PURPOSE AND VISION

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


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)
Settlement - Gippsland

Strategies

Support urban growth in Latrobe City as Gippsland’s regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.

Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.

Provide regional social infrastructure in the regional city and regional centres.

Plan for increased seasonal demand on services and infrastructure in towns with high holiday home ownership.
Gippsland Regional Growth Plan

SETTLEMENTS
- Regional city - Latrobe City
- Regional centre
- Town
- Small town

CONNECTIVITY AND TRANSPORT
- Networks supporting movement and access
- Potential freight and logistics precincts
- Key road corridor
- Key rail corridor
- Arterial road (main road only)
- Airport
- Port

ECONOMIC DEVELOPMENT
- Food manufacturing hubs
- Key agriculture and forestry land
- Macalister Irrigation District
- Brown coal reserves
- Power station
- Longford gas plant
- Australian Paper Maryvale
- Organic recycling facility
- University
- Hospital
- Fishing port

STRATEGIC TOURISM INVESTMENT AREAS
1. Phillip Island
2. Bunurong Coast
3. Wilsons Promontory National Park
4. Tierra-Bulga National Park
5. Australian Alps
6. Gippsland Lakes
7. Croajingolong National Park

ENVIRONMENT
- Areas containing high value terrestrial habitat
- Public land
- Lakes
- Rivers
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.
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.
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)
11.03-1S

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:

- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009)
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.
• 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*
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.
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)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
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:

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.
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)
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)
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)
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)
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 WATER BODIES AND WETLANDS
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 Valley Design Guidelines* (Department of Planning and Community Development, 2010)
- *Healthy Waterways Strategy* (Melbourne Water, 2013)
High value water body assets - Gippsland

Strategy

Minimise the impact of urban growth on high value water body assets such as the Gippsland Lakes, Corner Inlet, Anderson Inlet, Mallacoota Inlet and their source rivers.
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)
- 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
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.
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.
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.
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)
13.02-1S

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.
• 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
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.

Policy documents
Consider as relevant:

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

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)
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 Separation distances for industrial residual air emissions (Environment Protection Authority, 2013)
Land use compatibility

Objective
To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies
- Ensure that use or development of land is compatible with adjoining and nearby land uses.
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

Policy documents
Consider as relevant:

*Recommended separation distances for industrial residual air emissions* (Environment Protection Authority, 2013).
## Major hazard facilities

### Objective
To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

### Strategies
Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.

Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.

Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.

Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.

## Live music

### Objective
To encourage, create and protect opportunities for the enjoyment of live music.

### Strategies
Identify areas where live music venues are encouraged or where there are high concentrations of licensed premises or clusters of live music venues.

Implement measures to ensure live music venues can co-exist with nearby residential and other noise sensitive land uses.

### Policy guidelines
Consider as relevant:

- The social, economic and cultural benefits to the community of:
  - Retaining an existing live music venue.
  - The development of new live music entertainment venues.
  - Clustering licensed premises and live music venues.
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.
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.

Provide for urban activities, where warranted, to adapt to the agricultural base. 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.
Protection of agricultural land - Gippsland

Strategy

Protect productive land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia.
**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.

Support 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 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)
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)
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 guidelines
Consider as relevant:

- Any regional catchment strategy and related plans approved under the Catchment and Land Protection Act 1994.
- 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.

Policy documents
Consider as relevant:

- 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)

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)
Protection of declared irrigation districts

Objective
To plan and manage for sustainable change within irrigation districts declared under Part 6A of the Water Act 1989.

Strategies
Identify and plan for the future needs of communities to adapt and adjust to land use change within an irrigation district.

Protect agricultural land serviced by irrigation infrastructure to ensure the future viability of an irrigation district.

Ensure non-agricultural land use does not undermine the integrity of irrigation infrastructure and complements existing and future agricultural production.

Ensure land use change within an irrigation district does not negate the potential opportunities for a rural water corporation to make adjustments to the footprint of an irrigation district that are identified under an approved plan or strategy.

Ensure land use change does not limit the ability of future investment in irrigation infrastructure that achieves the intended benefits of minimising water loss, and improved irrigation service efficiency to the farm gate and overall agricultural production.

Policy documents
Consider as relevant:

- *Gippsland Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2011)
- *Western Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2011)
- *Northern Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2009)
- *Central Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2006)
**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
- 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)
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.
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:

Building design

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

Strategies
Ensure a comprehensive site analysis forms the starting point of the design process and 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:


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:

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:

Neighbourhood character

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

Strategies
Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

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 respecting the:

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

Objective
To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies
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.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

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

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

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

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

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents
Consider as relevant:

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:

16.01-3S

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.
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.
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.
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.
Diversified economy - Gippsland

Strategies

Support production and processing facilities that add value to local agricultural, forestry and fisheries products.

Support the development of industry sectors focussed on growing Asian and other international markets.

Support development of coal-to-products industries such as diesel, fertiliser and gas, for both domestic and export markets.

Improve Gippsland’s capacity in advanced manufacturing and engineering with particular reference to Latrobe Valley industries.

Support Gippsland’s fishing industry by maintaining ports and enabling development of fishing operations at Lakes Entrance, Mallacoota, Port Welshpool, San Remo, Port Franklin and Port Albert.

Facilitate opportunities within aviation-related industries.
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.
Innovation and Research - Gippsland

Strategies

Facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions.

Support development of the region’s research and development capacity in places with an established presence including Churchill and Ellinbank.
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.
Commercial centres - Gippsland

Strategy

Support redevelopment initiatives in commercial centres that will be subject to significant growth (Traralgon, Morwell Mid Valley, Warragul, Wonthaggi, Leongatha, Sale and Bairnsdale) to improve their attractiveness and usability.
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.
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 separation distances for industrial residual air emissions* (Environment Protection Authority, 2013)
Industrial land supply - Gippsland

Strategy
Facilitate the release of additional industrial zoned land in towns including Warragul, Leongatha, Sale, Lakes Entrance, Paynesville and Mallacoota.
Sustainable industry

Objective
To facilitate the sustainable 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 separation distances for industrial residual air emissions* (Environment Protection Authority, 2013)
**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.
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 - Gippsland

Strategies

Facilitate tourism in strategic tourism investment areas shown on the Gippsland Regional Growth Plan.

Facilitate tourism development in existing urban settlements to maximise access to infrastructure, services and labour and to minimise impacts on the environment and exposure to natural hazards.

Support nature-based tourism proposals that complement and are compatible with the region’s environment and landscape attractions or are close to identified strategic tourism investment areas.
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.
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:

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)
- Public Transport: Guidelines for land use and development (Victorian Government, 2008)
Transport system - Gippsland

**Strategy**

Support timely improvements to the road, rail and public transport networks within and beyond Gippsland as population and economic growth increases to improve access to services and employment.
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:

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)
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.
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:
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)
- 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)
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:
- *Port Futures* (Victorian Government, 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)
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)
• *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
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 links - Gippsland

Strategies

Plan for improved rail and road connections to the Port of Hastings and other freight and logistic precincts.

Support development of freight and logistics precincts at Morwell and Bairnsdale and improve key transport links.
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.
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.
Energy supply – Gippsland

Strategy

Support continuing production from the region’s oil and gas fields.
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:

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.
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.
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.
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.
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.
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.
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.
**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)
- *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*
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.
Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.
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)
- 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)
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)
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)
- 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 PROFILE

Location

Bass Coast Shire is located in the West and South Gippsland region of Victoria, 52 kilometres south east of Dandenong and an hour and a half drive from central Melbourne.

Bass Coast Shire covers approximately 800 square kilometres. It is predominantly a coastal municipality defined by the unique foreshore habitats of Bass Strait, the Bunurong Coast, Western Port and Anderson Inlet. The coastal areas are complemented by rural hinterland, river flats, and the Strzelecki Foothills.

Bass Coast Shire was created on 2 December 1994 by the amalgamation of the former municipalities of Bass, Phillip Island and Wonthaggi, as well as including parts of the former municipalities of Cranbourne, Korumburra and Woorayl.

Map 1: Location of Bass Coast Shire

Settlement pattern

The major population centres are Wonthaggi, Cowes, San Remo and Inverloch. Aside from Wonthaggi the larger centres are coastal communities with large population fluctuations during holiday and summer periods. Wonthaggi is located inland from the coast. It has a predominately permanent population, and has traditionally provided a link with the agricultural and rural communities.

There are a number of other towns and villages in the Shire. These range from small rural communities and small coastal hamlets, to developing activity centres such as Grantville.

The majority of the future urban growth within the municipality will be concentrated in Wonthaggi, in particular in the north east growth area. The growth area will accommodate approximately 8,000 people in a high amenity residential area. Council is also planning for significant residential expansion of San Remo, and the development of Grantville as a service centre for the northern part of the Shire.
History

The traditional landowners of Bass Coast are the Bunurong and Boonwerrung people and have occupied the area for in excess of 35,000 years. Aboriginal archaeological sites are known to be located around Western Port and Bass Strait. Aboriginal shell midden sites in the Coronet Bay area and on the western and southern foreshores of Phillip Island are on the Register of the National Estate.

Bass Coast Shire also has a richly layered post European settlement history. The Shire takes its name from George Bass who sighted the area during an expedition to prove the existence of Bass Strait in 1798.

European history in Bass Coast Shire dates back to some of the earliest settlement activity in Victoria. The material remains of European cultural heritage are located in towns and settlement, along the coast and in rural landscapes. Cultural heritage sites are located on both public and private land throughout the Shire. Many post European settlement heritage places are popular tourist attractions, including the State Coal Mine at Wonthaggi and Churchill Island.

Bass Coast Council Plan 2013 – 2017

The Bass Coast Shire’s Council Plan provides a vision that states;

Bass Coast Shire will be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced by sustainable and sensitive development, population and economic growth.

The current Council Plan includes five Strategic Objectives that shape Council’s vision for land use planning:

Natural Environment
- Our unique natural environment is protected, maintained and enhanced for the enjoyment of all.

Sustainable Development and Growth
- Our built environment complements our landscape, lifestyle and climate.

Healthy Communities
- Our community feels connected, safe and strong.

Effective Governance
- Our leadership will be achieved through good governance, community engagement and excellence in service delivery.

Economic Development
- Our economy is supported by diverse, local and innovative businesses and employment.

The Vision

The specific visions for the Municipal Strategic Statement are:

Settlement
- Residential development and related urban land uses contained to existing activity nodes and designated growth areas.
- Communities with their own identity.
- A quality urban environment and well-functioning towns that benefit both residents and visitors.
- Agriculture and rural landscapes maintain non-urban breaks between towns.
- Rural living opportunities in areas identified for this use.

**Housing**
- Diverse housing options and types for all ages meeting changing household characteristics.
- Increased housing densities in proximity to commercial centres, community facilities and services.
- Affordable housing options provided in the municipality.

**Economic development**
- A positive investment climate for rural activities, home based business, tourist development and other commercial enterprises.
- Vital and diverse commercial centres providing year-round services and commercial opportunities.
- Innovative and sustainable rural activities contributing to a diversified rural economy, supporting the economic viability of local and regional produce, and promoting sustainable land management practices.
- Industrial activities bringing prosperity to the local economy, while being responsive to the environment and surrounding land uses.
- Quality tourist development responding to tourism market demand, the coastal experience, landscape character and the environment in identified locations throughout the municipality.
- Well designed tourism developments without residential components for permanent accommodation.
- National and international recognition as a location for nature-based attractions, as well as for sporting and cultural events.
- The ‘right to farm’ recognised and agricultural industry protected.
- Agriculture acknowledged as a significant economic driver, especially the dairy industry.
- Rural areas recognised as benefitting from tourism so long as it does not come at the expense of environmental, landscape, social and agricultural values.
- Opportunities for agriculture protected.
- Rural landscapes protected.
- Green breaks between towns maintained.
- Environmental values in the rural areas protected and enhanced.
- The liveability of Bass Coast’s rural areas protected.

**Environment**
- A high quality built environment enhancing the surrounding natural environment and landscape values.
- An ecologically sustainable and biologically diverse environment.
- An extensive network of natural bushland reserves, wildlife corridors and vegetation areas, both on private and public land.
- Development responsive to the effects of climate change.
- The coastal and hinterland areas between activity nodes remaining as areas with views, landscape, environmental or rural values.
- Aboriginal and post European settlement cultural heritage sites recognised and protected.
The Shire’s rural areas, which contain important environmental assets and which contribute to the amenity and landscape, recognised and protected.

- Improved quality of water and the surrounding catchment environment.
- Development responsive to environmental hazards.

**Landscape and Built Form**

- Architecture and building design responding to the environment, character and coastal setting.
- Development consistent with Environmentally Sustainable Design (ESD) principles.
- Built form in coastal areas with sustainable and sympathetic siting and design.
- New developments designed and sited to complement the specific context in which they sit and take account of existing land form, vegetation and urban character.
- The rural farmed landscape, combined with coastal views and beach access, as a significant element in the identity, image and liveability of Bass Coast.
- Improved appearance of advertising signage across the municipality.

**Infrastructure**

- High quality services and facilities that accommodate future growth of the towns and visitors to the area.
- High quality services and facilities that meet the changing needs of the population.
- Effective and efficient road, pedestrian, cycling and drainage networks provided throughout the Shire.
- High-speed communications infrastructure provided for the municipality.
- Water sensitive urban design, stormwater management and improved stormwater quality throughout the municipality.
SETTLEMENT

Growth of towns

Overview
The distinctive settlement pattern of Bass Coast Shire, based on a hierarchy of townships and villages, contributes to the diversity of residential, commercial, recreational and employment opportunities available not only to Shire’s residents, but to the wider community who visit the area.

A Settlement Hierarchy has been developed which seeks to set out the strategic directions and development opportunities in the Shire. This is set out in the table below, and in the Strategic Directions Framework Plan for Bass Coast Shire on the following page.

Council has prepared Design Frameworks and Structure Plans for all towns that inform the Local Areas section in Clause 21.10. These provide more specific guidance about future land use in the Shire’s towns.

Settlement Hierarchy

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Definition</th>
<th>Expansion and infill capacity</th>
</tr>
</thead>
</table>
| **Wonthaggi** | Regional Centre: A settlement with large, diverse population and housing base with all essential services, including education, hospitals and interchange points for public transport. Large employment bases with strong connections with surrounding settlements. | • High spatial growth capacity  
• Encourage large scale residential growth within township boundary particularly within the north east growth area |
| **Cowes**     | District Towns: Settlements with large and diverse populations. All essential services are provided to surrounding settlements. Variety of housing and moderate employment base. Popular visitor destinations as closer to Melbourne. Popular retirement destinations. | • Moderate spatial growth capacity  
• Encourage some growth beyond urban zoned land and infill development within township boundary |
| **San Remo**  |                                                                                                                                                                                                            |                                                                                                                                                     |
| **Grantville**| Towns: A settlement with population levels that vary in line with general services. Diversity of demography and housing. Moderate to high levels holiday home ownership. Popular retirement/lifestyle destination closer to Melbourne. Basic medical facilities. Strong employment relationship with larger settlements nearby. | • Moderate spatial growth capacity  
• Encourage some growth beyond urban zoned land and infill development within township boundary |
| **Inverloch** | Town: A settlement with moderate population levels and seasonal fluctuations. Access to basic services. Sewer connections vary. Moderate to high levels of holiday home ownership in settlements closer to Melbourne or regional centres. | • Low spatial growth capacity  
• Encourage growth within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries |
<p>| <strong>Cape Paterson</strong> | Village: A settlement with moderate population levels and seasonal fluctuations. Access to basic services. Sewer connections vary. | • Low spatial growth capacity |
| <strong>Coronet Bay</strong> |                                                                                                                                                                                                            |                                                                                                                                                     |
| <strong>Corinella</strong> |                                                                                                                                                                                                            |                                                                                                                                                     |</p>
<table>
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<tr>
<th>Settlement</th>
<th>Definition</th>
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</tr>
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<tr>
<td></td>
<td>Moderate to high levels of holiday home ownership in settlements closer to Melbourne or regional centres.</td>
<td>• Encourage growth within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries.</td>
</tr>
<tr>
<td>Kilcunda,</td>
<td>Hamlet: Settlements with low, seasonal population levels, located in a singular urban zone. Generally no sewer connection or major services, and limited accommodation. High levels of holiday home ownership closer to Melbourne.</td>
<td>• Low spatial growth capacity • Encourage growth within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries.</td>
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<tr>
<td>Dalyston,</td>
<td></td>
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<tr>
<td>Rhyll</td>
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<tr>
<td>Ventnor</td>
<td></td>
<td></td>
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<tr>
<td>Smiths Beach</td>
<td>Hamlet: Settlements with low, seasonal population levels, located in a singular urban zone. Generally no sewer connection or major services, and limited accommodation. High levels of holiday home ownership closer to Melbourne.</td>
<td>• No spatial growth capacity • Any growth must be within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries.</td>
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<tr>
<td>Sunset Strip</td>
<td></td>
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<td>Sunderland Bay</td>
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<td>Cape Woolamai</td>
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<td>Tenby Point</td>
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<td>Pioneer Bay/The Gurdies</td>
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<td>Harmers Haven</td>
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Table 1: Settlement Hierarchy

Map 1: Strategic Directions Framework Plan
Key Issues

- Managing expectations regarding future residential or rural residential development of rural land, and promote sustainable rural land use.
- Maintaining a separation between townships and avoiding extending residential development in a linear form along the coast.
- Protecting areas of environmental, landscape, agricultural, cultural or recreational significance.
- Protecting the liveability of Bass Coast’s rural areas.
- Managing significant land use pressure from population growth and visitors.
- Avoiding the expansion of settlements into areas where environmental hazards are identified.

Objectives and Strategies

Objective 1  To identify towns that are suitable for urban growth and to provide for sufficient land in these towns for growth until 2030.

Strategy 1.1  Restrict urban development to existing urban areas except:

- Where the land is identified in an adopted Structure Plan as being within a future settlement boundary, or as part of a comprehensive review of the relevant Structure Plan for a town; and
- Where the future settlement boundary from the adopted Structure Plan has been incorporated into the Bass Coast Planning Scheme; and
- Where staging of the development is in accordance with a development plan approved by Council.

Objective 2  To ensure that residential development and related urban uses are restricted to existing or identified settlements.

Strategy 2.1  Discourage urban growth beyond existing settlement boundaries of towns not identified in the Settlement Hierarchy included in this Clause.

Strategy 2.2  Strongly discourage expansion of isolated residential, low density residential, and rural living estates.

Strategy 2.3  Ensure that development within old and inappropriate subdivisions only occurs in accordance with an approved restructure plan.

Strategy 2.4  Restructure existing rural living and low density residential development within identified settlement boundaries, in accordance with an approved restructure or development plan.

Strategy 2.5  Protect and maintain the existing rural character of the Shire by providing clear definitions and distinctions between rural and urban areas.

Objective 3  To encourage sustainable development and minimise impacts on the environment.

Strategy 3.1  Minimise the impact on significant environmental features within identified settlement boundaries, and address these impacts through the rezoning or development planning processes.

Objective 4  To discourage urban development that encroaches or impacts on significant environmental features.

Strategy 4.1  Ensure that urban growth and development enhances significant environmental features by identifying and protecting these areas during the preparation of Structure Plans.

Strategy 4.2  Manage climate change impacts by:

- Identifying areas subject to future impacts of climate change.
- Preparing a strategy to deal with the possible impacts of climate change for developments located within existing urban boundaries.

Strategy 4.3  Ensure that development is set back from the coast to accommodate coastal features, vegetation and climate change impacts.

Objective 5  To discourage inappropriate development in areas where an environmental hazard has been identified.

Strategy 5.1  Identify and plan for environmental hazards.

Strategy 5.2  Ensure development is responsive to environmental hazards.

Strategy 5.3  Apply the appropriate planning controls to ensure responsive development in areas affected by environmental hazards.

Strategy 5.4  Discourage inappropriate development in areas affected by riverine flooding and coastal inundation, in particular, areas affected by the Land Subject to Inundation Overlay.
Objective 6  To enhance the sense of identity for each community.
Strategy 6.1  Ensure that new urban development contains high quality infrastructure, community services and facilities.

Objective 7  To provide for improved public open spaces to meet the needs of growing communities.
Strategy 7.1  Ensure the provision of unencumbered public open space meets the needs of the communities it is to serve by improving access, facilities, presentation and environmental sustainability.

Housing

Overview
Provision needs to be made for a diverse range of housing types and tenures to cater for the municipality’s varied community. As the population ages a more diverse range of housing is required. Provision also needs to be made for housing that can be adapted to cater for people with disabilities and older persons when the need arises. Housing in the area is becoming increasingly difficult to afford for many residents in the municipality.

Urban consolidation is encouraged in areas that have the physical infrastructure, community facilities and commercial facilities to support an increase in population.

Key Issues
- Providing housing to meet the demands of a changing demographic profile.
- Catering for an increasingly aged population.
- Providing affordable housing in the municipality.

Objectives and Strategies

Objective 1  To increase housing densities and the consolidation of urban areas in appropriate locations and restrict increased housing densities and the consolidation of urban areas in inappropriate locations.
Strategy 1.1  Encourage increased housing densities within Wonthaggi, Cowes/Ventnor, San Remo, Inverloch and Grantville:
- In proximity to commercial centres, community facilities and services.
- In areas nominated in structure plans or Design Frameworks.
- Within 200 metres of a main commercial activity centre.

Strategy 1.2  Discourage increased housing densities in Cape Paterson, Dalyston, Kilcunda, Bass, Corinella, Coronet Bay, Newhaven, Ventnor and Rhyll. Ensure that any development is consistent with the prevailing character of the area and is only located in areas where there is adequate infrastructure and community services.

Strategy 1.3  Discourage increased housing densities in towns without the appropriate infrastructure or services to support such development, or where there are particular environmental or character features, including the townships of Tenby Point, Jam Jerrup, Pioneer Bay, Adams Estate, Harmers Haven, The Gurdies, South Dudley, Mabilia Road Estate in Kilcunda, Silverleaves, Sunset Strip, Wimbledon Heights, Smiths Beach, Sunderland Bay, Surf Beach and Cape Woolamai.

Strategy 1.4  Avoid inappropriate encroachment of residential/rural-residential subdivisions and rezoning on industry, including rural industry, having regard to the threshold distances in Clause 52.10 and the EPA Recommended Buffer Distances for Industrial Residual Air Emissions (AQ 2/86).

Strategy 1.5  Subdivisions should not create ‘battle-axe’ allotments, unless accompanied by a development application, or where there is an approved permit for development.

Objective 2  To provide a diversity of housing types to meet the needs of all residents and visitors to the municipality.
Strategy 2.1  Ensure older person’s accommodation, including retirement villages and nursing homes, is provided in proximity to commercial, community and recreational facilities in Wonthaggi, Inverloch, Cowes, San Remo and Grantville.

Strategy 2.2  Ensure housing is designed to be accessible for people with limited mobility.

Objective 3  To provide more affordable housing options in the municipality.
Strategy 3.1  Encourage the provision of affordable housing by ensuring that housing:
- Is affordable for different income groups.
Is of different types and forms.

Includes a range of options that will sustain diverse communities.

**Strategy 3.2**
Explore opportunities to use vacant or under-utilised Council owned land for affordable housing

**Objective 4**
To provide a diversity of lot sizes to meet the needs of all residents and visitors to the municipality.

**Strategy 4.1**
Encourage the following densities;

- 1 dwelling per 300 sqm on land located within 400 metres of a main commercial activity centre or community facility.
- 1 dwelling per 450 sqm on land located within 800 metres of a main commercial activity centre or community facility.
- 1 dwelling per 600 sqm on land located more than 800 metres away from a main commercial activity centre or community centre.

**Strategy 4.2**
To ensure new residential development contributes to the new and upgraded infrastructure.

**Strategy 4.3**
To ensure new residential developments contribute towards the provision of infrastructure.

**Strategy 4.4**
Encourage high speed communications infrastructure for new housing within the municipality.

**Strategy 4.5**
Ensure public open space contributions are used to improve the provision and quality of neighbourhood amenities.

---

**Rural Living and Low Density Residential Development**

**Overview**

Properly planned rural living on lots generally between 2ha and 8ha and low density residential development on lots generally between 0.4ha to 2.0ha is a legitimate activity providing for a particular lifestyle.

However rural living and low density residential development have the potential to adversely affect the coastal and landscape values of the municipality, as well as the productive agricultural capacity of the area.

**Objectives and Strategies**

**Objective 1**
To provide for rural living and low density residential development in identified areas.

**Strategy 1.1**
Strongly discourage the establishment of rural living or lifestyle development and low density residential development outside of areas identified for this use.

**Strategy 1.2**
Ensure that new rural living and low density residential development does not compromise the potential future development of towns.

**Strategy 1.3**
Consider the fire safety of residents in the design and siting of development.

**Objective 2**
To minimise the impact of development on the landscape and the environment.

**Strategy 2.1**
Avoid rural living and low density residential development in areas that are of high scenic quality.

**Objective 3**
To restructure old and inappropriate subdivisions into low density residential lots.

**Strategy 3.1**
Encourage the restructuring of old and inappropriate subdivisions where Restructure Plans exist.

**Objective 4**
To retain viable rural holdings located on productive agricultural land and restrict inappropriate development within agricultural areas.

**Strategy 4.1**
Ensure that rural living and low density residential development does not locate in areas that will impact on productive agricultural land.

**Strategy 4.2**
Ensure dwellings in rural areas do not adversely affect the use of the land for agriculture and are consistent with sustainable land management practices.

**Strategy 4.3**
Ensure a clear link between the need for a dwelling and the agricultural use of the land.

---
Small rural lots

Overview

The creation of small rural lots is inappropriate in rural areas. The additional house entitlement created through a small lot subdivision is rarely necessary to improve the farm operation on the land from which it was excised. Small lot subdivisions can result in rural land being lost to hobby farming or rural residential type living and is in direct conflict with the aims of the Farming Zone and the Rural Conservation Zone.

There is a considerable supply of lots at a range of sizes in Bass Coast, such that further subdivision for genuine agricultural purposes will rarely be required.

Objectives and Strategies

Objective 1  To retain and protect viable rural land holdings.
Strategy 1.1  Discourage the fragmentation of rural land through the creation of small rural lots within the Farming Zone, the Rural Activity Zone and the Rural Conservation Zone.
Strategy 1.2  Discourage small rural lots in areas of agricultural production.
Strategy 1.3  Discourage boundary realignments and the creation of additional lots, unless they result in a consolidated parcel of land being retained for agricultural use, and it can be demonstrated that there is a clear improvement in farming efficiency.
Strategy 1.4  Provide opportunities to consolidate or increase the size of land holdings in the Farming Zone, the Rural Activity Zone and the Rural Conservation Zone in order to increase economies of scale and create more viable farming systems.
Strategy 1.5  Only facilitate the creation of small lots for the ongoing protection and viability of agricultural landholdings.
Strategy 1.6  Discourage subdivision that is likely to lead to a concentration of lots that changes the general use or development of the area.

Objective 2  To prevent land use conflicts in agricultural areas.
Strategy 2.1  Discourage dwellings from being excised from land within the Farming Zone, the Rural Activity Zone and the Rural Conservation Zone, unless it can be demonstrated that there is a clear improvement in farming efficiency.
Strategy 2.2  Encourage the use of existing small lots for innovative or niche production activities.

Objective 3  To ensure small rural lots are not created in environmentally sensitive areas.
Strategy 3.1  Discourage small rural lots within Proclaimed Water Supply Catchment Areas zoned Rural Conservation.
Strategy 3.2  Discourage small rural lots where there is likely to be an impact on landscape values, significant environmental features such as remnant vegetation, wetlands, coastal reserves and waterways.
Strategy 3.3  Discourage small rural lots in areas where there are unsealed roads and in areas remote from physical and community infrastructure.
Strategy 3.4  Only facilitate the creation of small lots as parts of re-subdivision where it enables the protection of significant environmental features of a particular site.
ECONOMIC DEVELOPMENT

Economic Development Overview

Wonthaggi is the region’s main centre for administrative, retail, commercial, industrial and community facilities, serving communities as far away as Grantville and Phillip Island. It provides for a range of health practitioners, retail and office services, schools, community facilities (library, court house) and municipal offices.

Other business centres include Cowes, San Remo, Grantville and Inverloch. These centres provide retailing and community facilities for the local and wider population. The role and function of these commercial areas are changing in line with increased population and visitation rates. Smaller centres provide the day to day needs of the local community as well as acting as a social gathering point.

There are smaller industrial estates located in Cowes, Inverloch, Newhaven, and Grantville. These generally provide a local service industry function.

Dairy and beef cattle farming are a significant contributor to both the local and regional economies, and a major source of local employment. Meat production and horticulture are also locally important and production of these commodities takes place across the Shire.

Tourism is a major contributor to the local, regional and State economies. The coastlines of Western Port and Bass Strait, as well as Phillip Island, are major tourist destinations. People visit the Shire because of the unique natural attributes, complemented with built attractions, such as the Phillip Island Motor Racing Track. Tourism is broadening its focus and seeks to capitalise on a wider tourism product based around the agricultural, environmental and landscape values of the rural hinterland.

Agriculture continues to make an important economic contribution to the Shire. Dairy is the most significant agricultural sector, with production focused in the Bass Valley, on the Strzelecki Ranges and in the Powlett River valley north of Wonthaggi. This area is part of the nationally important Gippsland dairy industry supporting significant investment in milk processing and manufacturing.

The construction industry is another significant contributor to the local economy. This reflects the growth in the municipality. Many other local businesses are aligned with the construction industry and provide local employment opportunities. It is anticipated that there will be a number of major developments in the municipality in the next ten years; this will consolidate the importance of the construction industry in the municipality.

Commercial

Overview

The role and function of commercial areas is changing as population and visitation increases. Smaller commercial centres provide the day to day needs of the local community as well as acting as a social gathering point. Some businesses are home based which also provide an economic benefit to the municipality.

Key issues

- Growing the local economy and encouraging local employment.
- Increasing the supply of commercial land in the main business centres of the municipality.
- Providing business services that cater to both residents and visitors.
- Managing the implications of being a premier tourist destination.
- Defining the role and functions of industrial areas.
- Providing for rural based tourism.
- Understanding the future opportunities for industrial activity across the municipality.
Objectives and Strategies

Objective 1
To support the development of new and existing businesses within the municipality.

Strategy 1.1
Provide opportunities for increased business diversification and expansion, including the development of export income streams.

Strategy 1.2
Facilitate the establishment and further development of new enterprises and provide opportunity for increased business diversification.

Objective 2
To have attractive, functional, and viable business centres.

Strategy 2.1
Encourage commercial and community uses to establish on undeveloped commercial zoned land in the smaller townships throughout the municipality.

Strategy 2.2
Consolidate industry and commercial uses in the Wonthaggi north east growth area to encourage business development and local job growth to support population growth in Wonthaggi.

Industry

Overview
Industrial activity provides significant economic benefits for the Shire and employs large numbers of people. Smaller industrial estates generally provide a local service industry function.

Key Issues
- Growing the local economy and encouraging local employment.
- Increasing the supply of commercial land in the main business centres of the municipality.
- Providing business services that cater to both residents and visitors.
- Managing the implications of being a premier tourist destination.
- Defining the role and functions of industrial areas. (Reworded from 21.03-2)
- Understanding the future opportunities for industrial activity across the municipality.

Objectives and Strategies

Objective 1
To facilitate the establishment and further development of industry in the Shire.

Strategy 1.1
Encourage new industrial development to locate in Wonthaggi to build on the existing infrastructure and industrial base.

Strategy 1.2
Encourage new and existing industries to locate within existing and planned industrial estates where all physical infrastructure is available, and which are readily accessible to transport networks.

Strategy 1.3
Strongly discourage the establishment of industry that may also have offsite amenity impacts on land outside of existing and planned industrial estates.

Strategy 1.4
Encourage the relocation of industrial activities from predominantly residential areas to new industrial estates.

Strategy 1.5
Encourage consolidation of industrial uses that support the northern part of the Shire in Grantville.

Strategy 1.6
Encourage the establishment of ‘value-adding’ industries within the Shire.

Objective 2
To promote the development of certain industry in appropriate locations.

Strategy 2.1
Encourage manufacturing and processing industries that use sand and ancillary products as a raw material in Grantville.

Tourism

Overview
Tourism is the pillar of the Bass Coast economy with internationally recognised tourism attractions particularly on Phillip Island. Tourism is estimated to generate around $620 million in direct expenditure and over $1 billion in value added expenditure, and supports about 1,400 jobs annually (source: Bass Coast Rural Land Use Strategy (2014)).
Nature plays an important role in tourism in the Shire. The Phillip Island Nature Parks organisation manages popular wildlife attractions on Phillip Island.

A range of accommodation, eating establishments, and shops contribute to the visitor’s experience and to the economy providing local job opportunities, investment, and facilities for residents.

There is a growing demand for environmentally sustainable tourism development, and a recent demand for large scale tourism development. The large scale tourism development is predominantly residential and has the same long-term implications as urban use and development.

There is potential for further development of tourism in the Shire’s rural areas, but this must not come at the expense of the landscape, amenity, environmental and agricultural values of the Shire or the liveability for residents.

**Tourism areas**

<table>
<thead>
<tr>
<th>Area</th>
<th>Boundaries</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tourist precinct of Cowes</strong></td>
<td>Includes the land along the Cowes foreshore and abutting either side of Thompson Avenue/Phillip Island Road to the southern boundary of the golf driving range. This area is zoned Mixed Use, Commercial 1, General Residential and Farming, and provides for a range of tourist development responsive to surrounding land uses.</td>
</tr>
<tr>
<td><strong>Accommodation in Cowes</strong></td>
<td>A variety of tourist accommodation is encouraged to locate in the area zoned General Residential and generally bounded by McKenzie Road, Church Street, Dunsmore Road and the foreshore, Cowes.</td>
</tr>
<tr>
<td><strong>Tourist precinct of Fiveways on Phillip Island, as shown on Map 2 in this Clause.</strong></td>
<td>Land is zoned Rural Activity Zone (except for the Phillip Island Nature Park’s Koala Conservation centre which is zoned Public Conservation and Resource Zone).</td>
</tr>
<tr>
<td><strong>Tourist precinct of Newhaven</strong></td>
<td>Includes the land abutting the north side of Phillip Island Road, between Boys Home Road and Samuel Amess Drive, and on the south side of Phillip Island Road between Bluebird Court and the Newhaven Visitor Information Centre. This area is zoned Mixed Use, Farming, and Public Conservation and Resource Zone and provides for a range of tourist development responsive to surrounding land uses.</td>
</tr>
<tr>
<td><strong>Inverloch</strong></td>
<td>Areas zoned Mixed Use along the foreshore at Rhyll, along Phillip Island Road east of the San Remo business centre, and along the foreshore at Inverloch.</td>
</tr>
<tr>
<td><strong>Rhyll</strong></td>
<td></td>
</tr>
<tr>
<td><strong>San Remo</strong></td>
<td>The Cliffs golf course south of the Anderson Peninsula ridgeline in San Remo, between Potters Hill Road and Punch Bowl Road.</td>
</tr>
<tr>
<td><strong>Tourist precinct of Bass, as shown on Map 1 in this Clause.</strong></td>
<td>Includes land bounded by Bass Highway to the east, Soldiers Road to the north and Massie Road to the west, known as the Bass Tourism Precinct.</td>
</tr>
<tr>
<td><strong>Rural based tourism (included in the RAZ), as shown on Maps 3, 4 and 5 in this Clause.</strong></td>
<td>Coronet Bay – Corinella “Fantasia Site”, 1003 Bass Highway, The Gurdies Inverloch - Cape Paterson</td>
</tr>
</tbody>
</table>
Table 1: Tourism Areas

Objectives and strategies

Objective 1  To encourage new tourist development in appropriate locations.
Strategy 1.1  Support new tourist development in the tourist areas identified in this Clause.
Strategy 1.2  Discourage tourist developments from establishing intermittently along major tourist routes.
Strategy 1.3  Discourage ad hoc tourist development along tourist routes outside identified tourist precincts, distant from existing tourist and urban infrastructure.
Strategy 1.4  Discourage tourist developments on high quality agricultural land and in areas of high environmental and landscape quality.
Strategy 1.5  Discourage tourist or recreation-based resorts such as golf courses from establishing on productive agricultural land.
Strategy 1.6  Encourage new tourist development to be sited and designed to minimise its impact on the natural environment and landscapes.
Strategy 1.7  Ensure tourism related development is planned, located and integrated with existing settlements consistent within the coastal planning policy context.

Objective 2  To provide diversity in tourist accommodation.
Strategy 2.1  Encourage tourist accommodation in appropriately zoned rural areas.
Strategy 2.2  Encourage the development of short-term tourist accommodation such as holiday units and cabins, particularly at Corinella, Coronet Bay, Grantville, San Remo, Cowes, and Inverloch.

Objective 3  To provide diversity in tourist attractions and eating establishments.
Strategy 3.1  Encourage a diverse range of restaurants and entertainment facilities at Cowes, San Remo, Wonthaggi, Grantville and Inverloch.
Strategy 3.2  Facilitate the development of integrated recreation, cultural heritage or nature based tourist developments at locations identified for these uses.
Strategy 3.3  Facilitate the establishment of home-based cottage industries with either direct sale to the public, through local retail outlets, at community markets, or at major tourist destinations.
Strategy 3.4  Encourage tourist facilities and services that are compatible with and add value to the existing built and natural attractions of the municipality.
Strategy 3.5  Encourage tourist, recreational activities, primary produce sales and tasting, linked or dependent upon agricultural activities, to establish in appropriately zoned rural areas.

Objective 4  To encourage sustainable year-round tourism.
Strategy 4.1  Actively promote tourist development that will contribute and reinforce the municipality as an all-year round tourist destination.
Strategy 4.2  Encourage development which is innovative, attracts visitors throughout the year, is conducive to overnight stays or which leads to new tourist products or promotions.
Strategy 4.3  Provide the necessary infrastructure needed to host major sporting and cultural events.
Strategy 4.4  Support the provision of temporary camping and accommodation premises to satisfy demand beyond the capacity of established premises for major events attracting over 50,000 people.

Objective 5  To encourage appropriate tourism developments and tourism signage
Strategy 5.1  Development on major tourist routes should be sited and designed to ensure that it does not detract from the visual values and vistas that are enjoyed by motorists, passengers, cyclists and pedestrians.
Strategy 5.2  Assess proposals for tourist development and associated signage against the following criteria:

- The relationship of the layout and building design to:
  - Native vegetation, watercourses, the coastline, ridge lines and other natural features.
  - The capability of the site to accommodate the proposed development.
  - Access from roads, both internal and external to the site and the provision of car parking areas for patrons
  - The natural and built environment.
  - Location relative to major tourist routes.
  - The use of landscaping treatment to complement development.
  - Height, scale, mass and colour that is compatible and responsive to the environment.
Ensure signage that is visible to the public from outside the development is appropriate.

Map 1: Bass Tourism Precinct
Map 2: Fiveways Tourism Precinct
Map 4: Corinella-Coronet Bay Rural Activity Zone
Agriculture

Overview

Agricultural activities, particularly dairy and beef cattle farming are a significant contributor to the local and regional economies and a major source of local employment. Agriculture is the main land use of the Shire’s hinterland and as such creates an attractive landscape backdrop to the coastal areas.

Agriculture is an important part of the local economy generating around 7% of total economic output and 8% of all jobs. The largest commodity groups by value of production are dairy ($52 million) and meat ($28 million). While the future outlook for agriculture is strong, land affordability and urban encroachment are issues for agriculture in some areas of Bass Coast (source: Bass Coast Rural Land Use Strategy (2014)).
Much of the rural land in Bass Coast is considered productive agricultural land with areas east of the Bass Highway considered land of “strategic significance” due to its contribution to the nationally significant Gippsland dairy industry.

The Bass Coast Rural Land Use Strategy (2014) sets out a long term vision for the Shire’s rural areas and identifies three different rural precincts that reflect the diversity of the landscape and agricultural values (Map 1: Rural Precincts). These are:

Precinct 1 (East of Bass Highway). The main commercial agriculture area with a strong future for agriculture.

Precinct 2 (West and South of Bass Highway). A mix of commercial agriculture and lifestyle farming.

Precinct 3 – Phillip Island. A mix of commercial agriculture and lifestyle farming.

Each precinct has subdivision and minimum lot size provisions identified for dwellings, based on the area required to support agriculture and the need to protect the rural farmed landscape.

There is the potential for conflict when the expectations of the farmer and the expectations of the rural lifestyle resident differ. Direction is required to ensure that unplanned rural living does not displace agriculture or prevent flexibility for farm businesses as this impacts on their ‘right to farm’.

In this context, important principles to be applied in the rural areas are:

- The need to avoid expectations and perceptions that there will always be an automatic entitlement to erect a dwelling on all lots in the Farming Zone; and

- Small lot subdivisions should not create any additional entitlements for a dwelling.

Map 1: Rural Precincts

Key Issues

- Protecting the opportunity for agriculture.
- Protecting productive agricultural land.
- Diversifying agricultural industry.
- Developing value adding rural industries in the Shire.
Objectives and Strategies

Objective 1 To establish a strong and vibrant rural agricultural community comprising a range of diversified enterprises that is efficiently managed and ecologically sustainable.

Strategy 1.1 Encourage the diversification of agricultural practices including introduction of new crops and animals, use of energy efficient technology, and ecologically sustainable farming techniques.

Strategy 1.2 Encourage farmers to prepare and implement Farm Management Plans for their properties, particularly as part of a planning permit application for a change in land use or development.

Strategy 1.3 Encourage the planting of locally indigenous vegetation to provide shelter for livestock, minimise soil erosion and salinity, enhance landscape quality, and provide further opportunities for wildlife corridors.

Objective 2 To retain viable rural holdings, particularly on productive agricultural land.

Strategy 2.1 Discourage the subdivision of productive agricultural land.

Strategy 2.2 Encourage restructuring of existing titles to more adequately respond to sustainable farming operations and environmental objectives.

Strategy 2.3 Encourage use, development and management of land that is conducive to maintaining options and opportunities for future farming activities.

Objective 3 To prevent land use conflicts in agricultural areas.

Strategy 3.1 Limit development in rural areas that is not associated with an agricultural land use.

Objective 4 To encourage a range of value-adding rural industries to establish in the Shire.

Strategy 4.1 Encourage rural industries which package and/or process local primary products in proximity to their raw product.

Objective 5 To provide clear direction for use and development in the rural areas of the Shire.

Strategy 5.1 Support agriculture and the protection of the rural farmed landscape.

Strategy 5.2 Ensure that the ability of future generations to productively farm the land is not prejudiced.

Strategy 5.3 Support agricultural activities and associated rural industries that will maintain and build on the economic base of the Shire.

Strategy 5.4 Encourage the use of existing small lots for innovative uses or niche production activities that are not dependent upon or associated with the development of a dwelling on the lot.

Objective 6 To balance demand for rural lifestyle and protection of agricultural values.

Strategy 6.1 Discourage fragmentation of land in rural areas.

Strategy 6.2 Discourage additional dwellings unrelated to the agricultural use of the land.

Objective 7 To protect and maintain the existing rural character of the Shire.

Strategy 7.1 Provide clear definitions and distinctions between rural and urban areas.

Objective 8 To protect and maintain areas of environmental and landscape significance.

Strategy 8.1 Discourage inappropriate development and uses.

Strategy 8.2 Provide for a range of tourism uses in appropriate areas.

Forestry and timber production

Overview

Forestry and timber production is a relatively new and small scale industry for the Shire. The growing of softwood and hardwood timber plantations by farmers to supplement their incomes, or whole properties being used for timber plantations is a legitimate use of rural land, particularly if it is not productive agricultural land and the land is predominantly cleared.

Objectives and Strategies

Objective 1 To minimise the impact of timber plantations and forestry on the environment and significant landscape.

Strategy 1.1 Ensure indigenous vegetation is not removed for the establishment of timber plantations.

Strategy 1.2 Strongly discourage timber plantations from locating in areas of high landscape and environmental quality.

Strategy 1.3 Ensure that extensive buffer zones of indigenous vegetation are planted around timber plantations.

Objective 2 To minimise the impact of timber plantations and forestry on infrastructure.
Minimise the impact of timber plantations and forestry on infrastructure, including the surrounding road networks and water supply.

### Extractive Industry

#### Overview

The known sand resources at The Gurdies-Grantville area will become increasingly important for concrete sand supplies in metropolitan Melbourne over the next 20 years. Although extractive industry itself may not employ many workers, the transporting of material, the associated service activities and related industrial activities provide employment opportunities for the local population.

#### Objectives and Strategies

**Objective 1**  
**Strategy 1.1**  
To ensure the long term protection of known and potential sand resources. Discourage incompatible use or development from within or adjacent to buffers of known stone and sand resources.

**Objective 2**  
**Strategy 2.1**  
To effectively manage extractive industry in response to surrounding land uses and the natural environment. Ensure that extraction of stone is carried out in accordance with high environmental standards and does not have a detrimental impact on the environment or significant landscape areas.

**Strategy 2.2**  
Ensure that extensive buffer zones of indigenous vegetation are planted around quarries.

**Strategy 2.3**  
Minimise the impact of extractive industries on the infrastructure capacity of the surrounding area.

**Strategy 2.4**  
Ensure quarries are located or designed so as to minimise impacts on areas of high landscape and environmental quality.

#### Specific Implementation

Request extractive industries provide the following information as appropriate:

- A draft or outline of the work plan required in the *Extractive Industries Development Act 1995*.
- A detailed Infrastructure Management Strategy addressing, but not limited to, any issues in relation to surrounding road networks, water usage, and drainage. When deciding on applications consider, as appropriate:
  - The EPA Protocol for Environmental Management (PEM) Mining and Extractive Industries (December 2007) to minimise impacts on the environment and surrounding areas.
  - The Extractive Industry Interest Areas map for Bass Coast Shire when considering applications in The Gurdies - Grantville area, the area north of Inverloch and around the existing quarry on Phillip Island.
Environment Overview

The coastline of Bass Coast Shire has renowned surf beaches, safe swimming beaches, distinctive coastal cliff formations, fossil sites, fragile mangrove ecosystems and significant aboriginal cultural heritage sites. The municipality is adjacent to several marine national parks.

The relationship between the coastal environment and land use planning highlights the need for effective catchment management strategies. Major catchment areas in the Bass Coast Shire include the Powlett and Bass River Catchments.

The municipality is subject to environmental hazards; they include erosion and landslip in Strzelecki foothills, salinity and acid sulphate soils around waterways and in coastal areas, and riverine flooding around waterways.

Climate change is predicted to cause an increase in sea levels, a decrease in rainfall and more frequent and severe storm events. It is predicted that sea levels will rise by not less than 0.8 metres by the year 2100. As a result there is likely to be impacts on coastal settlements, biodiversity, infrastructure and agricultural production.

Key Issues

- Managing the coastline, which contains the main proportion of significant habitat.
- Protecting and enhancing environmental values.
- Protecting areas subject to future impacts as a result of climate change.
- Seeking a balance between urban growth of coastal communities and planning for the effects of climate change.
- Halting the decline and fragmentation of indigenous vegetation.
- Conserving and enhancing of the municipality’s biodiversity.
- Balancing the competing interests of protecting existing habitat and development pressures.
- Maintaining water quality (avoiding increased concentrations of nutrients and suspended sediments) by better managing erosion, agriculture, forestry and urban uses.
- Protecting estuarine, river and coastal environments, from pollution, high nutrient run off and flash flooding.
- Managing environmental hazards including:
  - The effects of climate change and coastal inundation.
  - Riverine flooding.
  - Land subject to subsidence due to previous coal extraction.
  - Increased areas affected by salinity.
  - Erosion and landslip.
  - Acid Sulphate Soils.

Biodiversity Conservation and Habitat Protection

Overview

The decline and fragmentation of indigenous vegetation and loss of biodiversity is a major environmental issue in the Shire, and a contributing factor towards other land and water degradation issues.
The Phillip Island Nature Park manages most of the publicly owned coastal areas on Phillip Island. The entire coastline in the municipality needs to be protected from degradation and inappropriate development. Management of public use of the coast is critical.

Habitat protection and enhancement is a high priority, including minimising changes in drainage, minimising soil disturbance, retaining top soil wherever practical, and retaining habitat trees with hollows (both dead and living) and fallen logs and branches.

Opportunities to consolidate and link existing fragmented habitat areas and identified wildlife corridors and, where possible, the creation of new blocks of habitat and corridors is also a priority.

**Objectives and Strategies**

<table>
<thead>
<tr>
<th>Objective 1</th>
<th>To effectively manage and conserve the Shire’s biologically diverse natural environment as an ecologically sustainable resource for present and future generations.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1.1</td>
<td>Protect and enhance significant habitat.</td>
</tr>
<tr>
<td>Strategy 1.2</td>
<td>Support the development of wildlife corridor projects across the municipality, in accordance with a Wildlife Corridor Network.</td>
</tr>
<tr>
<td>Strategy 1.3</td>
<td>Encourage the revegetation of degraded rural land, including in creeks and waterways.</td>
</tr>
<tr>
<td>Strategy 1.4</td>
<td>Investigate appropriate locations within the municipality to set aside land to facilitate the planting of vegetation offsets and provide the opportunity to establish carbon offsets for the Shire.</td>
</tr>
<tr>
<td>Strategy 1.5</td>
<td>Protect the breeding habitat for Short Tailed Shearwaters on the foreshore south west of Ventnor.</td>
</tr>
<tr>
<td>Strategy 1.6</td>
<td>Ensure all revegetation projects on large scale development sites use locally indigenous species sourced from local seed stocks of the Environmental Vegetation Classification for that area.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective 2</th>
<th>To discourage development in locations, which impacts or conflicts with the quality and sensitivity of the natural environment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 2.1</td>
<td>Discourage any new or additional access points to foreshore reserves, dunes, wetlands and inter-tidal areas directly from private properties.</td>
</tr>
<tr>
<td>Strategy 2.2</td>
<td>Strongly discourage the establishment or extension of car parks and roads in sensitive coastal locations such as on dunes or in wetlands.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective 3</th>
<th>To minimise impacts on areas with high habitat value.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 3.1</td>
<td>Encourage developments adjacent to reserves with habitat values to enhance the environmental values of the reserves.</td>
</tr>
<tr>
<td>Strategy 3.2</td>
<td>Ensure that the boundary between reserves and abutting properties are clearly delineated and that reserves are protected from incursions by adjoining private properties.</td>
</tr>
<tr>
<td>Strategy 3.3</td>
<td>Protect significant habitat abutting the Phillip Island Nature Park.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective 4</th>
<th>To identify and protect good quality vegetation stands throughout the municipality.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 4.1</td>
<td>Encourage the protection and enhancement of remnant indigenous vegetation, including roadside vegetation where possible.</td>
</tr>
<tr>
<td>Strategy 4.2</td>
<td>Encourage the planting of locally indigenous and native vegetation species, while encouraging the removal of exotic and environmental weed species.</td>
</tr>
<tr>
<td>Strategy 4.3</td>
<td>Encourage the design of developments to retain existing vegetation, and to incorporate revegetation, on properties throughout the municipality.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective 5</th>
<th>To control pest plants and animals throughout the municipality.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 5.1</td>
<td>Continue to support and develop the Land Management Biodiversity Incentive Scheme (including the Rural Rate Rebate Scheme) that recognises and rewards landholders that implement land management principles and practices to improve sustainable agricultural opportunities and protect and enrich the natural environment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective 6</th>
<th>To protect the Western Port Ramsar listed wetland, Anderson Inlet and the Marine National Parks.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 6.1</td>
<td>All development close to Western Port, Anderson Inlet and identified Marine National Parks should take into account any relevant Ramsar wetland listings and environmental significance. Development should not only minimise impacts on these areas, but enhance the environmental values of these areas.</td>
</tr>
<tr>
<td>Strategy 6.2</td>
<td>Ensure the protection of sites of botanical, zoological and geomorphological significance.</td>
</tr>
</tbody>
</table>
Catchment Management

Overview

Pollution in our bays, inlets and waterways from stormwater is a major environmental issue. The protection and enhancement of Bass Coast’s waterways and catchments is important and can be achieved through the provision of buffer zones, the provision of fencing around reserves, by discouraging new access points, by improvements to existing access points and through the revegetation of riparian zones.

Objectives and Strategies

Objective 1  To improve water quality and availability.
Strategy 1.1  Encourage the incorporation of water sensitive urban design principles into future, and, where practicable, existing urban subdivisions, in accordance with Council’s Stormwater Management Policy at Clause 22.01.
Strategy 1.2  Encourage landowners to revegetate gullies, stream banks and degraded areas to minimise erosion and salinity, and improve water quality.
Strategy 1.3  Maintain and improve indigenous vegetation and land management practices within Proclaimed Water Catchment Areas.

Objective 2  To ensure new use or development does not cause water pollution, land degradation or pose a threat to the sustainable productive capacity of the Shire’s major economic base.
Strategy 2.1  Improve water quality by better management of urban stormwater inflows.
Strategy 2.2  Reduce sediment inputs in coastal areas by sealing and/or landscaping large unsealed gravel foreshore car parking areas.
Strategy 2.3  To protect waterways, wetlands and floodplain areas of environmental significance; protect life, health, safety and community well being from flood hazard and to minimise the impact of flooding on the community.
Strategy 3.1  Reduce erosion and sediment inputs in catchments by encouraging the retention and replacement of riparian vegetation.
Strategy 3.2  Preserve the natural flood carrying capacity of rivers, streams and floodways and the flood storage function of floodplains.
Strategy 3.3  Encourage the use of “constructed wetlands” or other similar systems, as a means of storing floodwater, improving water quality and adding to natural habitats.
Strategy 3.4  Work to stabilise stream banks and improve the overall condition of waterways.

Specific Implementation

- Apply the Stormwater Management Policy at Clause 22.01.
- When deciding on applications that create wetlands consider as appropriate:

Environmental Hazards

Overview

Natural disasters (including fire, flood, storms and drought) have the potential to substantially affect the community economically and socially, in addition to the environmental issues created by these disasters. The municipality is also susceptible to slower moving hazards, including erosion, landslip, salinity acid sulphate soils and sea level rise. The prevention and management of hazards into the future will create challenges and opportunities for improvement for the Council.

Objectives and Strategies

Fire

Objective 1  To ensure new development is designed to lessen the risk of fire.
Strategy 1.1  Encourage development to be sited, designed and constructed to minimise the impact of emergency conditions arising from fire.
Encourage the location of accessways, fencing and dams to maximise fire fighting potential and minimise the interface with fire fighting measures.

Objective 2
To restrict and control development on land prone to wildfire.

Strategy 2.1
Discourage development on land prone to wildfire and ensure that development does not increase the risk of an environmental hazard.

Flooding and salinity

Objective 3
To restrict and control development on land prone to flooding and salinity.

Strategy 3.1
Ensure that the areas prone to flooding are planned and managed in a way which reduces the vulnerability of uses to flooding and prevents inappropriate works and developments.

Strategy 3.2
Strongly discourage development on land prone to flooding and salinity and ensure that development does not increase the risk of an environmental hazard.

Strategy 3.3
Promote floodplain management policies, which minimises impacts on waterways, maintains the function of the floodway to convey and store floodwater and protects areas of environmental significance.

Erosion and subsidence

Objective 4
To restrict and control development on land prone to erosion and subsidence.

Strategy 4.1
Ensure that new uses and developments are located on land that has the capability to sustain the development.

Strategy 4.2
Discourage development on land prone to erosion and subsidence, and ensure that development does not increase the risk of an environmental hazard.

Strategy 4.3
Encourage the planting of mangroves along the coast (particularly along Western Port) to minimise the impacts of coastal erosion.

Acid Sulphate Soils

Objective 5
To minimise the disturbance of Acid Sulphate Soils as a result of development.

Strategy 5.1
Support development of land in degraded areas only if land management practices will result in improved land quality.

Strategy 5.2
Ensure that development does not activate Acid Sulphate Soils.

Strategy 5.3
Investigate and map the potential locations for Acid Sulphate Soils in the municipality.

Strategy 5.4
Request a detailed report by a suitably qualified person that outlines any potential impacts on Acid Sulphate Soils for all developments proposed on land which is lower than five metres AHD (Australian Height Datum) where the soil may be disturbed.

Contaminated land

Objective 6
To ensure potentially contaminated sites are suitable for intended future use or development.

Strategy 6.1
Require detailed information on the adverse effects potential contamination may have on the future land use of a site.

Climate Change

Overview
Climate change is predicted to cause an increase in sea levels, a decrease in rainfall and more frequent and severe storm events. There will be impacts on coastal settlements, biodiversity, infrastructure and agricultural production. As Bass Coast Shire has a number of low lying regions (both on the coast and further inland), and a large amount of viable agricultural land, the future impacts of climate change on the municipality are significant planning issues.

Issues associated with climate change include potential sea level rise, storm surge, increased fire risk and rain intensity, and development will be strongly discouraged in areas that may be affected.

Planning must consider as relevant:

- The Victorian Coastal Strategy 2014 (Victorian Coastal Council).
- Any relevant coastal action plan or management plan approved under the *Coastal Management Act 1995* or *National Parks Act 1975*.
- Any relevant Land Conservation Council recommendations.

### Objectives and Strategies

<table>
<thead>
<tr>
<th>Objective 1</th>
<th>To protect and conserve existing water reserves and prevent degradation of water catchment areas.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1.1</td>
<td>Maintain and improve indigenous vegetation and land management practices within Proclaimed Water Catchment Areas.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective 2</th>
<th>To conserve water resources within townships.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 2.1</td>
<td>Encourage developments to minimise stormwater run-off by reusing rainwater and recycling waste water. This should include, but not be limited to, incorporating facilities for the re-use of water, through the use of rainwater tanks, grey water tanks and grey water pipelines.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective 3</th>
<th>To discourage development in areas that may be affected by climate change.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 3.1</td>
<td>Determine the effects of sea level rise and storm surges and prepare and implement strategies to address any potential issues.</td>
</tr>
<tr>
<td>Strategy 3.2</td>
<td>Increase the Council and the community’s knowledge and understanding of the effects of climate change in the municipality.</td>
</tr>
<tr>
<td>Strategy 3.3</td>
<td>Discourage individual landowners adjacent to the coast from constructing their own sea wall barriers in an attempt to minimise impacts from erosion and coastal processes.</td>
</tr>
<tr>
<td>Strategy 3.4</td>
<td>Apply appropriate planning controls to ensure responsive development in areas affected by environmental hazards.</td>
</tr>
<tr>
<td>Strategy 3.5</td>
<td>Discourage inappropriate development in areas affected by riverine flooding and coastal inundation, in particular, areas affected by the Land Subject to Inundation Overlay.</td>
</tr>
</tbody>
</table>
LANDSCAPE AND BUILT FORM

Landscape: Overview

Bass Coast has environmental and landscape values of regional and national significance, including Ramsar listed wetlands, marine parks and remnant native vegetation.

The coastal landscapes and hinterlands are highly valued by the community for their visual, environmental and cultural qualities, as well as being productive agricultural land. Many residents are attracted to this region by the rolling hills leading down to the coast. Building dwellings on ridgelines, to gain views over rural hills, to the water in the distance, has previously been a popular development trend. The municipality is host to several National Trust listed landscapes. The landscapes and views of the municipality need protection from inappropriate development.

Bass Coast Shire’s rural and coastal setting, historic development patterns, and residential architecture, combine to give the municipality its unique appearance and character. The Bass Valley, Phillip Island, Bass Highway and Bunurong Coastal Drive are locations and corridors where the rural farmed landscape and coastal views are key elements of the landscape character. Preventing ribbon development between towns, development at township and landscape edges and along corridors is critical to maintaining landscape character and values.

The majority of new residential subdivision estates within the municipality occur on the periphery of existing urban centres and at the interface between urban and rural land. New residential subdivision design should be responsive to environmental issues and habitat values, and the maintenance and protection of viable agricultural land.

Character Areas

The coastal landscapes of the Bass Coast Shire are identified by six ecologically distinct Character Areas;

<table>
<thead>
<tr>
<th>Ecologically Distinct Area</th>
<th>Key Attributes</th>
<th>Future Character Directions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westernport Lowlands</td>
<td>This Character Area is located on the eastern edge of Westernport Bay. It is low-lying and mostly rural, with beaches, mangrove flats and coastal woodlands along a diverse coastal edge. The Character Area terminates in the south at the Anderson Peninsula, although it is likely to extend around Westernport Bay outside the study area for some distance to the north and west.</td>
<td>The northern half of this Character Area will become increasingly vegetated with local vegetation communities extending from bushland reserves along roadsides and watercourses into open rural land. In the south, open views will be protected and enhanced and development will be set long distances back from the Bass Highway.</td>
</tr>
<tr>
<td>Phillip Island Northern Coast</td>
<td>This Character Area includes the majority of Phillip Island and is characterised by a rolling rural landscape adjoining a low-energy sandy and mud-flat coastline on the northern edge at Westernport Bay. Features include a cultural vegetation pattern of wind breaks and roadside vegetation and extensive urban areas in three settlements at the northern coastal edge (Cowes / Ventnor / Rhyll). Rolling</td>
<td>The majority of this Character Area will retain an open rolling rural character with cultural vegetation patterns associated with rural land uses and a few scattered homesteads and tourism facilities set among landscaped grounds. The settlements will be characterised by indigenous vegetation which extends in corridors between inland reserves and the natural coastal edge.</td>
</tr>
<tr>
<td>Ecologically Distinct Area</td>
<td>Key Attributes</td>
<td>Future Character Directions</td>
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<td></td>
<td>topography inland is largely undeveloped, offering open rural views with glimpses to Westernport Bay available in parts.</td>
<td>- Existing rural breaks between residential developments will be retained and development at the coastal edge will remain subordinate to vegetation and landform to a dominant natural coastal character and will reduce distant visibility.</td>
</tr>
<tr>
<td>Bunurong Coast and Hinterland</td>
<td>This Character Area includes the diverse and rugged Bunurong coastline between Kilcunda and Inverloch and a largely cleared, rolling pastoral hinterland extending inland to the Strzelecki Range and east to Cape Liptrap (including the Bald Hills).</td>
<td>- The Character Area will continue to be characterised by an open rural hinterland and an undeveloped coastal edge offering outviews to scenic coastal features free of built development.</td>
</tr>
<tr>
<td></td>
<td>- Along the Bass Strait coast throughout much of this Character Area high sand dunes, sea cliffs, rocky headlands, rock stacks and beaches are valued landscape features.</td>
<td>- Development in the near-coastal hinterland will be restricted to the settlement of Cape Paterson or set a sufficient distance back from the coast to be nestled in topography and screened from views by landscaping and increased vegetation on the inland side of coastal viewpoints.</td>
</tr>
<tr>
<td></td>
<td>- The immediate hinterland is largely undeveloped and in part supports native heathy vegetation in coastal reserves. Further inland, open grazing land is interspersed with corridors of native vegetation (especially riparian reserves and at roadsides), exotic windbreaks, farmhouses and settlements.</td>
<td>- An open and uncluttered hinterland offering occasional outviews to the Bass Hills, Mt Liptrap, Mt Hoddle and the Venus Bay dunes will be interspersed with native vegetation corridors.</td>
</tr>
<tr>
<td></td>
<td>- Two major urban settlements (Wonthaggi and Inverloch) are within the Character Area, while Cape Paterson is a coastal holiday home location set atop the rugged coastline.</td>
<td>- Extensions to existing urban areas will be sensitive to views from key viewing corridors, maintenance of open rural character and protection and enhancement of the wild, natural coastline.</td>
</tr>
<tr>
<td></td>
<td>- This Character Area extends across the Bass Coast Shire and the South Gippsland Shire and is split into two parts, separated by the Tarwin Floodplain.</td>
<td></td>
</tr>
<tr>
<td>Phillip Island Southern Coast</td>
<td>The southern coast of Phillip Island between Cape Woolamai and McHaffie Point at Ventnor consists of volcanic landforms shaped by the high seas and winds of Bass Strait.</td>
<td>- This Character Area will be characterised by contained coastal settlements set amongst indigenous vegetation, separated by extensive open rural landscapes and areas of native vegetation providing a wild and natural character at the coastal edge.</td>
</tr>
<tr>
<td></td>
<td>- A rugged and varied landscape valued by the community for undeveloped, rocky headlands, high sand dunes and beaches has resulted including regionally</td>
<td>- Rural breaks between settlements which provide a landscape of undeveloped coastal cliffs and headlands will be strictly</td>
</tr>
<tr>
<td>Ecologically Distinct Area</td>
<td>Key Attributes</td>
<td>Future Character Directions</td>
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<tr>
<td></td>
<td>significant landforms such as Cape Woolamai, Pyramid Rock and The Nobbies.</td>
<td>maintained, and become increasingly vegetated with appropriate indigenous coastal species. West of Smiths Beach will be an open, undeveloped and increasingly vegetated rural landscape with a scattering of built elements set long distances back from the coast on lower slopes of inland topography and amongst substantial landscaping.</td>
</tr>
<tr>
<td></td>
<td>- Open vistas along the coast are available from numerous access points. Several townships have been developed along the coastal edge in the eastern half of the island (with substantial undeveloped breaks between) while inland rolling pastoral landscapes are contiguous with the Northern Coast Character Area.</td>
<td></td>
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<tr>
<td></td>
<td>- The landscape features in this Character Area are attracting growing demand for residential dwellings within and outside settlements sited to take advantage of views.</td>
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</tr>
<tr>
<td>Anderson Penninsula</td>
<td>- Between San Remo and Kilcunda is an elevated open pastoral landscape edged by dramatic rocky sea cliffs and slopes to Bass Strait and Western Port.</td>
<td>A rural character will dominate the Character Area outside the settlement of San Remo.</td>
</tr>
<tr>
<td></td>
<td>- The settlement of San Remo is set on sloping topography at the gateway to Phillip Island in the west, while Kilcunda has commanding outviews at the eastern edge of the Character Area. This area shares characteristics with the Bass Hills Character Area.</td>
<td>- The edges of this Character Area that are visible from outside the Area (including off shore) will continue to provide a rural backdrop in which development and landscape disturbance is avoided or sited and landscaped in such a way to retain a dominant undeveloped character.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- The coastal edge will become increasingly vegetated in character and continue to provide extensive scenic viewing opportunities largely free of development.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Development will be sited low on inland slopes out of the viewshed from key viewing corridors and settlements.</td>
</tr>
<tr>
<td>Bass Hills</td>
<td>- The Bass Hills are a prominent and important landscape element throughout much of the Bass Coast Shire, particularly as the backdrop to landscapes surrounding Westernport Bay.</td>
<td>The Bass Hills will retain an undeveloped cultural landscape character in which built form is sparsely located and does not dominate the rural character.</td>
</tr>
<tr>
<td></td>
<td>- The landform rises steeply from coastal plains and pastures and forms part of a near-continuous landform (the Strzelecki Highland Character Type) which stretches between San Remo in the west to Yarram in the east.</td>
<td>- Development on the western face viewed from the Bass Highway, settlements and other key viewing locations on the eastern side of Westernport Bay will continue to be restricted and carefully managed to retain the unbuilt character.</td>
</tr>
</tbody>
</table>
Inland of the coastal viewshed the Character Area is characterised by steeply undulating topography and limited viewing throughout. It is mostly cleared of indigenous vegetation although cultural vegetation patterns including roadside remnants and exotic shelterbelts are a feature.

- Inland of the coastal viewshed, an open rural character will be maintained by ensuring built form is carefully sited low in slopes and native vegetation and exotic feature planting are used to soften buildings.
- Increased rural living and lifestyle developments as well as the majority of rural structures will be sited low on inland slopes out of the coastal viewshed.

### Table 1: Character Areas

In addition to these character areas, specific coastal landscapes within the Shire have been determined to have either state or regional significance. These include the landscapes of:

- The Phillip Island Western and Southern Coast – State Significance;
- The Phillip Island Eastern Coast – Regional Significance;
- The Kilcunda to Inverloch Coast - Regional Significance; and
- The Venus Bay Peninsula and Anderson Inlet (part) - Regional Significance.

Development within these significant coastal spaces must respond appropriately to the landscape setting, maintain existing views and vistas and be subordinate to the natural, visual and environmental landscape character. Specific objectives and strategies have been developed to retain the Bass Coast landscape character for each of these character areas.

### Key Issues

- Maintaining individual settlement identity.
- Protecting rural landscape.
- Maintaining green breaks between towns.
- Protecting coastal and hinterland landscapes and views.
- Managing the pressures to develop land in locations of high scenic value.

### Objectives and Strategies

#### Objective 1

**To ensure that development is subordinate to the natural, visual and environmental landscape character and significance.**

**Strategy 1.1** Ensure that coastal related development responds appropriately to the landscape setting, character and desired future character directions.

**Strategy 1.2** Strongly discourage development that is unsympathetic to significant landscape areas.

**Strategy 1.3** Avoid linear coastal development beyond urban boundaries.

**Strategy 1.4** In open rural areas, set buildings back long distances from roads and/or group buildings together among substantial landscaping.
Strategy 1.5  Scale the height and form of new development at the coastal edge of settlements to be sensitive to surrounding development, the surrounding landform and the visual setting of the settlement, particularly when viewed from the foreshore.

Objective 2  To protect the undeveloped character of the coastal strip.

Strategy 2.1  Retain a dominant natural or undeveloped character, by setting development back from the coast, in flatter locations, avoiding loss of vegetation, and minimising the visibility and impact of pedestrian and vehicular access paths and site servicing on the coastal landscape.

Strategy 2.2  Ensure ridge tops and visually prominent hill faces are largely kept free of development, particularly slopes visible from the coast and coastal hinterland.

Strategy 2.3  Use existing landscape features where they exist (e.g. topography, vegetation coverage, vistas), to define edges to settlements and protect the surrounding landscape character.

Objective 3  To protect locally significant views and vistas that contributes to the character of the coastal and coastal hinterland region.

Strategy 3.1  Strongly discourage development from locating on hilltops and ridgelines.

Strategy 3.2  Ensure that development does not impact on existing walking trails, and that it enhances views to and from these walking trails.

Strategy 3.3  Protect scenic views in undeveloped landscape features along the coastline including views from public recreation areas, lookouts, and roads that abut, or terminate at the coast.

Objective 4  To minimise the impact of infrastructure on the landscape and viewpoints.

Strategy 4.1  Site infrastructure away from highly scenic locations, key views and near-coastal locations.

Strategy 4.2  Where possible, locate infrastructure services underground (including powerlines and other utility services).

Strategy 4.3  Locate power lines, access tracks and other infrastructure in areas of low visibility, and avoid the use of materials that contrast with the landscape.

Strategy 4.4  Use vegetation to screen infrastructure from key viewing corridors and public use areas.

Strategy 4.5  Relocate overhead powerlines underground within the town centres and along major collector roads.

Specific Implementation

Apply the Local Policy Hilltop, Ridgelines and Prominent Coastal Landform Protection Policy at Clause 22.02

21.05-4

Design and Built Form

Overview

It is important that the valued aspects of the municipality’s character are not lost through redevelopment.

Where the built form character of an area is established and valued (and the area has not been identified for substantial change), new development should respect this character and add to the overall quality of the urban environment. In areas where built form change will be more substantial, high quality and site responsive design should add to the diversity of the built environment, enhance the sense of place and incorporate the principles of Environmentally Sensitive Design.

The strategies and objectives outlined in this clause apply to all forms of development, including residential, commercial and industrial development. Housing, particularly in areas where there are increased housing densities, needs to respond to its context in terms of character, cultural heritage, natural features, surrounding landscape and climate.

Objectives and strategies

Objective 1  To achieve a high standard of architecture and urban design for built form and public spaces throughout the municipality.

Strategy 1.1  Encourage high quality buildings and public spaces that are environmentally, economically, and socially sustainable.

Strategy 1.2  Design and site development to complement the context in which it sits.

Strategy 1.3  Ensure the siting of buildings contributes positively to the public realm and respects the character of the area.
Ensure a high quality of design in industrial estates.

Strategy 1.4
Development proposals should be assessed against the following requirements:

- All roof elements, including plant, lift over-runs, and other building services should be absorbed within the overall building form, or included as part of overall roof design.

- Visible service areas (and other utility requirements) of a building should be treated as an integral part of the overall design and fully screened from public areas.

- All visible facades (including the rear and sides of buildings) should provide a positive contribution to public areas and interact with the public realm.

- Long expanses of solid walls should be avoided.

- Buildings should incorporate design elements and a variety of materials that create articulation and visual interest.

- Development along main traffic routes should incorporate design elements that add visual interest to the front and rear of the buildings.

- Commercial, public or large residential developments should incorporate public art.

- The built form and materials used for development should reflect the coastal setting and coastal architecture (where relevant).

Objective 2
To maximise energy saving, water conservation, and the principles of Environmentally Sustainable Design.

Strategy 2.1
Encouraging passive solar design, especially where there are views to the north or south.

Strategy 2.2
Minimise earthworks.

Strategy 2.3
Minimise soil relocation.

Strategy 2.4
Protect, establish and regenerate recognised wildlife corridors as part of new residential subdivision estates.

New Urban Subdivision

Overview

Many of the towns within the municipality have unique settlement patterns and particular housing types. New residential subdivision estates should be designed to respond to, and enhance, the character of existing townships.

The State Policy Planning Framework provides clear direction for the design of new residential subdivision estate layouts. This clause should be read in conjunction with Clause 56 of the Bass Coast Planning Scheme (Residential Subdivision).

Large scale residential developments should contribute to the provision of physical infrastructure, including open space, road, bicycle and pedestrian links, reticulated services and public art.

Objectives and strategies

Objective 1
To encourage new residential subdivision estates to integrate with the existing community.

Strategy 1.1
Ensure new residential subdivision estates recognise the surrounding context and township character.

Strategy 1.2
Ensure that new subdivisions maintain and enhance traditional street patterns of the locality.

Strategy 1.3
In addition to networks within subdivision estates, ensure that new residential subdivision estates improve wider pedestrian, bicycle and vehicular networks, and encourage safe pedestrian movements through urban areas.

Strategy 1.4
Ensure that subdivision plans nominate building footprints and a lot density that respond to, and reflect the character of surrounding neighbourhoods and any environmental constraints or features (where practicable).

Strategy 1.5
Discourage single entry subdivisions (where practicable).

Strategy 1.6
Avoid gated communities.

Objective 2
To protect and enhance the environmental value of the site and surrounding area.

Strategy 2.1
Minimise earthworks.

Strategy 2.2
Minimise soil relocation.

Strategy 2.3
Protect, establish and regenerate recognised wildlife corridors as part of new residential subdivision estates.
Strategy 2.4  Encourage new residential subdivision estates to provide permeable fencing or landscaping in areas adjacent to roads and reserves.

**21.05-6**

**Landscape Architecture**

**Overview**

Landscape architecture is an integral component of the built and urban environment. Good landscape design contributes to the character of an area and can enhance the quality of the urban environment. Landscape architecture can also provide continuity and connectivity of local urban character.

When we plan our townships, greater consideration should be given to the value of landscape design.

**Objectives and Strategies**

<table>
<thead>
<tr>
<th>Objective</th>
<th>To increase vegetation across the municipality.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1.1</td>
<td>Increase landscaping within public areas.</td>
</tr>
<tr>
<td>Strategy 1.2</td>
<td>Identify and enhance the landscape values in urban areas.</td>
</tr>
<tr>
<td>Strategy 1.3</td>
<td>Encourage the use of local native plants in landscaping.</td>
</tr>
</tbody>
</table>

**Objective 2**  To ensure that development creates and maintains a high quality landscape setting.

<table>
<thead>
<tr>
<th>Strategy 2.1</th>
<th>Minimise earthworks and vegetation removal.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 2.2</td>
<td>Consider landscape architecture as an integral part of an overall concept for development and provide opportunities to enhance the landscape features of the area.</td>
</tr>
<tr>
<td>Strategy 2.3</td>
<td>Respect and maintain the garden or landscape character of an area, where this is a dominant feature of the neighbourhood.</td>
</tr>
<tr>
<td>Strategy 2.4</td>
<td>Retain existing mature trees wherever possible. Where mature trees are removed incorporate suitable replacement planting.</td>
</tr>
<tr>
<td>Strategy 2.5</td>
<td>Ensure that long term management of existing vegetation, or areas of newly planted vegetation, is integral to the development of a site.</td>
</tr>
</tbody>
</table>

**Specific Implementation**

Request all applications provide the following information as appropriate:

- A landscape plan to ensure that landscaping is an integral part of the proposal.

**21.05-7**

**Cultural heritage**

**Overview**

The protection of sites of heritage and cultural significance helps to provide character and identity to townships and landscapes and in certain situations contributes to the tourism potential of the municipality.

Heritage consists of archaeological sites such as Aboriginal sacred sites, scarred trees and artefact sites, and historic sites such as buildings, bridges and trees. In Victoria, all Aboriginal archaeological relics and sites are protected and the legal custodians of such sites should be consulted in the management of these sites. Rising sea levels have the potential to adversely impact areas of Aboriginal heritage.

**Objectives and Strategies**

<table>
<thead>
<tr>
<th>Objective 1</th>
<th>To protect Aboriginal and post European settlement cultural heritage sites.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1.1</td>
<td>Identify locations of important historical significance.</td>
</tr>
<tr>
<td>Strategy 1.2</td>
<td>Manage development in culturally significant areas to lessen or avoid impact on sites.</td>
</tr>
<tr>
<td>Strategy 1.3</td>
<td>Give consideration to the heritage context of sites which adjoin sites of heritage significance.</td>
</tr>
<tr>
<td>Strategy 1.4</td>
<td>Encourage owners to protect, restore and maintain heritage sites.</td>
</tr>
</tbody>
</table>
Strategy 1.5 Ensure the protection of sites of Aboriginal cultural heritage and, in this regard, give consideration to the Aboriginal cultural resource management grid maps and guidelines produced by Aboriginal Affairs Victoria.

Objective 2 To improve knowledge of the heritage significant sites and why they are important.

Strategy 2.1 Undertake mapping of areas of remaining Aboriginal cultural heritage.

Strategy 2.2 Recognise the significance of heritage buildings and sites in contributing to the character of townships within the municipality.

Advertising Signs

Overview

Advertising signage has a significant visual impact on the built environment and rural landscape within the municipality. Advertising signage is often erected in locations that are inappropriate and have no physical relationship with the advertised material.

The visual clutter created by advertising signage is detrimental to the character of the municipality. It can also compromise the safety of road users.

Objectives and strategies

Objective 1 To improve the appearance of advertising signage.

Strategy 1.1 Discourage the proliferation of advertising signage in rural areas, in locations with high scenic values and along major tourist routes.

Strategy 1.2 Discourage signs that do not relate to the use or development of the land on which they are sited.

Strategy 1.3 Encourage the consolidation and reduction in number of signs for businesses.

Strategy 1.4 Limit the number of signs per shopfront to ensure equity to shop owners and to increase visibility.

Strategy 1.5 Minimise the visual impact of signage, and avoid further visual clutter of signage across the landscape.

Strategy 1.6 Discourage large, visually intrusive or brightly coloured signage, and advertising signage at settlement entrances and exits.

Strategy 1.7 Discourage multiple advertising signs for rural tourism developments in locations with high scenic values and along major tourist routes.
Table of Contents

- Overview
- Transport
- Community Facilities
- Open Space and Recreation
- Infrastructure Planning, Design and Construction

Overview

The Bass Highway provides the major link between the Shire and metropolitan Melbourne. Other major roads include the South Gippsland Highway on the northern Shire boundary and the Phillip Island Road.

A public bus service runs from Cowes and Inverloch to Melbourne daily. The privately owned Phillip Island Airfield provides facilities for small charter and private aircraft including helicopters, and there is a helicopter landing site at Cowes and Wonthaggi.

There are several primary schools located in the Shire, with a secondary school at Newhaven, and secondary schools and a TAFE college at Wonthaggi. A public hospital exists at Wonthaggi. Pre-schools and infant welfare centres are situated in the major towns.

Physical infrastructure includes the provision of water supply and sewerage, drainage services and waste management. Reticulated water provided to most towns comes from either the Lance Creek or Candowie reservoirs located in the rural hinterland of the Shire. Access to natural gas is to be provided to Wonthaggi and Inverloch, with investigations underway regarding the opportunity to supply natural gas to smaller settlements within the municipality.

Most towns are connected to a reticulated sewerage system, the exceptions being Jam Jerrup, Harmers Haven, Silverleaves and The Gurdies. Low density residential and rural living properties operate on-site effluent disposal systems. There is inadequate street drainage infrastructure in some urban areas. Council operates a landfill site at Grantville, with transfer stations located on Phillip Island, in Wonthaggi and Inverloch.

Telecommunications infrastructure, such as internet services to support business across the Shire, is limited to the major townships.

Transport

Overview

The Bass Highway is the primary arterial road link to the municipality and beyond. The quality of the network is vital to the competitiveness of the Shire’s products in regional, State and worldwide markets.

The majority of residents and visitors to the Shire rely on cars for transportation, although bus loads of tourists visit Phillip Island daily. The privately owned airfield and ferry service at Phillip Island is also orientated to the tourist market. Bicycling is a popular mode of transport for residents and tourists, particularly on Phillip Island. Public transport in the municipality is minimal, although there has been an increase in public transport since 2006, particularly within Wonthaggi.

Objectives and Strategies

Objective 1

To have an efficient public and community transport system operating within, and to, the municipality.

Strategy 1.1

Support relevant authorities in the provision of an efficient public transport system with regular bus services linking all major towns to Wonthaggi.
Objective 2
To have an effective and efficient road network throughout the municipality.
Strategy 2.1 Require full street construction and drainage works for all new subdivisions in urban areas.

Objective 3
To provide adequate car parking facilities in proximity to tourist attractions, recreation destinations, the coastline, and commercial activity centres.
Strategy 3.1 Provide car parking facilities along the coastline in proximity to recreation areas, access routes to the beach, and scenic spots, in areas which do not degrade the quality of the natural environment or landscape significance.
Strategy 3.2 Ensure that new developments in coastal towns provide for boat parking on-site in proximity to boat ramps, and coastal areas with boating facilities.
Strategy 3.3 Encourage new residential developments in coastal towns to provide adequate car parking on-site to cater for increased demand for car parking during peak periods.

Objective 4
To create a shared path network between and within towns.
Strategy 4.1 Provide pedestrians and cyclists with safe routes along coastal roads, in foreshore areas, and around popular recreational/tourist areas in accordance with the Bass Coast Shire Bicycle Strategy.
Strategy 4.2 To facilitate the expansion of the bicycle network in accordance with the Bass Coast Shire Bicycle Strategy, including a combined bicycle and pedestrian path around Phillip Island.

Objective 5
To have an efficiently operated airfield based on tourism.
Strategy 5.1 Ensure that development in proximity to the Phillip Island airfield does not adversely impact on its operation.

Community Facilities
Overview
Community facilities incorporates a wide range of infrastructure such as meeting spaces, library services, information services, childcare, maternal child health centres, medical services, sessional service delivery spaces, cultural and performance spaces, places of worship, open space, sports ovals and reserves, indoor recreation centres, primary and secondary schools, preschool, youth centres, neighbourhood houses, senior citizen centres and fire stations.

Objectives and Strategies
Objective 1
To provide a range of readily accessible educational, medical and community services and facilities for all sectors of the community.
Strategy 1.1 Encourage district/regional facilities and services to locate in Wonthaggi, Inverloch, Cowes, Grantville and San Remo.
Strategy 1.2 Encourage full-time medical services at Corinella/Coronet Bay, in particular.
Strategy 1.3 Encourage new community services to be located and integrated within mixed-use hubs close to schools, open space or existing retail/services within local neighbourhoods.
Strategy 1.4 Provide safe places for social interaction and for residents to gather.
Strategy 1.5 Encourage children’s hubs to locate in readily accessible areas and close to other community and entertainment facilities.
Strategy 1.6 Encourage pre-school and maternal and child health centres to locate and integrate with other relevant children’s services such as pre-schools, long day care and allied health.
Strategy 1.7 Ensure educational, medical, and community facilities and services are sited to maximise accessibility to the local community.
Strategy 1.8 Encourage the provision of youth services in the Shire.
Strategy 1.9 Locate community facilities to help residents to feel safe and involved and promote natural surveillance.
Strategy 1.10 Require developers of all new subdivisions to provide an appropriate level of community infrastructure by implementing tools such as Social Impact Assessments and Developer Contributions Plans.
Strategy 1.11 Ensure emergency services are located to maximise their ability to provide services to the community.

Specific Implementation
- Use the *Healthy Urban Design* Good Practice Guideline as a Checklist in new urban developments and new residential subdivisions, for the provision of appropriate community facilities.
Open Space and Recreation

Overview

There is a wide range of recreational facilities and open space areas available to both residents and visitors for year-round use.

The coastal areas of the Shire are a popular destination for day-trippers and holiday makers, particularly in the summer months. Popular past-times include swimming, surfing, boating, fishing, cycling, walking and sightseeing. Local shops, eating establishments, and service industry associated with recreational equipment, meet the demands of day-trippers and holiday makers.

Objectives and Strategies

Objective 1  To provide a range of passive and active recreational facilities that caters for the needs of the local population, as well as tourist, seasonal holiday-makers and day-trippers.

Strategy 1.1  Provide recreational facilities that provide for year-round activities, particularly for the winter months.

Strategy 1.2  Ensure recreational activities and facilities have minimal effect on the natural environment.

Strategy 1.3  Provide recreational facilities and activities that are compatible with the size, role, character, and appearance of the town in which they are located.

Strategy 1.4  Provide a range of types and sizes of open space that cater for all residents, including large regional spaces for sports, intimate parks for social interaction and open space that offers off-leash exercise for dogs.

Objective 2  To provide a variety of tracks for pedestrians and cyclists that offers recreational opportunities as well as direct paths of travel.

Strategy 2.1  Link recreation areas by pedestrian and cycle networks within, and between, towns.

Strategy 2.2  Establish pedestrian and bicycle networks along the coastline, as well as linking the coast to other areas of natural beauty and interest, open space areas, sites of cultural significance, and the rural hinterland. These track networks should provide shade and seating opportunities at regular intervals.

Strategy 2.3  Establish a safe bicycle-pedestrian path network around San Remo, Newhaven and Cape Woolamai, connecting the foreshore, commercial centres, public open space areas and existing regional recreational trails, including the George Bass Coastal Walk and the Phillip Island trail.

Strategy 2.4  Facilitate the creation of environmentally sensitive pedestrian connections along the Western Port coast linking Churchill Island to Newhaven and the Phillip Island Bridge.

Objective 3  To maintain and enhance the most frequently used coastal facilities and reserves.

Strategy 3.1  Encourage complementary water based recreational activities and facilities to group together along the coastline.

Strategy 3.2  Support local surf life saving clubs and other community groups in the promotion and provision of a safe recreational environment.

Strategy 3.3  Provide well laid out car parks, toilet blocks, shade opportunities and good road access in proximity to popular beaches, and cycle and walking tracks along the coastline.

Objective 4  To provide local open spaces that caters for a range or users and age groups.

Strategy 4.1  Ensure open spaces are accessible for residents with a disability.

Strategy 4.2  Promote physical activity through the provision of recreation opportunities.

Strategy 4.3  Provide places to socialise and gather.

Strategy 4.4  Include a variety of shade opportunities, shelter, seating and lighting in open space.

Strategy 4.5  Ensure large new and existing open spaces provide bins, toilets, directional signage, seating, shade (either large canopy trees or structures) and shelter.

Strategy 4.6  Support the use of treated wastewater for irrigating broad acre recreation areas.

Strategy 4.7  Ensure small open spaces within urban areas provide a minimum of seating and shade.

Strategy 4.8  Discourage high or opaque fencing around/along open spaces and walking/cycle tracks to encourage natural surveillance and promote safety.
Infrastructure Planning, Design and Construction

The design, management and delivery of infrastructure are key issues for Council. The Infrastructure Design Manual (IDM) prepared by the Local Government Infrastructure Design Association has been adopted by Council and includes guidelines for the design and construction of infrastructure within the municipality, including (among other things) roads, drainage, stormwater, car parking, landscaping, access, earthworks, public lighting and intersection infrastructure. The IDM complements the objectives and standards of Clause 56 for residential subdivision applications.

Objective 1

To provide clear and consistent guidelines for the planning, design and construction of infrastructure.

Strategy 1.1 Encourage a consistent approach to the design and construction of infrastructure across the municipality.

Strategy 1.2 Encourage new subdivision and development that has regard to the objectives and requirements of the IDM or an approved Precinct Structure Plan.
Contents

- Wonthaggi

Wonthaggi

The Wonthaggi Strategic Framework Plan establishes a clear direction for the future physical form of Wonthaggi in that it identifies the preferred location for the various forms of land uses within the township.

Wonthaggi consists of a wide mix of land uses including retail, business, residential, community, recreational and environmental uses. Economic and population growth has seen Wonthaggi evolve into the primary service centre for the municipality. The locations of particular land uses in Wonthaggi are no longer compatible with the type of urban growth that is occurring.

Local Planning Policy and strategic planning documents identify Wonthaggi as a regional centre for the Gippsland area. Wonthaggi should be planned to accommodate a diverse range of housing options, employment opportunities, medical and educational facilities and services that can meet the needs of Bass Coast Shire and surrounding regions.

Local Area Implementation

Settlement

- Plan for urban growth within the settlement boundary shown in the Wonthaggi Strategic Framework Plan.

- Reinforce Wonthaggi’s role as the major service centre for Bass Coast Shire and the township where major development should occur:
  - Encourage a consolidated industrial precinct located to the south of Inverloch Road and bounded by the proposed bypass road.
  - Encourage residential growth to the north and east of Wonthaggi.
  - Encourage the consolidation of the Commercial 1 Zone and relocate non-commercial use into more appropriate areas.

Land uses

Existing area

- Encourage infill residential development in close proximity to the Wonthaggi CBD.

- Encourage industrial and associated uses to locate away from residential and recreational areas.

- Encourage medium density development of under-utilised sites within core areas of the town.

- Encourage the mixed use area at the western entrance of Wonthaggi, north of White Road, to accommodate both residential uses and commercial uses that are not appropriate for the town centre.

- Encourage consolidation of all residential areas incorporated within the General Residential Zone.

- Incorporate a mix of infill development and residential expansion to meet the future housing needs of the population.

- Encourage the consolidation of existing areas within the Low Density Residential Zone in Wonthaggi north.

- Encourage the relocation of the Wonthaggi Secondary School from the CBD.

- Encourage the establishment of a university campus within the township.
- Encourage medical and specialist services to locate in close proximity to the Wonthaggi Hospital.
- Encourage higher residential development on the periphery of the CBD.
- Discourage development in environmentally sensitive locations.

**Wonthaggi North Growth Area**

- Encourage urban development.
- Establish new neighbourhood nodes in emerging urban growth areas.
- Apply Development Plans for future growth areas.
- Encourage the majority of residential expansion to locate in the north east of Wonthaggi.
- Ensure future residential development provides a sustainable mix of infill development.
- Discourage low density residential land to the north and east of Wonthaggi.
- Providing new open spaces, sports, and recreational facilities in emerging urban growth areas.

**Landscape and built form**

- Encouraging future development in Wonthaggi to incorporate design elements that:
  - Encourage physical activity;
  - Provide neighbourhood nodes located at the centre of walkable catchments;
  - Facilitate community interaction;
  - Respect the environment; and
  - Support the ongoing development of Wonthaggi as the Regional Centre for south west Gippsland.
- Applying the recommendations of the Bass Coast Open Space Strategy (2008) including:
  - Providing pedestrian/bicycle links between open space nodes.
  - Providing pedestrian/bicycle linkages between open space nodes and the Wonthaggi commercial area.
  - Providing pedestrian/bicycle linkages between the Wonthaggi commercial centre and the educational precinct.
- Encouraging linkages between all significant areas of open space, particularly areas of passive open space, and those managed as flora and fauna reserves as identified by map titled Parks and Trails Wonthaggi.
- Providing support for the implementation of the Wonthaggi Centenary Environmental Project a project initiated by the Wonthaggi Urban Landcare Group to revegetate and restore wetland areas surrounding Wonthaggi.
- Within the mixed use area at the western entrance of Wonthaggi north of White Road;
  - Encourage the consolidation of lots to facilitate development that fronts White Road, not Murray Road. Where possible service access to these lots should be from Murray Street.
- Within the Wonthaggi commercial area:
  - Maintaining the compact nature of the Wonthaggi Commercial Activity Centre.
  - Investigating an open space link between from Murray Street to Korumburra Road to provide a continuous north – south pedestrian space through Wonthaggi.
Commercial Development

- Encouraging the consolidation and intensification of retail and commercial uses within the existing Commercial 1 Zoned land.

- Encouraging the relocation of car dealerships, auto parts and repair outlets to less centralised areas within Wonthaggi.

- Encouraging co-location of bulky goods and peripheral sales along highway frontages identified in the Wonthaggi Framework Plan below.

- Rezoning the Cyclone Industrial Factory site from the Commercial 2 Zone to the Commercial 1 Zone.

- Developing a new Commercial 2 Zoned precinct along the frontage of Inverloch Road, between the existing Industrial 1 Zone and the proposed alignment of the bypass road.

- Support an increase in commercial zoned land in Wonthaggi to provide for a variety of new and existing businesses consistent with the Wonthaggi Structure Plan.

Industrial

- Supporting a consolidated industrial precinct located south of Inverloch Road, as shown in the Wonthaggi Strategic Framework Plan.

- Encouraging the relocation of existing industrial uses to appropriate areas as shown in the Wonthaggi Strategic Framework Plan.

Infrastructure

- Planning for a bypass road generally in the location shown in the Wonthaggi Strategic Framework Plan.

- Encouraging the location of a transport interchange within or immediately adjacent to the Wonthaggi CBD.
Map 1: Wonthaggi Strategic Framework Plan
Map 2: Wonthaggi Parks and Trails
MODERATE GROWTH SETTLEMENTS

Contents

- Inverloch
- San Remo
- Newhaven
- Cowes and Silverleaves
- Ventnor
- Grantville

Inverloch

Inverloch is a small coastal town and a popular holiday destination. Its character is defined by natural features, including the Andersons Inlet entrance, a foreshore reserve which provides opportunities for passive and active recreation, surf beaches, vegetated waterways and inner residential areas dominated by dense indigenous vegetation.

The Inverloch town centre contains a broad range of commercial, community and recreational uses. It is fringed by foreshore reserve, which includes ‘The Glades’ picnic ground a playground and open, grassy areas that provide a sense of place and informal character.

The residential character in older areas is defined by heavy vegetation, generous vegetated setbacks and spacing between buildings and wide informal roads. In newer areas to the west of the town, development is defined by a suburban character. Four residential charater areas have been identified, including the Town Centre/Medium Density Area, the Established Residential Hinterland, the Emerging Residential Hinterland and the Restricted Environmental Residential.

The vision for Inverloch is for a consolidated and sustainable coastal village that optimises the existing natural assets and character, and services the lifestyle and recreational needs of residents and visitors.

The Inverloch Strategic Framework Plan establishes clear strategic direction for the future physical form by containing residential development within a defined settlement boundary.

Local area implementation

Settlement

- Manage growth within the settlement boundary, as defined in the Inverloch Strategic Framework Plan.
- Provide housing diversity that is responsive to the changing demographic of permanent residents, and the housing and accommodation needs of the non-permanent residents.
- Encourage residential growth within key areas identified in the Inverloch Strategic Framework Plan.
- Provide opportunities for consolidation and infill close to the town centre.
- Encourage medium density development within the areas identified in the Inverloch Residential Character Areas map, without compromising the coastal village character.
- Avoid rezoning of land outside the town boundary for the purposes of low density and rural living development.

Land uses

- Support the provision of convenience shops in designated areas to meet the convenience needs of local residents within a short walk from home.
- Support ongoing local job opportunities through the protection of the industrial area.
- Support the provision of recreation at Thompson Reserve and the Inverloch Recreation Reserve.
- Locate medium density development within the defined Town Centre/Medium Density Area as shown on the Residential Character Areas map.
- Support shop-top housing within the commercial area of the Town Centre.
- Encourage a compact commercial town centre within boundaries defined in the Town Centre Re-Structure Plan.
- Support an additional 3,000 m² of commercial floor space within the area defined in the Town Centre Re-Structure Plan.
- Encourage development of cafés and restaurants along Ramsey Boulevard and The Esplanade.
- Support the removal of restrictive covenants from residential lots within the Town Centre/Medium Density Area, where those covenants restrict the capacity for medium density residential redevelopment.

**Environment**

- Protect indigenous vegetation that makes a contribution to the character of both urban and foreshore areas.
- Ensure that development does not impact negatively on the vegetation or open character of the foreshore reserve.
- Protect waterways, especially Screw Creek, by maintaining and enhancing surrounding vegetation and managing development impacts.
- Monitor and respond to coastal inundation and other impacts of climate change in low lying areas around Inverloch.
- Identify and plan for environmental hazards.

**Landscape and built form**

- Support the re-structuring of the town centre to improve circulation and pedestrian priority.
- Encourage development of new and active retail frontages within the commercial area of the Town Centre.
- Encourage first floor restaurant activity along Ramsey Boulevard and The Esplanade that has views of the foreshore.
- Ensure development responds to the environmental and landscape features of the urban and foreshore areas with architecture that reflects the coastal setting.
- Incorporate indigenous trees and vegetation into landscaping of both the public and private space in new development.
- Ensure that view lines and vistas are protected and shared between the public and private realm.
- Protect the environmental values and character of residential areas.

**Infrastructure**

- Make provision for a pedestrian and cycle trail network in accordance with the Parks and Trails map.
Map 1: Inverloch Strategic Framework Plan
Map 2: Inverloch Parks and Trails
Map 3: Inverloch Towns Centre Re-Structure Plan
San Remo

The San Remo, Newhaven and Cape Woolamai Structure Plan establishes a clear direction for the future physical form of San Remo in that it defines a town boundary for residential development and precincts for consolidated commercial areas.

San Remo acts as a hub for the local community, and is designated as a growth node by State Government Policy - Coastal Spaces (April 2006).
San Remo predominantly consists of detached residential dwellings; however, two and three storey commercial buildings extend along Marine Parade. Land directly to the south of the town is characterised by smaller blocks, with residential land on the hillside more recently established with larger houses.

The building fabric on Marine Parade, west of Bergin Grove forms a retail strip along the south side of the street. These establishments are separated from the foreshore area by a large asphalted car park. Buildings generally present individual shop facades with some continuous building frontages.

Local area implementation

Settlement

- Accommodating the majority of future residential growth within an eastern development corridor, to the east of San Remo, between Phillip Island Road, Shetland Heights Road and Potters Hill Road, in accordance with the San Remo Strategic Framework Plan.
- Civic and commercial activities in the San Remo Growth Area should be provided in a consolidated activity node.

Land uses

- Encourage residential and holiday apartments as “shop top” dwellings to third storey with ground floor retail in the Commercial area: Marine Parade, West of Bergin Grove.
- Extend the B1Z land zoning between Bergin Grove and Woolamai Grove to Mary Grove.
- Promoting the establishment of new retail and commercial businesses.
- Utilising the proposed East-West Link Road as a catalyst for new commercial development within the San Remo town centre.
- Capitalising on the visual exposure offered by San Remo’s commercial centre with respect to attracting passing trade.
- Encourage tourist development to areas zoned Mixed Use along Phillip Island Tourist Road east of the San Remo business centre. This includes an extension of the existing Mixed Use Zone to Panorama Drive.
- Encouraging the location and development of motels, restaurants, and retail outlets on larger lots in the Commercial area - Phillip Island Road, East of Back Beach Road.
- Concentrating the San Remo commercial area to the southern edge of Marine Parade.
- Developing Marine Parade between Bergin Grove and Woolamai Grove for cafes, hotels, restaurants, and open space.
- Redeveloping commercial buildings.
- Facilitating the development of tourism related activities in designated areas promoting commercial tourism at identified locations, with main road frontage and recreational based tourism to the south of the Anderson Peninsula ridgeline.
- Retaining rural land uses outside of designated settlement boundaries, and allow for appropriate recreational tourism uses, which are non-residential.
- Facilitating a future neighbourhood centre for commercial and community purposes within the San Remo residential growth area.
- Monitor coastal hazards and the coastal impacts of climate change on the San Remo Commercial Areas. Review the role of the San Remo Commercial Area when the Victorian Coastal Council ‘Coastal Vulnerability Study’ is released.
**Landscape and built form**

- Encouraging new development to be consistent with the established fishing village character.
- Maintaining views over the bay from Phillip Island Road.
- Encouraging a site responsive and high quality built form.
- Limiting residential building form to be a maximum of two storeys in height (7 metres from natural ground level to top of wall and 8 metres from natural ground level to the ridgeline). Applying the design guidelines of the Phillip Island and San Remo Design Framework.
- Avoiding unarticulated big box built forms especially on undulating land and hillsides.
- Ensuring building mass responds to topography.
- Encouraging fewer and low front fencing to open up streetscapes and allow visual permeability between the public and private realm.
- Encouraging the redevelopment of the commercial town centre to improve design, integration with the foreshore and provide a wide variety of retail type uses.
- Encouraging higher density housing and tourist accommodation (up to 3 storeys) in the San Remo town centre that exhibit excellence in design consistent with the Department of Planning and Community Development’s ‘Guidelines for Higher Density Residential Development.’
  
  Specifically, development should achieve the following:
  - Third levels should be recessed to assist with reducing building bulk and assist in with streetscape integration.
  - Roof forms should not incorporate high pitches and should be designed to provide visual interest.
  - Building form should provide for appropriate street activation and integration, articulation and contemporary design treatments, which contribute to the coastal character.
- **Within the Commercial area - Marine Parade, West of Bergin Grove:**
  - Providing verandahs and awnings with articulated facades to ensure cohesive streetscapes.
  - Encouraging active street frontages on Marine Parade with an emphasis on retail, cafes, galleries, and restaurants at street level.
  - Applying a zero street setback for all new buildings.
  - Using a combination of painted timber, stone, painted render and galvanised or stainless steel on new buildings. Minimising highly reflective surfaces.
  - Providing pitched roofs.
- **Within the Commercial area - Marine Parade, Bergin Grove to Back Beach Road:**
  - Encouraging the redevelopment of the corner of Back Beach Road and Marine Parade with a landmark building.
  - Including verandahs and awnings on buildings, with articulated facades to ensure cohesive streetscapes.
- **Within the Commercial area - Phillip Island Road, East of Back Beach Road:**
  - Ensuring signs do not dominate the built form of new development.
  - Achieving a consistent setback of new buildings with the existing streetscape.

**Infrastructure**

- Making provision for a new road, facilitating access to future residential development east of Potters Hill Road, and in doing so also providing for an alternative road access into San Remo.
- Make provision for a pedestrian and cycle trail network in accordance with the Parks and Trails plan located below.
- Upgrade Shetland Heights Road such that it provides an alternate access to San Remo.
- Ensuring that any future requirement to duplicate the Phillip Island Bridge is not precluded by any incompatible development in the vicinity of the existing bridge.
- Pursuing the possibility of establishing an emergency services hub along Genista Street adjacent to the existing CFA and Telstra Exchange facilities.
- Exploring options for additional educational facilities within San Remo to cater to the needs of the growing population, in proximity to any future neighbourhood centre in future residential growth areas.
Map 1: San Remo Strategic Framework Plan
The San Remo, Newhaven and Cape Woolamai Structure Plan establishes a clear direction for the future physical form of Newhaven in that it defines a town boundary for residential development and precincts for consolidated commercial areas.
Newhaven has a well-established, post-war construction, detached dwelling residential core. A small strip of two storey shops on Forrest Avenue forms a local business node. The Primary School and associated playing fields provide a visual and auditory buffer to the small industrial area.

**Local area implementation**

**Settlement**
- Accommodating residential expansion at a low density to the west of Newhaven, north of Phillip Island Road and east of Boys Home Road to the Churchill Island access road turnoff, subject to detailed environmental and landscape assessment.
- Preventing additional expansion of Newhaven, other than what is described in the Newhaven Strategic Framework Plan.
- Reinforce Newhaven’s identity as an established community and a precinct for education and heritage.

**Land uses**
- Limiting developments along Forrest Avenue to residential or small accommodation uses such as bed and breakfast.
- Concentrating the growth of commercial development within the established precinct boundaries of the existing commercial area.
- Encouraging the redevelopment of the vacant shops in the commercial area of Newhaven.
- Encouraging the redevelopment of the commercial site on the corner of Forrest Avenue and Anderson Street.
- Create a protective buffer between the environmentally sensitive intertidal zone and land to the west of Newhaven.
- Creating a new tourism precinct on land adjacent to the north side of the Phillip Island Road between Boys Home Road and the Public Conservation and Resource Zone. A detailed structure plan should be developed.
- Consider suitable infill opportunities for the former Boys Home that are sympathetic to its heritage values.

**Environment**
- Identify and plan for environmental hazards.

**Landscape and built form**
- Ensuring that future development is high quality and of an appropriate scale for Newhaven.
- Designing new industrial development in accordance with the Design Guidelines for industrial sites as set out in Section 5 of the *Phillip Island and San Remo Design Framework*.
- Applying the design guidelines of the Phillip Island and San Remo Design Framework.
- Designing and siting new development to reflect the streetscape pattern of Newhaven.
- Incorporating landscaping sympathetic to street planting within building setbacks along Phillip Island Road.
- Limiting building form to a maximum of two storeys in height (7 metres from natural ground level to top of wall and 8 metres from natural ground level to the ridgeline).
- Encouraging low front fencing to open up streetscapes and allow visual permeability between the public and private realm.
- Improve and upgrade facilities in the existing Newhaven Gateway Park.
- Establish a new coastal boardwalk to link Churchill Island with Newhaven and beyond.
- Increased residential densities via urban consolidation that respects established character will be encouraged within the residential areas of Newhaven.
- Ensure that development is responsive to identified flood and coastal inundation risks identified in the Land Subject to Inundation Overlay.

**Infrastructure**

- Upgrade and improve intersections, on-street parking and carriageways on Forrest Avenue, Cleeland Street, Seaview Street and Anderson Street to facilitate a loop-road access system for the Newhaven Marina and boat ramp traffic.
- Make provision for pedestrian and cycle trails in accordance with the Newhaven Parks and Trails Plan located below
Cowes & Silverleaves

The Cowes & Silverleaves Strategic Framework Plan establishes a clear direction for the future physical form of Cowes & Silverleaves and the foreshore precinct. This plan defines a town boundary for residential development, appropriate locations for open space and precincts for consolidated commercial development.
The Cowes Activity Centre Framework Plan provides further direction with respect to land use and development within the primary commercial areas of the township. It seeks to consolidate the town centre, strengthen its qualities as a place, and facilitate development which aligns with planning strategies.

**Local area implementation**

**Cowes**

Cowes is the largest settlement on Phillip Island. It has two distinct roles as the main holiday town, and as a community and retail service centre. Over half of the existing building stock is unoccupied for the majority of the year, however Cowes does have the highest permanent resident population on the Island.

Thompson Avenue is the location for the majority of commercial, retail, community, tourism, and health services. Much of the larger scale holiday accommodation including apartments, hotels and motels are located in proximity to the northern section of Thompson Avenue and along the Cowes Foreshore.

Away from Thompson Avenue, more typical residential land use patterns begin to emerge. However, these are interspersed by caravan parks and other forms of tourist accommodation. The residential areas east and west of Thompson Avenue have distinct characteristics which are defined by the period of development, vegetation, and proximity to the foreshore.

The character of Cowes is also defined by a number of different vegetation types. The vegetation located around the foreshore and Thompson Avenue has historical and cultural importance. The Golden Cypress Avenue that leads along Thompson Avenue is an iconic feature important to the town’s identity. The established urban areas and streets within Cowes and Cowes Central are primarily planted with mature native trees and significant coastal vegetation closer to the foreshore areas.

**Settlement**

- Limit land available for urban development to land contained within the defined settlement boundaries.
- Reinforce the role of Cowes generally, and Thompson Avenue specifically, as the major commercial centre for Phillip Island and provide for projected growth for business uses in this area.
- Provide residents and visitors with convenient access to day to day goods and services outside of the major commercial centre.
- Acknowledge and plan for the impacts of Climate Change, in particular impacts associated with predicted sea level rises and storm surge events, and discourage development in locations identified as being likely to be impacted by such events.

**Land uses**

- Provide greater residential densities proximate to Cowes Activity Centre and those locations within the defined township where greater densities can be accommodated without impacting upon the established and valued character of existing communities.
- Encourage the concentration of major retail, commercial, administrative, entertainment, and cultural developments into a consolidated Cowes Activity Centre, which provides a variety of land uses which are highly accessible to the community.
- Maintain existing supplies of zoned industrial land, noting the capacity and suitability of other areas within the Shire to accommodate future demand.
- Ensure that the location of social and community facilities has appropriate consideration to demographic trends, the existing and future demand requirements of the community and the need to integrate services/facilities into communities.
Provide for the establishment of small-scale local stores beyond the Cowes Activity Centre, to provide residents and visitors with convenient access to day to day goods and services.

Preserve and enhance existing open space and recreation facilities, and create new areas of open space and recreation facilities connected through a series of accessible wildlife corridors.

Provide opportunities for the establishment of tourism-based use and development in highly accessible locations adjacent to the coast.

Identify the Esplanade between Warley Avenue and Osbourne Avenue as having opportunities for increased residential density, provided that development responds to all other urban design objectives.

Environment

Identify and plan for environmental hazards.

Landscape and built form

As identified on the structure plan map, encourage various forms and densities of urban development to locate within, as appropriate:

- Preferred locations to increase the number and diversity of dwellings (substantial change);

- Areas where some increase in the number and diversity of dwellings may be acceptable, but where development must respect the character of the area (incremental change); and

- Areas where minimal change to established built form and character is anticipated (minimal change).

Develop a high quality urban environment with a built form that is responsive to the Cowes coastal setting.

Protect areas of distinct and highly valued urban character from development that detracts from that character.

Ensure that development is responsive to identified flood and coastal inundation risks identified in the Land Subject to Inundation Overlay.

Infrastructure

Movement Network & Car Parking

Create an effective and efficient road network throughout the year, accounting for seasonal changes in vehicle volumes and movements.

Maximise the efficient use of all car parking provided within the Cowes commercial area.

Provide a high level of public access to car parking areas.

Minimise adverse traffic movement within the Cowes commercial area in relation to parking.

Provide for improved pedestrian and cycle connectivity within and between settlements.

Social and Community Facilities

Provide for adequate car parking facilities to be established in proximity to tourist attractions, recreation destinations, the coastline, and commercial activity centres.

Cowes Activity Centre

The Cowes Activity Centre contains a number of positive built environment features, such as the fine grain rhythm of buildings in the vicinity of the foreshore. It also features a quality boulevard entry, which has cultural and historic value for the township. However, piecemeal development, large format uses at the core of the centre, poorly located parking, and sprawl have detracted from the town’s character. A suite of measures is required to reverse this trend, particularly with respect
to the manner in which development addresses the foreshore and Thompson Avenue, overall built form within the centre, street activation, improved spatial relationships between the northern and southern sections of the town centre, and the enabling of landmark developments on key sites.

**Objective 1**
To strengthen the Activity Centre’s dual role as a tourist and community hub.

**Strategies**
- Focus tourism, hospitality, and entertainment uses towards the foreshore.
- Encourage retail and commercial uses catering for the day to day needs of residents and visitors south of Chapel Street, ensuring that the nature and design of land use and development contribute towards enhancing the town’s character.

**Objective 2**
To consolidate the Activity Centre and intensify land uses to contribute towards street activity, vibrancy, and patronage.

**Strategies**
- Facilitate retail, dining, tourism, and other land uses which contribute towards street activity within the northern section of Thompson Avenue and along The Esplanade from Warley Avenue to Steele Street.
- Intensify street activity and facilitate the following land uses along Thompson Avenue:
  - Between the Esplanade and Chapel Street – specialist retail, cafes and restaurants.
  - Between Chapel Street and Church Street – community services, cafes, office use and convenience retail.
  - Between Church Street and Settlement Road – high quality accommodation on upper levels, with commercial activity at street level.
  - Between Settlement Road and Ventnor Road – high quality tourist accommodation.
- Encourage higher residential densities on upper levels within the Activity Centre boundary, catering for a mix of visitors and residents.
- Integrate housing, work, shopping, recreation, and community services in Central Cowes, to provide a mix and level of activity that attracts people, creates a safe environment, stimulates interaction, and provides a lively community focus.
- Avoid fragmentation of the Activity Centre through clustering of ‘big box’ or discount department store developments.
- Address existing fragmentation at the intersection of Thompson Avenue and Chapel Street through built form and public space improvements that improve the relationship of development with the street, and cater for increased levels of public activity.
- Encourage shop top dwellings within the commercial areas to activate the street at night time.

**Objective 3**
To guide new development so that it strengthens Cowes’ sense of place as a coastal holiday and lifestyle destination.

**Strategies**
- Encourage contemporary architecture, which has careful regard for Cowes’s landscape qualities and beachside character.
Objective 4  
To require the redevelopment of key sites to occur in a manner that contributes to Cowes’ identity as a tourist town and regional centre.

Strategies

- Prepare master plans for the former Isle of Wight site and the former Warley Hospital site to ensure site layout, building orientation, massing, and context are carefully considered.
- Facilitate the redevelopment of the former Isle of Wight site as a catalyst development focussed on retail, hospitality and entertainment uses on The Esplanade and residential/accommodation uses on Bass Avenue which contribute activity and architectural excellence to the Activity Centre.
- Retain and protect the the existing Moreton Bay Fig on the Isle of Wight site.
- Facilitate the redevelopment of the former Warley Hospital site as a large strategic site, with the opportunity to strengthen the Activity Centre through land use density, architectural excellence, and the location of land uses which benefit from access to the water and the core commercial area.
- Revitalise the Cowes Cultural and Community Centre through improved architectural form which adds interest and addresses the street, combined with urban design improvements to the forecourt to create an improved town square.

Objective 5  
To facilitate the reconfiguration of car parking areas within the Activity Centre in accordance with planned land uses, built form, and activation objectives.

Strategies

- Ensure that parking does not dominate commercial street frontages on Thompson Avenue, The Esplanade, Chapel Street and Settlement Road.
On Thompson Avenue, between The Esplanade and Church Street, create pedestrian links between rear-of-shop carparking and the street – encourage the redevelopment of buildings to enable this to occur.

Facilitate the development of the Cowes Transit Centre and all day carpark.

Specific Implementation

- Undertake a feasibility study to determine the requirements for establishing a new recreation facility on Hilton-Chadwick Reserve.
- Explore opportunities to make vacant or under-utilised Council owned land available for affordable housing.
- Identify specific car parking requirements for the Cowes Central Activity Area and preferred locations for higher density development (substantial change).
- Advocate for the ongoing provision of quality, accessible health, and medical services in Cowes.
- Investigate options for improved utilisation of the Cowes Cultural and Civic Precinct for community and civic uses in accordance with identified community needs.
- Develop a Parking Precinct Plan for the Cowes Activity Centre area and other locations that are designated in Map 1 as preferred locations for higher density development (substantial change).
- Prepare a master plan to implement the key actions identified for the Cowes Foreshore Precinct as set out in the Phillip Island and San Remo Design Framework.
- Prepare Urban Design Guidelines for the following residential Precincts:
  - Cowes East;
  - Cowes Central; and
  - Cowes West.

Silverleaves

Silverleaves exists as a small residential development to the east of Cowes. Separated from Cowes East by the Cowes Golf Club and Coghlan’s Road, Rhyll Inlet terminates the development to the east. The low scale character of Silverleaves is maintained by the inability to provide reticulated sewer to the land.

The character of Silverleaves is generally defined by modest coastal beach dwellings nestled amongst mature Coast Banksia. The majority of this vegetation is classified as vulnerable Ecological Class Vegetation (EVC 2 Coast Banksia Woodland).

The topography is generally flat with coastal dunes along the coastline forming a distinctive edge to the area. The existing urban area of Silverleaves is located below 2.5 meters AHD and vulnerable to anticipated impacts of Climate Change.

Settlement

- Protect the established scale of Silverleaves which is set within and defined by the coastal settings, significant coastal vegetation, and the Rhyll Inlet.
- Avoid further linear coastal development.
- Acknowledge and plan for the impacts of Climate Change, in particular impacts associated with predicted sea level rises and storm surge events, and discourage development in locations identified as being likely to be impacted by such events.
Land use

- Discourage the development of land east of Coghlans Road, (not including the integrated golf course proposal and replacement dwellings), including the existing urban area of Silverleaves, until a Coastal Vulnerability Study has been undertaken and the findings of this study have been incorporated into the Bass Coast Planning Scheme.

Environment

- Protect Silverleaves recognised and highly valued environmental attributes, including the landscape and aesthetic values of the Foreshore and the Rhyll Inlet.
- Avoid the removal of vegetation in the areas identified as EVC 2 Coastal Banksia Woodland.
- Ensure that land use development does not detrimentally impact upon identified significant flora and fauna habitats, including areas of roadside vegetation.
- Identify and plan for environmental hazards.

Landscape and built form

- Ensure that development is responsive to identified flood and coastal inundation risks identified in the Land Subject to Inundation Overlay.
Map 1: Cowes & Silverleaves Strategic Framework Plan
Ventnor

The Ventnor Strategic Framework Plan establishes a clear direction for the future physical and spatial form of Ventnor.
Local area implementation

Ventnor is characterised by two residential pockets dispersed between areas of rural land and bushland and separated by the Ventnor Common. The local community identifies these distinct areas as Ventnor East and Ventnor West (Grossard Point).

Ventnor defines the western extent of urban area on Phillip Island and Ventnor Road acts as a gateway to the Summerland Peninsula, the Nobbies and the Penguin Parade.

Ventnor is primarily a holiday town, with a high proportion of non-permanent residential dwellings. Ventnor East is generally defined by an informal beach character; the built form is dominated by modest weekend cottages and ‘beach house’ dwellings.

Large two storey dwellings characterise Ventnor West, with newer contemporary built forms emerging as part of the Grossard Point Road streetscape. Coastal land further west of Ventnor West is considered of state landscape significance and provides habitat for the Hooded Plover and Short-tailed Shearwater.

Ventnor East is nestled into the Coastal Scrub that extends north east to the Cowes Foreshore area. It is separated from Cowes West by Saltwater Creek which creates a physical barrier to the east. Ventnor West sits above the foreshore on a windswept ridgeline that extends to Grossard Point.

Settlement

- Limit land available for urban development to land contained within the defined settlement boundaries.
- In Ventnor West, discourage the expansion of the residential area into the area between the existing settlement and Ventnor Road.

Land uses

- Facilitate the residential development of vacant land within the defined settlement boundaries.
- As identified on the structure plan map, encourage various forms and densities of urban development to locate within, as appropriate:
  - Areas where some increase in the number and diversity of dwellings may be acceptable, but where development must respect the character of the area (incremental change); and
  - Areas where minimal change to established built form and character is anticipated (minimal change).
- Provide residents and visitors with convenient access to day to day goods and services outside of the major commercial centre.
- Encourage the provision of small-scale general stores in the following locations;
  - West corner of Ventnor Road and Anchorage Road.
  - South corner of Lyall road and Graydens Road.

Environment

- Protect Ventnor’s recognised and highly valued environmental attributes, including the landscape and aesthetic values of its rural land and coastal areas.
- Ensure that land use and development does not detrimentally impact upon identified significant flora and fauna habitats, including areas of roadside vegetation.
- Provide for the creation of indigenous vegetation buffers and a network of indigenous vegetation corridors, integrated with a pedestrian and cycle network.

Landscape and built form

- Protect the existing coastal landscape character of the urban area.
- Protect and retain any existing indigenous vegetation when constructing new buildings and avoid damage to environmentally sensitive areas.
- Ensure new developments maintain existing view lines to and from the foreshore.
- Limit building form to a maximum of two storeys in height (7 metres from natural ground level to top of wall and 8 metres from natural ground level to the ridgeline). Ensure that the built form is high quality and of an appropriate scale for Ventnor.
- Continue re-vegetation works on Ventnor Beach Road and along major roadsides in Ventnor.

Infrastructure

- Improve movement, access and linkages for pedestrian & bikes.
- Underground powerlines on all foreshore areas and on streets immediately parallel with the foreshore.
- Improve stormwater drainage and quality of water flowing to Western Port and Salt Water Creek.
Grantville

The Grantville Strategic Framework Plan establishes a clear direction for the future physical form of Grantville in that it defines a settlement boundary for residential development and precincts for consolidated commercial areas.
Grantville is a series of established and separate subdivisions, of varying types and lot sizes, serviced by a small commercial centre. The town is sufficiently established to support light industrial and essential services. Growth in the eastern region of Melbourne is likely to result in increasing demand for commuter and retiree housing in and around Grantville.

Grantville is an established district centre with potential for consolidation and future growth.

Local area implementation

Settlement

- Contain development within the settlement boundary identified on the Grantville Strategic Framework Plan.
- Encourage the development of Grantville as an emerging district service centre.
- Require applications for rezoning of land for urban use on land below 5 metres Australian Height Datum that abuts the coast of coastal reserve to be exhibited with a Development Plan Overlay. The Development Plan Overlay must implement the findings of the required Coastal Hazard Vulnerability Assessment.

Land uses

- Provide for a diversity of housing choices and types.
- Encourage new residential development to locate north and south of Glen Alvie Road, east of the Bass Highway intersection.
- Investigate the potential to create new low density residential development in the area bounded by Queensferry Road, Bass Highway, the current industrial area, and the coastline, with:
  - Lots having an area of approximately 1.0 hectare are preferred given the site's proximity to the industrial area and the environmental constraints of the land, and
  - All dwellings connected to reticulated water and sewerage.
- Encourage new residential development in the area generally south of Glen Alvie Road and west of Acacia Road, however require a flora and fauna assessment to be undertaken before any rezoning.
- Encourage the relocation of the existing industrial area to the south of the expanded Grantville settlement and east of the Bass Highway.
- Ensure that if the area currently zoned for industry is developed for low density residential (following the relocation of the industrial area to the south), that any potential land contamination is investigated and appropriately remediated.
- Encourage medium density development and aged persons’ accommodation to locate in proximity to the town's commercial and service centre.
- Encourage the residential rezoning of land located behind the commercial properties located to the west side of Bass Highway.
- Support the extension of the existing commercial area north of the Grantville - Glen Alvie Road and Bass Highway intersection in accordance with the Grantville Strategic Framework Plan.
- Ensure that appropriate buffers are implemented to respond to potential interface issues between new residential development areas land utilised by the sand extraction industry.
- Encourage 'clean green' and service related industries.

Environment

- Protect and effectively managing the foreshore area.
Revegetate the mangrove communities on the Grantville foreshore to assist in the prevention of foreshore erosion.

Identify and plan for environmental hazards.

**Landscape and built form**

- Improve the urban and landscape features of Grantville.
- Enhance the existing coastal trail walking track.
- Consider the urban and landscape design features in the Grantville Urban Strategy in any future development in the Grantville township. Within existing and future industrial areas:
  - Landscaping new buildings with appropriate coastal indigenous species.
  - Providing low level planting along the highway verge in front of the estate.
  - Installing an attractive entrance sign.

- Ensure that development is responsive to identified flood and coastal inundation risks identified in the Land Subject to Inundation Overlay.

**Infrastructure**

- Require the existing and future industrial areas to designate an internal road layout, that limits access points to the highway.
- Upgrade the public recreation reserve north of Colbert Creek.
- Review the future use of the jetty.
- Encourage the development of emergency services facilities. Improve pedestrian and bicycle linkages between residential clusters and the town centre taking into account the Bass Coast Bicycle Strategy.
- Develop shared bicycle/pedestrian access, walking tracks and recreational opportunities as shown on the Grantville Township Strategic Framework Plan.
Map 1: Grantville Strategic Framework Plan
Map 2: Grantville Centre Strategic Framework Plan
Rhyll

The Rhyll Structure Plan establishes a clear direction for the future physical form of Rhyll in that it defines a town boundary for residential development and precincts for consolidated commercial areas.

Settlement

- Ensure development occurs within settlement boundaries.
- Maintaining the Rhyll-Newhaven Road, Hastings Road and McIlwraith Road as the boundary for residential development.

Land uses

- Encourage a mix of densities within the urban area to accommodate population growth without compromising the coastal village character.
- Encourage shop top dwellings above retail development to increase activity and surveillance.
- Provide for a consolidated and active commercial area.
- Limit commercial development to the existing area of Beach Road facing the eastern foreshore and the existing shop at the corner of Walton Street and Lock Road.

Landscape and built form

- Ensure that future development is high quality and has an appropriate scale for the compact nature of the urban area of Rhyll.
- Maintain the existing compact residential character of the urban area.
- Ensure that development is responsive to identified flood and coastal inundation risks identified in the Land Subject to Inundation Overlay.
- Within residential areas:
  - Apply the design guidelines of the Phillip Island and San Remo Design Framework.
- Encourage new buildings to respond to the hillside topography of Rhyll by varying the levels of each part of any dwelling to reduce building and wall heights and overall mass.
- Limit building form to be a maximum of two storeys in height (7 metres from natural ground level to top of wall and 8 metres from natural ground level to the ridgeline). Encourage new developments to maintain existing view lines to and from the foreshore.
- Maintain the roadside vegetation in Rhyll and on the approaches into the urban area.

  - Within commercial areas:
    - Encourage active retail frontages at street level.
    - Ensure new buildings on corner sites present active frontages to both streets.
    - Limit building form to a maximum of two storeys in height (7 metres to top of wall and 8 metres to the ridgeline).
    - Encourage articulated facades, pitched galvanised steel roofs and verandahs, to create a visually cohesive and interesting streetscape.

**Environment**

- Identify and plan for environmental hazards.

**Map 1: Rhyll**

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**Wimbledon Heights**

The Wimbledon Heights Strategic Framework Plan establishes a clear direction for the future physical and spatial form of Wimbledon Heights.

**Local area implementation**

Wimbledon Heights is a small dormitory settlement south of Cowes in the centre of Phillip Island, surrounded by agricultural land and rural landscapes. The settlement is characterised by centrally located open space and modest single-story coastal dwellings set on large blocks.
Streetscape planting within the residential development is minimal and sparse, with broad nature strips and mature tree specimens. This reflects the character of the surrounding open pasture.

**Settlement**

- Protect the established scale of Wimbledon Heights which is set within and defined by its rural setting and hilltop location.
- Limit land available for urban development to land contained within the defined settlement boundary.

**Land Use**

- Facilitate the residential development of vacant land within the defined settlement boundaries.
- Protect and maintain non-urban landscapes between Cowes and Wimbledon Heights.

**Specific Implementation**

- Prepare Urban Design Guidelines for Wimbledon Heights.

**Map 1: Wimbledon Heights Strategic Framework Plan**

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**Smiths Beach, Sunderland Bay, Sunset Strip, Surf Beach**

The Smiths Beach, Sunderland Bay Sunset Strip and Surf Beach Structure Plan establishes a clear direction for the future physical form of these estates in both a spatial sense as well as built form, in that it defines a town boundary for residential development.

The strategy for these beach settlements is to maintain each estate as a separate entity with its own distinct identity and to increase the level of infrastructure to improve the living environment for these estates.

**Settlement**

- Consolidate development within the township boundaries of each estate identified on the structure plans.
- Discourage development beyond the existing residential areas of Sunderland Bay, Surf Beach, Sunset Strip and Smiths Beach.
Land uses
- Locate commercial, community or residential development on the south west corner of Marlin Street and Smiths Beach Roads at Smiths Beach.
- Limit floor space for future commercial development on the west side of Smiths Beach and Sunderland Bay to a level to service local community needs.

Environment
- Establish wildlife corridors throughout the residential areas where possible linked by existing areas of open space as well as creating a buffer to rural land.

Landscape and built form
- Provide high quality residential development that is responsive to the opportunities and constraints of a site and character of the area.
- Apply the design guidelines of the Phillip Island and San Remo Design Framework.
- Limit building form to be a maximum of two storey in height (7 metres from natural ground level to top of wall and 8 metres from natural ground level to the ridgeline).
- Reflect the context of the existing buildings on the street when determining setback requirements.
- Encourage low front fences to open up the streetscape and allow for visual permeability.
The San Remo, Newhaven and Cape Woolamai Structure Plan establishes a clear direction for the future physical form of Cape Woolamai in both a spatial sense as well as built form in that it defines a town boundary for residential development and nominates design guidelines for development.

Cape Woolamai occupies the section of land at the head of the Cape and is almost entirely made up of detached residential dwellings up to three stories. A small set of commercial buildings are located at the entry to Cape Woolamai at Vista Place.

**Settlement**

- Prevent any additional expansion of Cape Woolamai, other than what is indicated in the strategic Framework Plan below, due to physical and environmental constraints.
Land uses

- Include second storey shop top housing to be used for a mix of residential, holiday apartments and offices.
- Encourage development within the local retail precinct around Vista Place.
- Ensure that ground floor is used for retail, dining, community, or entertainment to maximise interaction between indoor and outdoor commercial development.
- Facilitate urban improvements as a means of encouraging new development within the Vista Drive commercial precinct, servicing the community of Cape Woolamai.
- Encourage commercial uses that support the local community needs within Cape Woolamai’s existing mixed use zoned convenience centre.
- Identify the Phillip Island Airport as ‘an investigation area once the airports’ future has been determined.

Environment

- Ensure the interface of residential development with the State faunal reserves and shearwaters rookeries are sensitive to the environmental significance of these areas. This is best achieved with screening of indigenous vegetation. Using planting and wildlife corridors as a buffer between the rural land and residential development.

Landscape and built form

- Provide high quality residential development that is both responsive to the site and to the character of Cape Woolamai.
- Retain the low scale character of the Cape Woolamai convenience centre.
- Apply the design guidelines of the Phillip Island and San Remo Design Framework.
- Limit building form to a maximum of two storeys in height (7 metres from natural ground level to top of wall and 8 metres from natural ground level to the ridgeline).
- Include landscaping using indigenous plants in new development and new residential subdivisions.
- Encourage fewer and low front fences to open up the streetscape and allow for visual permeability.
- Present a visually cohesive street presence by constructing retail buildings in “strips”.
- Ensure that corner buildings front both streets.
- Improve the existing interface between the southern edge of Cape Woolamai township and the coastal reserve at the Colonnades by connecting Beresford Drive to Lantana Road and closing The Boulevard and the associated extensions of Lantana Road and Tampa Road to vehicle access.

Infrastructure

- Make provision for pedestrian and cycle trails in accordance with the Cape Woolamai Parks and Trails Plan located below.
Map 1: Cape Woolamai Strategic Framework Plan

Legend

- Existing Urban Area
- Public Open Space / Public Land
- Rural Area / Farmland
- Site - Specific Boundary

0 250 500
inches

Investigation area once the airport's future has been determined.
Dalyston

The Dalyston Strategic Framework Plan establishes a clear direction for the future physical form of Dalyston in that it defines a town boundary for residential development and precincts for consolidated commercial areas.

Settlement

- Maintain Dalyston as a small residential community.
- Consolidate urban development within the township boundary.
- Discourage development outside of the identified township boundary.

Land Uses

- Retain the existing township character.
- Encourage infill development.
- Encourage a secondary open space precinct as indicated on the Dalyston Parks and Trails Plan below, north of the Bass Highway to serve the northern precinct.
- Encourage a mix of densities to accommodate population growth without compromising the village character.

- In response to the recent provision of infrastructure services for Dalyston, support the removal of the Restructure Overlay that applies to land in North Dalyston to cater for new residential growth.

- Encourage future development of commercial uses to be of a scale that reflects the existing neighbour character.

- Support the retention of a convenience store in the commercial area.

**Landscape and built form**

- Protect and enhance the village character of Dalyston.

- Encourage appropriate urban/rural interfaces that recognise the distinct rural setting of Dalyston.

- Encourage high quality residential subdivisions that are responsive to the opportunities and constraints of a site and character of the area.

**Infrastructure**

- Improve infrastructure provision for footpaths, roads, and drains within the township.

- Improve the pedestrian and bicycle connections to the Bass Coast Rail Trail.
Map 1: Dalyston Strategic Framework Plan
Cape Paterson

Cape Paterson structure plan establishes a clear direction for the future physical form of Cape Paterson in that it defines a town boundary for residential development and precincts for consolidated commercial areas.

Cape Paterson is a small to medium sized settlement, nestled between rural landscapes and the Cape Paterson Foreshore Reserve and Bunurong Marine Park. Traditionally a holiday/recreational coastal village, it now has an increasing permanent population. Minimal commercial facilities predominantly service the local population and holiday visitors. It has a generous foreshore reserve that includes the caravan park as a major asset set among native coastal vegetation and some mature exotic vegetation. Community facilities are disparate and not well connected.
Settlement

- Contain development within the identified settlement boundary.
- Growth to the west of Cape Paterson will directly abut existing residential areas and be restricted to the corners of Wilson Road and Seaward Drive (Lot 38A).

Land uses

- Retain the existing main commercial area, supplemented by the neighbourhood functions of the eastern local store, community centre, and sporting precinct.
- In the event additional recreation areas are required, the northern precinct for long-term development is considered an appropriate location.
- Limit community and commercial facilities in the other precincts of town to ensure that the existing main centre remains viable and central to the commercial needs of the town.

Environment

- Continue with development and implementation of local Coastal Management Plans and review the feasibility of all land uses and amenities within the foreshore reserve over time.

Landscape and built form

- Improve signage at the entry to town to identify the Bunurong Scenic Drive, commercial and community centre locations and other natural features.

Infrastructure

- Development north of Seaward Drive should be subject to assessments of required utility service upgrades, local traffic analysis, and traffic management measures may be required to minimise impacts on the existing road network and surrounding areas, including appropriate road extensions, upgrading, reconfiguring, enhancing and landscaping of existing impacted streets and intersections.
- Upgrade and enhance car parking and adjacent pedestrian and road traffic treatments at the main commercial area.
- The road status of Seaward Drive should be updated to reflect its function as a collector road as development to the north and west of Cape Paterson goes forward.
The Jam Jerrup Strategic Framework Plan establishes a clear direction for the future physical form of Jam Jerrup in that it defines a settlement boundary for residential development.

Jam Jerrup is a discrete cliff-top coastal settlement, providing for permanent residential population and holiday homes. It has no community or commercial services.
The settlement pattern of Jam Jerrup is oriented along Bay Road and Foreshore Road. Foreshore Road separates the settlement from the foreshore reserve. The majority of houses are sited to look out over Western Port.

**Settlement**
- Contain development within the settlement boundary, identified on the Jam Jerrup Strategic Framework Plan, which reflects the existing areas zoned for residential development.

**Land uses**
- No further subdivision along Bay Road.

**Environment**
- Protect and effectively manage the foreshore reserve.
- Manage and protect the Ramsar site at Stockyard Point.

**Landscape and built form**
- Protect Jam Jerrup’s intimate and diverse built form character and linear / parallel relationship with the foreshore.
- Protect and enhance the low-key character, environmental qualities and community character.
- Protect and improve the long, linear foreshore reserve.
- Protect scenic views to and from Western Port and adjacent rural landscapes.
- Retain the strong unifying element of one main informal road for the settlement that provides a protective edge to the fragile coastline.

**Infrastructure**
- Consult with local residents and the CFA regarding the need for, and the feasibility of providing, alternative emergency exits for residents.
The Gurdies /Pioneer Bay Strategic Framework Plan establishes a clear direction for the future physical form of The Gurdies/Pioneer Bay in that it defines a settlement boundary for residential development and a precinct for consolidated small scale tourism and related commercial activity.

**The Gurdies**

The Gurdies is a recently developed small hillside estate, east of the Bass Highway, and situated on the edge of a vegetated ridgeline that extends south. The Gurdies Nature Reserve forms the southern boundary. There are no commercial or community facilities.
Pioneer Bay

Pioneer Bay is an established small post-war residential settlement. It is bounded to the east by the Bass Highway and the Gurdies Nature Reserve, to the north and south are rural land uses and to the west, adjacent to a narrow foreshore reserve is Western Port. There are no commercial or community facilities. It functions as a satellite residential area of Grantville.

Settlement

The Gurdies

- Contain development within the settlement boundary identified on the Pioneer Bay/ The Gurdies Strategic Framework Plan, which generally reflects the existing areas zoned for residential development.
- Encourage small scale tourism related commercial development through the rezoning of Lot 1 TP 345925G, south of The Gurdies to the Rural Activity Zone.

Pioneer Bay

- Contain development within the settlement boundary identified on the Pioneer Bay/ The Gurdies Strategic Framework Plan, which generally reflects the existing areas zoned for residential development.
- Require applications for rezoning of land for urban use on land below 5 metres Australian Height Datum that abuts the coast or coastal reserve to be exhibited with a Development Plan Overlay. The Development Plan Overlay must implement the findings of the required Coastal Hazard Vulnerability Assessment.

Land uses

The Gurdies

- Complete the restructure of inappropriate subdivision through appropriate acquisition of lots for inclusion into a conservation reserve.
- Protect and enhance Hurdy Gurdy Creek through public and private management of the adjacent riparian environment.

Environment

The Gurdies

- Protect remnant vegetation on farm zoned land to the east of Island Views Estate.
- Protect the vegetated ridgeline and hilltops.

Pioneer Bay

- Construct a footpath along the main street to connect Bass Highway and the bus stop with the majority of the estate and the foreshore reserve.
- Protect and effectively manage the foreshore area.
- Identify and plan for environmental hazards.

Landscape and built form

The Gurdies

- Ensure the Gurdies Nature Conservation Reserve, Hurdy Gurdy Creek and remnant hillside vegetation remains as a significant natural backdrop to development.
- Encourage the planting of additional indigenous or native tress, in the Island View Estate, to compliment surrounding bushland and Hurdy Gurdy Creek.
Pioneer Bay

- Protect scenic views to vegetated ridgelines from Western Port and the Bass Highway Scenic Drive.
- Retain the existing natural boundaries of the eastern vegetated ridgeline, northern creek line, and southern nature reserve.
- Retain mature vegetation throughout the residential lots and streetscape.
- Ensure that development is responsive to identified flood and coastal inundation risks identified in the Land Subject to Inundation Overlay.

Infrastructure

The Gurdies

- Ensure all new local roads to connect to Gurdies Road, with no new connections to the Bass Highway.
- Encourage underground electricity to be provided to new subdivisions to minimise impact on the Bass Highway Scenic Drive.

Pioneer Bay

- Improve drainage in and around the foreshore reserve.

Implementation

The Gurdies

- Support the rezoning of Lot 1 TP 345925G, south of The Gurdies to the Rural Activity Zone.
Tenby Point

The Tenby Point Strategic Framework Plan establishes a clear direction for the future physical form of Tenby Point, which encompasses a settlement boundary defined by the extent of land already designated for residential development.

Tenby point is a small established and isolated subdivision, sited on a rocky outcrop and ridgeline overlooking Western Point. The estate has a mixture of holiday homes and permanent residences. There are no commercial or community facilities.

Settlement

- Contain development within the settlement boundary identified on the Tenby Point Strategic Framework Plan, which reflects the existing areas zoned for residential development.
Land uses
- No expansion of the settlement boundary and the extent of growth limited to appropriately zoned land.
- Surrounding land has important rural values that should be retained.

Environment
- Protect manage and enhance the Tenby Point Foreshore Reserve.
- Prepare an integrated foreshore management plan for Tenby Point Foreshore Reserve.

Landscape and built form
- Retain the “bush” residential character of houses settled among mature vegetation.
- Protect and maintain existing indigenous vegetation.
- Protect and enhance the significant tree lined streetscapes and mature vegetation within private properties.
- Protect and enhance the low-key character, environmental qualities and community character.
- Protect views to and from Western Port and adjacent rural landscapes.

Infrastructure
- Ensure sensitive design of any upgrade of Bayview Avenue (if required), taking into account the rural character of Tenby Point and the existing road reserve drainage problems.
- Repair and upgrade facilities at the Tenby Point Foreshore Reserve. Consult with local residents and the CFA regarding the need for, and the feasibility of providing, alternative emergency exists for residents.
Corinella
The Corinella Strategic Framework Plan establishes a clear direction for the future physical form of Corinella in that it defines a settlement boundary for residential development and precincts for consolidated commercial areas.

Corinella is one of the first formal settlements in Victoria having been settled in 1826. It is credited with having the first Government House in the colony. There are two identifiable community/commercial focal points: the park, caravan park and pier and at Settlement Point.

Settlement
- Contain development within the settlement boundary, identified on the Corinella Strategic Framework Plan.
- Support the continued infill development of short-term residential areas adjacent to Smythe, Balcombe, and Anderson Streets, encouraging development to be consistent with existing town character.

- Support short term residential expansion to the south of town, as outlined by the existing General Residential Zone, with a Development Plan Overlay required to ensure residential design respects existing conditions, the need for appropriate setbacks from the foreshore and an appropriate interface between development and the foreshore reserve.

- Encourage additional short term residential development further south, with a Development Plan Overlay required to coordinate development of existing low-density residential lots.

- Acknowledge potential intermediate-term low density residential extension to the south, subject to further assessment of the preferred extent of the area with views and scenic values.

- Require future rezoning adjoining the coast or coastal reserve to be preceded by a Coastal Hazard Vulnerability Assessment, taking into account the requirements of Clause 13.01 Coastal Climate Impacts (including projected tide levels, storm surges and coastal erosion). This will function to define the boundary of the developable area. A Development Plan Overlay (DPO) must also be exhibited with the rezoning to ensure the implementation of the outcomes of an assessment into coastal erosion risk.

**Land uses**

- Maintain two focal points for community and commercial development, with the Smythe Street centre being the major commercial/community centre and the Settlement Point area being the focus for community and low-key tourism facilities.

- The rural area south of town acts as an area with rural values to be retained between Corinella and Coronet Bay.

- Situate new residential development with sufficient coastal setbacks to respond to coastal process constraints, to replace indigenous foreshore vegetation, and to provide adequate and safe public access.

**Environment**

- Continue and extend the foreshore revegetation program, in conjunction with improved management and rehabilitation measures for foreshore and cliff side reserves.

- Improve and enhance the entire foreshore reserve, maximising its scenic, heritage, environmental and tourism opportunities.

**Landscape and built form**

- Protect and enhance the significant tree lined streetscapes and mature vegetation within private properties.

- Protect and enhance the low-key character, environmental qualities and community character.

- Protect views to and from Western Port and adjacent rural landscapes.

**Infrastructure**

- Ensure additional residential development undertakes as appropriate local traffic analysis and traffic management measures to minimise impacts on the existing road network and surrounding areas, including appropriate upgrading, reconfiguring, enhancing and landscaping of existing impacted streets and intersections.

- Ensure utilities upgrade occurs so as additional utility service capacity is available for new development.
Coronet Bay

The Coronet Bay Strategic Framework Plan establishes a clear direction for the future physical form of The Coronet Bay in that it defines a settlement boundary.

Coronet Bay was established in the 1970s as a new greenfield subdivision. It has a small commercial centre servicing local needs. It rises from the foreshore flats of Western Port, up a gentle hillside to an inland ridgeline. There are no significant community facilities or services, except a community hall and reserve located in the centre of the town.
Settlement

- Contain development within the settlement boundary identified on the Coronet Bay Strategic Framework Plan.

- Encourage infill development of the central vacant land parcel zoned Residential 1, including provision of appropriate pedestrian connections between the reserve and the commercial centre, and design and development responses to protect and enhance the existing Banksia stands.

- Require applications for rezoning of land for urban use on land below 5 metres Australian Height Datum that abuts the coast or a coastal reserve to be exhibited with a Development Plan Overlay. The Development Plan Overlay must implement the findings of the required Coastal Hazard Vulnerability Assessment.

- Support additional low density residential to the east of the existing settlement, subject to relevant environmental investigations and a supply and demand analysis to ensure the market is ready for the release of such land.

Land Uses

- Establish a low-key recreation precinct at the existing board ramp and surrounding precinct, subject to further investigation.

Environment

- Identify and plan for environmental hazards.

Landscape and built form

- Protect scenic views to and from Western Port and adjacent rural landscapes.

- Encourage new development to include the provision of coastal reserves determined by environmental criteria relating to vegetation protection, setbacks from coastal features, topography, and geomorphology, and protection from possible sea level change.

- Ensure that development is responsive to identified flood and coastal inundation risks identified in the Land Subject to Inundation Overlay.

Infrastructure

- Ensure additional residential development undertakes as appropriate local traffic analysis and traffic management measures to minimise impacts on the existing road network and surrounding areas, including appropriate upgrading, reconfiguring, enhancing and landscaping of existing impacted streets and intersections.

- Encourage road upgrades to include street tree planting and footpaths.
The Bass Strategic Framework Plan establishes a clear direction for the future physical form of Bass in that it defines a settlement boundary for residential development and precincts for consolidated commercial areas.

Bass is a small historic town, located at the junction of the Bass River and the Bass Highway. The town has a cultural and historical character, and significant tourism opportunity and potential for additional residential and commercial development. A tourism precinct has emerged north of the town on the western side of the Bass Highway.

**Settlement**

- Contain development within the settlement boundary, identified on the Bass Strategic Framework Plan,
- Support extension of town to the south of Bass Road and the east of Hade Avenue as short-term expansion.
- Support extension of residential development to the east in accordance with the Strategic Framework Plan.
- Prevent development on the west side of the Bass Highway, except of the enhancement of existing tourism/recreation facilities and in keeping with the protection of landscapes and scenic views.
- Prevent development to the south of the settlement boundary.

**Land uses**

- Encourage mixed use development of key properties adjacent to Hade Avenue, including tourism related commercial development and additional residential.
- Retain existing recreation and conservation in the river environs, extending through town and across the Bass Highway.
- Improve formal parks and gardens in the bridge and town side river foreshore precincts.
- Encourage mixed use development on key properties adjacent to the main street: Hade Avenue, including tourism related commercial development and additional residential development.

**Environment**

- Identify and plan for environmental hazards.

**Landscape and built form**

- Retain formal tree lined edge to the town and its main roads, and undertake ongoing management of Cypress hedgerow, including replacement with the same or similar species when required.
- Ensure that development is responsive to identified flood and coastal inundation risks identified in the Land Subject to Inundation Overlay.

**Infrastructure**

- Undertake streetscape improvements along Hade Avenue, including: signage and traffic management measures at the bridge and war memorial to direct traffic to and from the Highway and provide for visitor parking.
- Investigate feasibility of streetscape renewal in conjunction with improved mixed-use functions of the existing commercial developments.
Kilcunda

The Kilcunda Strategic Framework Plan establishes a clear direction for the future physical form of Kilcunda in that it defines a settlement boundary for residential development and precincts for consolidated commercial areas.

Kilcunda is a well-established coastal settlement, on a ridgeline overlooking Bass Strait and the Bunurong Marine National Park and Bunurong Marine and Coastal Park. The settlement has changed from a farming community to a holiday and residential town and contains both commercial and community facilities.
Local area implementation

Settlement

- Contain development within the settlement boundary identified on the Kilcunda Strategic Framework Plan.
- Support short-term development in existing areas zoned Township and Rural Living.
- Support additional short-term residential development in the north, central and south eastern areas of Kilcunda, as defined by the settlement boundary providing visual impact can be minimised.

Land uses

- Support the retention of the existing commercial and community facilities precinct, with minor extensions along an improved service road, and streetscape upgrading of the precinct to be undertaken.

Environment

- Identify and plan for environmental hazards.

Landscape and built form

- Ensure that development is responsive to identified flood and coastal inundation risks identified in the Land Subject to Inundation Overlay.

Specific Implementation

- Apply a Design and Development Overlay to the existing crown subdivision on land included in the settlement boundary to ensure that any development incorporates an integrated approach to stormwater management, and ensures that the visual intrusion of development is minimised.
Harmers Haven

The Harmers Haven Strategic Framework Plan establishes a clear direction for the future physical form of Harmers Haven in that it defines a settlement boundary for residential development. Harmers Haven is a small coastal settlement, with a mix of permanent residences and holiday homes, located adjacent to the Harmers Haven (William Hovell) Flora and Fauna Reserve and the Bunurong Marine Park.
Local area implementation

Settlement

- Contain development within the settlement boundary, identified on the Harmers Haven Strategic Framework Plan, which reflects the existing areas zoned for residential development.

Environment

- Retain the firebreak to south of existing lots and reduce the number of informal paths to the foreshore as part of implementing foreshore broad management measures.

Infrastructure

- Modify the western end of Viminaria Road to accommodate a turning circle, and sign-post availability of non-resident car parking and facilities at the eastern end of Harmers Haven. Provision of visitor facilities to be reviewed in consultation with community during the preparation of the Bunurong Marine National Park, Bunurong Marine Park, Bunurong Coastal Park and Harmers Haven Flora and Fauna Reserve Management Plan.
Map 1: Harmers Haven Strategic Framework Plan
REFERENCE DOCUMENTS

The following strategic studies have informed the preparation of this planning scheme. All relevant material has been included in the Scheme and decisions makers should use these documents for background research only. Material in these documents that potentially provides policy guidance on decision making but is not specifically referenced by the Scheme, should not be given any weight.

- Bass Coast Shire Affordable Housing Strategy (2005).
- Bass Coast Open Space Plan (2008) as supported by the Bass Coast Shire Open Space Plan Review (2016).
- Built Heritage Pty Ltd., Shire of Bass Coast Heritage Study (Stage 2) Post-Panel Implementation, (25 November 2009).
- Coastal Spaces Landscape Assessment Study, Municipal Implementation Toolkit, Bass Coast Shire (April 2006).
- Code of Practice for Timber Production, Department of Sustainability and Environment (2007).
- Environment Sustainability Plan (2008).
Port Phillip and Western Port Regional Catchment Strategy (2004-2009).
Western Port Local Coastal Hazard Assessment (September 2014).
Wonthaggi North East Growth Area Development Plan: Final (November 2009).
STORMWATER MANAGEMENT POLICY

This policy applies to all land within the Shire.

Policy basis

Council’s Municipal Strategic Statement identifies stormwater drainage as a concern in urban areas where there is inadequate street drainage infrastructure. Consequently, this inadequacy impacts on stormwater quality, which, in turn, affects coastal and inland waterways and flora and fauna habitats. The need for upgraded drainage networks and road infrastructure works is emphasised as a means to improve stormwater quality and reduce sediment and nutrient loads to local waterways. The incorporation of urban stormwater quality management into future, and where practicable, existing urban developments is also recommended.

Currently, urban areas of the Shire have networks of piped drains and small open channels that transport stormwater to the natural waterways and water bodies. Often these drains traverse rural areas. The Bass Coast Stormwater Management Plan (2003) identifies 14 receiving waters including rivers, creeks, wetlands, bays and oceans as direct recipients of urban stormwater runoff in the Shire.

Stormwater quality in the Shire is characterised mainly by residential design and development and by resident and visitor behaviours and attitudes towards the environment. More extreme weather events induced by the climate change phenomenon may also impact on both stormwater quantity and quality.

As the principal catchment manager for urban stormwater, Council aims to protect the environmental, amenity, cultural and economic values of the waters of the Bass Coast Shire. Stormwater will be managed on a sub-catchment basis in accordance with the Shire’s Stormwater Management Plan, with development design having regard to the adopted Urban Stormwater Best Management Practice (2005) and other recognised codes and practices.

Objectives

- To incorporate stormwater management considerations in the decision-making for the use and development of land.
- To maintain and enhance stormwater quality introduced to the drainage and waterway environment of the Shire.
- To address priority stormwater threats facing the urban and non-urban areas of the Shire as documented in the Bass Coast Stormwater Management Plan (2003).
- To promote and improve the contribution the drainage system makes in upholding and where possible improving the values of the waterways across the Shire.
- To maintain stormwater flows and discharges at a maximum of the pre-development flow level.
- To maximise the effectiveness of stormwater infrastructure in protecting the waters of Bass Coast Shire.
- To manage flooding and drainage so as to minimise risks to the community and the environment.

Policy

It is policy that the following features are taken into consideration when evaluating applications to use and develop land:
Stormwater management plans or reports

A stormwater management plan or report should be submitted for any subdivision with works or any development proposal. The stormwater management plan should form part of an overall Environment Management Plan (EMP). Plans and reports will be assessed against the following criteria, where relevant:

- Extent of disturbed areas and if applicable, the proposed method of revegetation.
- Envisaged timeframe for reducing impacts during staged developments.
- Containment of sediment during the construction phase through the appropriate type and location of storage facilities such as cut off drains, temporary sediment ponds and other structures.
- Proposed method of builders waste collection during construction.
- Location of proposed permanent stormwater treatment structures to be used prior to discharge to receiving waters.
- Overall compliance with the Bass Coast Stormwater Management Plan (2003).
- Compliance with the urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 1999).
- An emergency response plan detailing the drainage system, location of ecologically sensitive areas, notification protocol for other emergency services, the council role and the appropriate use of equipment.
- Compliance with Publication 960, EPA guideline for Environment Management ‘Doing it Right on Subdivisions’.

Design

- Best Practice Measures such as those contained in the Council’s Urban Stormwater Best Management Practice (2005) should be incorporated into the design of new developments.
- Off site discharge of stormwater should be minimised by considering the application of Water Sensitive Urban Design, where appropriate. For example:
  - Use of porous pavements instead of hard surface and paved areas that will also encourage increased water infiltration.
  - On-site collection or retention of stormwater.
  - Water conservation methods or re-use facilities.
- Appropriate infrastructure should be installed to treat stormwater on site before discharging it.
- Any detrimental impacts or increased flood risk as a result of development in flood-prone areas should be minimised through appropriate consultations with the relevant floodplain manager with regard to design and location.

Infrastructure and maintenance

- Stormwater management infrastructure should be provided at the time of development by the developer and agreements covering contributions may be required where the development detrimentally impacts on existing stormwater infrastructure or receiving waters.
- The proponent of any use or development of land that discharges stormwater should enter into an agreement with the relevant drainage authority for the provision and upgrading of drainage infrastructure to the site.
- Infrastructure for the control of stormwater quality discharge to receiving environments should be installed, including but not limited to:
  - On-site retention systems.
- Gross Pollutant Traps.
- Absorbents or soak pillows installed into existing Gross Pollutant Traps at major outfalls of heavily trafficked commercial catchments.
- Oil and solids separation devices around areas producing high oil/fuel spills and runoff, such as car parks and main streets.

- Development should be connected to reticulated sewage where available.
- Maintenance programs as highlighted in the Bass Coast Stormwater Management Plan (2003) should be implemented.

Discharge and drainage

- Stormwater generated from water falling on the impervious surfaces of a site should be retained on-site where appropriate, or otherwise collected and discharged, via the on-site retention system, to the point of discharge nominated by the responsible authority.
- Direct stormwater discharges to a waterway should be in accordance with the relevant Catchment Management Authority or Melbourne Water licensing requirements.
- The rate of discharge should be limited to the design discharge for the site prior to development or redevelopment.
- Urban Stormwater Best Management Practice (2005) should be used in the design, construction and operation of drainage systems to reduce impacts on surface waters and groundwater.
- No polluted water or sediment should be discharged directly or indirectly into any existing drain or watercourse.
- Apply Melbourne Water’s Guidelines for Development in Flood Prone Areas when considering applications.

Environmental conservation

- Opportunities should be created to maximise the potential for the overall drainage system, including all creeks, drains and wetlands to contribute to the environmental and recreational qualities of the Shire.
- Development buffer zones be created along waterways to protect and enhance their potential as habitat corridors and assist the ecological functioning of streams and their sustainability.
- Opportunities for stormwater harvesting for re-use on open space and recreation areas should be considered.

Decision Guidelines

Before deciding on an application, the responsible authority will consider, as appropriate:

- Whether the proposed works meet the objectives of this policy;
- Whether the proposed works respond satisfactorily to the requirements outlined under the Section 22.01-3 above;
- Whether the proposed stormwater infrastructure impacts or enhances other environmental and landscape values;
- Whether the application is dependent on actions by other authorities for the provision, or ongoing maintenance of the stormwater system;
- Any requirements of the relevant floodplain management authority;
- Advice and comments from other relevant authorities.
Policy reference

- *Bass Coast Shire Stormwater Management Plan*, Earth Tech Engineering Pty Ltd, April 2003
- *Urban Stormwater Best Management Practice*, Bass Coast Shire Council and South Gippsland Shire Council, 2005
- *WSUD Engineering Procedures: Stormwater*, Melbourne Water, June 2005
- *West Gippsland Catchment Management Authority, Regional Drainage Plan*, Sinclair Knight Merz Pty Ltd, December 2000
- *West Gippsland Catchment Management Authority Regional Floodplain Management Plan*, Sinclair Knight Merz Pty Ltd, December 2000
22.02 HILLTOP, RIDGELINE AND PROMINENT COASTAL LANDFORM PROTECTION POLICY

This policy applies to all land located on and adjacent to significant hilltops, ridgelines and prominent coastal landforms found within Farming, Rural Activity and Rural Conservation Zones in the Shire.

22.02-1 Policy basis

The protection of the visual qualities of prominent landforms and ridges are important to maintaining the landscape qualities of the Shire. The Bass Coast Municipal Strategic Statement promotes development that is sympathetic to environmentally sensitive and significant landscape areas.

Prominent coastal landforms such as those characterising the Anderson Peninsula, Western Port, Southern Coast of Phillip Island, Bunurong coastline and Anderson Inlet should be protected from inappropriate development. Their protection will also safeguard critical views to undeveloped headlands, beaches and dunes.

Hilltops and ridgelines along coastal hinterlands such as The Gurdies and inland landscapes such as the Bass Valley and the Strzelecki Ranges should not be undermined by development.

22.02-2 Objectives

- To protect the environmental, landscape and visual significance of hilltops, ridgelines and prominent coastal landforms.
- To maintain panoramic roadside views of the scenic natural landscape along hilltops, ridgelines and prominent coastal landforms of the Shire.

22.02-3 Policy

It is policy that development on ridgelines, prominent hill faces or distinctive coastal landforms should be avoided wherever possible. Where development cannot be avoided, the following considerations should be taken into account:

Siting

- Buildings should not be sited so as to breach ridgelines or hilltops.
- Buildings should be sited to retain important views from existing surrounding buildings and public spaces.
- Structures or buildings in proximity to ridgelines, hilltops and cliff edges should not be visually obtrusive when seen from major viewpoints including valley floors, tourist routes, main roads or from the ocean /bay.
- Where possible, development and structures should be concentrated at particular locations, in a manner that reduces development sprawl and minimises their overall visual impact.
- Whether the owner of the land has an approved ‘whole farm plan’ that provides strategic information in relation to the function and location of farm infrastructure.

Design and landscaping

- Development should be designed to follow the contours of the sloping site to prevent prominent silhouetting against the skyline.
- Dominant or multiple angular roof slopes and designs are to be avoided.
- Substantial landscaping should be used for buildings that have a significant impact on viewsheds in terms of bulk, scale and size. This can include restoration of existing vegetation in a manner that softens the impact of the development and allows it to blend in the natural landscape.
- Structures requiring extensive earthworks during construction should be avoided to prevent permanent scarring of the landscape.

**Materials**

- Buildings and structures should be constructed of materials and colours which minimise visual intrusion to the landscape. Colours used should be similar to that found in the natural environment within the immediate area.

- The use of reflective surfaces is discouraged in order to minimise glare and visual impact of the development.

**Policy reference**


CULTURAL HERITAGE POLICY

This policy applies to all individual heritage places and precincts in the Heritage Overlay of the Bass Coast Planning Scheme.

Policy Basis

The Municipal Strategic Statement provides a key strategic direction to protect, enhance and manage significant heritage assets in Bass Coast. The conservation and management of significant heritage assets in Bass Coast assists in understanding the past, enriches the present and is of value to future generations.

The heritage places and precincts within the Shire of Bass Coast provide tangible links with the past; they demonstrate various important phases in the development of individual towns and the municipality, and can also provide evidence of now-obsolete aspects of daily life. Heritage places and precincts are thus valuable and irreplaceable elements which contribute to the creation of a sense of place and connectivity to the past for the local community. Heritage places and precincts also enrich the experience of tourists and other visitors. The conservation, protection and maintenance of this heritage has community, economic and cultural significance to the towns and rural areas of the Shire.

Heritage Places

Definition

A Heritage Place is a place which has identified heritage value and could be a site, area, building, group of buildings, structure, monument, archaeological site, tree, garden, cultural landscape or other place of cultural significance, and its associated land and setting.

Heritage Precincts

Definition

In the Bass Coast Shire, the Heritage Overlay Precincts typically:

- contain residential building stock predominantly dating from the early twentieth century, and inter-War periods, but also other buildings which are not significant; and/or
- retain historically important street layouts and subdivisions; and/or
- display consistency of scale, height, materials and styles within broad periods; and/or
- display a variety of historically or aesthetically related and/or important buildings across a broad range of styles which are substantially visually intact or where altered, the alterations are reversible.

A hierarchy comprising three levels of significance has been ascribed to places within the precincts. These are:

- Significant Heritage Places
  - These are considered to be of individual significance, irrespective of the fact that they are contained within a Heritage Overlay precinct. Such places provide evidence of the historical, agricultural and social development of the municipality, sometimes on a regional level. Such places make a considerable historic and aesthetic contribution, particularly as a group or representative places which may or may not be in close proximity to each other, and their loss would have a fundamental and adverse affect on the cultural heritage of the precinct and the municipality.

- Contributory Heritage Places
- These places are considered to be representative heritage places of local significance which collectively contribute to the significance of the precinct. Such places are representative of the historical, scientific, aesthetic or social development of the municipality and collectively, sometimes of the region. They are visually important elements in the streetscape and provide a cohesive context which reinforces the value of the individual buildings.

- Not Significant

- Some sites within a precinct are Not Significant and do not contribute to the historic nature of the precinct and its streetscapes and may be intrusive. In Bass Coast Shire, they include such things as vacant allotments and post-World War Two buildings of little or no heritage significance or buildings where there has been a considerable degree of alteration.

### Heritage Objectives and Policy

#### Objectives

- To protect places of cultural heritage significance in the Bass Coast Shire in accordance with the accepted standards of the Australia International Council on Monuments and Sites (ICOMOS) Burra Charter.

- To recognise, conserve and enhance, places identified as having aesthetic, archaeological, architectural, cultural, historical, natural, scientific, social or environmental significance.

- To ensure that the cultural significance of a site is assessed and used to guide planning decisions.

- To encourage the retention, reuse and recycling of all heritage places included in the Heritage Overlay Schedule in a manner which does not detract from their significance and the nature of the surrounding area.

- To ensure that new buildings, and any publicly visible additions and alterations to a heritage place maintains and complements its significance and are respectful of its nature and context.

- To recognise the significance of local Aboriginal heritage and to protect sites of archaeological, cultural and scientific importance.

- To promote wider understanding and better appreciation of the Shire’s heritage.

- To consider the impact of the proposed use and or development upon the maintenance and conservation of the heritage place.

- To ensure the bulk, scale, form and setback of any new buildings and works are responsive to existing heritage places.

#### General

It is policy to:

- Encourage the conservation and enhancement of heritage places.

- Discourage substantial or intrusive alteration of any heritage place.

- Consider the impact of the proposed use and/or development upon the maintenance and conservation of the heritage place.

- Ensure new buildings and works are respectful of, and not adversely affect, the significance, nature and characteristics of the surrounding area.

- Ensure the bulk, scale, form and setback of any new buildings and works are responsive to existing heritage places.

#### Conservation Policy

It is policy to:

- Protect significant and contributory heritage places from demolition.
- Encourage the maintenance and repair of heritage places, utilising traditional materials where appropriate.
- Encourage appropriate restoration, alterations and additions.
- Encourage the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place.

**Demolition Policy**

It is policy that:

- Demolition approvals will not be granted until replacement buildings or works have been approved.
- The derelict state of a heritage place will not, in itself, be a reason for permitting demolition.
- Demolition or removal of buildings will be approved for places identified as not being significant or contributory within a precinct.
- Demolition of part of a heritage place or removal of significant or contributory architectural features and details will not be supported unless that part of a heritage place:
  - has been changed beyond recognition of its original or subsequent contributory character(s); and
  - does not contribute to the character of the streetscape; and
  - negatively impacts upon the cultural significance or architectural nature of the heritage place or precinct; and
  - cannot be seen from the street.

**Subdivision (including consolidation) Policy**

It is policy to:

- Ensure that the subdivision of heritage places does not adversely affect the heritage significance of the place.
- Ensure that new development as a result of subdivision does not detract from the heritage value of the place.
- Support the excision of a lot occupied by a heritage listed dwelling in rural areas where it is demonstrated that the excision will assist the retention and management of the heritage listed dwelling.
- Ensure that the spatial qualities of the streetscape and immediate environs are not adversely affected.
- Ensure that sufficient curtilage surrounding the heritage place is maintained to retain its significance and to protect any significant views to and from the heritage place.
- Ensure that sufficient significant vegetation and the setting of a heritage place is retained.

**Alterations and Additions Policy**

It is policy to:

- Encourage design which:
  - Ensures that the visible original historic fabric remains intact.
  - Ensures that original parts of the heritage place to be conserved are distinguishable from the new work.
  - Considers the architectural integrity and context of the heritage place.
- Ensures that, where possible, alterations and additions are concealed from view from the public domain.
- Ensure that where it is not possible to conceal alterations and additions from view from the public domain that they are recessive, complementary and not visually dominate a heritage place, street or surrounding area in terms of size, height and bulk when viewed from the public domain.
- Avoids 'reproduction' architecture.
- Avoids blank walls at ground and upper floor levels when viewed from surrounding streets.
- For significant and contributory places, proposes upper storey additions that fall within an ‘envelope’ created by projecting a sight line from 1.6 metres above the ground level (average eye height) from a point where the footpath meets the property line directly opposite the site and taken to the line of the new roof ridge.

Infill Development Policy
This applies to new free standing buildings, alterations to existing non-contributory buildings and dual occupancy and medium-density housing developments.
It is policy to:

- Ensure the consideration of the context of the heritage place or precinct when designing and siting new buildings.
- Maintain the existing scale, massing, form and siting of new buildings in heritage precincts and adjacent to heritage places.
- Ensure that new buildings adjacent to heritage places are sympathetic to the significance and character of the heritage place and its setting.

Front Fences Policy
It is policy to:

- Retain original and contributory front fences.
- Ensure that new fences are constructed in a manner which is sympathetic to and contributes positively to the significance of the heritage place.

Car Parking Policy
It is policy to:

- Ensure that carports and garages do not dominate heritage places.
- Ensure that carports and garages are set back behind the façade of a building to the depth of at least one room.
- Ensure that the number of crossovers per allotment do not detract from the heritage value of the place.

Ancillary Services Policy
It is policy to:

- Ensure that ancillary services (satellite dishes, antennas etc.) do not disturb, alter or diminish the significance of a heritage place.

External Paint Colour Policy
It is policy to:

- Ensure colours are in harmony with the significant streetscapes.
Ensure colours are appropriate to the period of the building.

Wonthaggi and South Dudley Precincts Policy

It is policy to:

- Repaint buildings in original colours, as appropriate, to the different period styles of the individual buildings.
- In the Wonthaggi Coal Mine Residential Precinct and the South Dudley Epsom Street Residential Precinct, buildings of face brick construction should retain their original unpainted finish to the brickwork. Where face brickwork has been painted over, owners should be encouraged to remove it with a chemical/low pressure water treatment and without damaging the brickwork.
- Remove intrusive accretions, such as modern verandahs and carports, aluminium windows, non-original doors, non-original cladding and replace with appropriate elements/materials of the original style.
- Retain or reconstruct original front fences (timber pickets, woven wire etc.) and maintain heritage gardens, such as they are. Large, visually impermeable front fences which obstruct views of front gardens and houses from the street should be discouraged.
- Front fences should be no higher than 1.4 metres.
- Only alter and add to buildings in a manner which ensures that the new work is not visible from the street. Upper storey additions should fall within an ‘envelope’ created by projecting a sight line from 1.6 metres above the ground level (average eye-height) from a point where the footpath meets the property line directly opposite the site and taken to the line of the roof ridge.
- Locate roof-mounted air conditioning and solar units so where they are not visible from the street.
- Set back new carports and garages behind the façade by at least the depth of one room.

Reference Documents


Built Heritage Pty Ltd., Shire of Bass Coast Heritage Study (Stage 2) Post-Panel Implementation, (25 November 2009).
**RURAL SUBDIVISION POLICY**

This policy applies to all land within the Farming Zone (FZ).

**Policy Basis**

This policy builds on the MSS objective in Clause 21.02-4 to retain and protect viable rural holdings. The Bass Coast Rural Land Use Strategy (2014) divides the Farming Zone into three precincts with the following minimum subdivision and dwelling sizes:

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Subdivision Minimum</th>
<th>Dwelling Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>One (East of Bass Hwy)</td>
<td>80 hectares</td>
<td>40 hectares</td>
</tr>
<tr>
<td>Two (West/South Bass Hwy)</td>
<td>80 hectares</td>
<td>40 hectares</td>
</tr>
<tr>
<td>Three (Phillip Island)</td>
<td>40 hectares</td>
<td>40 hectares</td>
</tr>
</tbody>
</table>

Although subdivision into lots smaller than these minimum lot sizes may still be possible by the re-subdivision of existing lots or the ‘excision’ of a lot for an existing dwelling, small lot excisions (with or without houses) are generally inappropriate in rural areas as the additional house entitlement created by the subdivision is rarely necessary to improve farm operations.

**Objectives**

- To provide a consistent basis for considering planning permit applications for small lot subdivisions of rural land (a ‘small lot’ is defined as any lot smaller in area than that specified in the schedule to the Farming Zone).
- To limit the further fragmentation of rural land by subdivision.
- To encourage the consolidation of rural lots.
- To ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production.
- To provide for small lot subdivision only where there are positive agricultural outcomes and where no additional house entitlements are created.

**Policy**

It is policy to:

- Ensure that small lot subdivisions (including house lot excisions and boundary re-alignments) are only undertaken for reasons related to agriculture.
- Discourage small lot subdivisions except where:
  - No new opportunities for additional houses below the minimum specified in the schedule to the Farming Zone are created; and
  - The impact on neighbours and existing or potential agricultural use of nearby land is minimised.
- Ensure that lots resulting from small lot subdivisions are of a sufficient size to be of benefit to agricultural production.
- Limit the cumulative impact of house lot excisions, including serial small lot subdivisions.
- Ensure that where land is subdivided to excise an existing dwelling, the residual lot is at least the area specified for the land in a schedule to this zone.
Incorporate conditions on any permit for a small lot subdivision that ensures good land management practices are carried out including the preparation of farm plans, fencing of waterways, revegetation of degraded areas, enhancement of remnant vegetation, weed control, nutrient management and preparation of vegetation management plans.

- Incorporate a condition on any permit for a small lot subdivision that requires a legal agreement under Section 173 of the Planning and Environment Act 1987 which ensures that the land will not be further subdivided except to consolidate with adjoining land and where each new lot meets the minimum lot size specified in the relevant schedule to the zone.

**Application Requirements**

An application for subdivision to create a small lot must be supported by the following information, as appropriate:

- An Integrated Land Management Plan (or equivalent) under Clause 35.07-6 that clearly demonstrates how the subdivision will assist improved farming efficiency and achieve more sustainable land management practices.
- Evidence demonstrating that the subdivision is required for the facilitation of agricultural business on the land.
- Evidence that the subdivision does not increase the prospects for more dwellings on the land.
- Acceptance that approval of the subdivision will be subject to legal agreements limiting further dwellings or subdivision on the land.

**Decision Guidelines**

Before deciding on an application for a small lot subdivision of a lot containing a dwelling, or the re-subdivision of existing lots, in addition to the decision guidelines of the Farming Zone, the responsible authority will consider the following:

- The degree to which the subdivision will support productive agricultural outcomes, particularly farm consolidation.
- Whether the land is suitable for agricultural use based on:
  - Evidence of the capability and versatility of the land.
  - The planning history of the land and surrounding land.
- Whether an Integrated Land Management Plan has been prepared for the site.
- Whether any new lot has:
  - Legal frontage to a road.
  - A satisfactory frontage to depth ratio.
  - Suitable two way vehicle access via an all weather road.
  - Adequate buffers to protect residential amenity from the impacts of agricultural activity.
- The need for the approval to be subject to a planning agreement which prevents:
  - The construction of a dwelling on the residual lot unless, when combined with other land, the area satisfies the minimum lot size for the construction of a dwelling in the zone; and
  - The further subdivision of any lot created other than for consolidation purposes or in accordance with the minimum lot size for subdivision in the zone.
- Whether the proposal relies on land which was previously a road reserve, channel, utility lot, crown land or was of insufficient size to support a dwelling.
- Whether the subdivision will create an additional lot where a dwelling can be erected without a permit.
- Whether the realignment of lot boundaries is minor, such as an adjustment for topographical or public infrastructure features.
RURAL DWELLINGS POLICY

This policy applies to an application for a dwelling in the Farming Zone (FZ).

Policy Basis

This policy builds on the MSS objective in Clause 21.03-5 to balance demand for rural lifestyle and protection of agricultural values.

There is a demand for living opportunities in the rural areas of the Shire, however the unplanned incursion of residential land uses into rural areas results in agricultural land being taken out of production. While a rural dwelling will often be needed to properly farm the land, new dwellings must be limited to those that genuinely relate to agricultural production.

There should be no expectation that a dwelling may be constructed on every lot in the Farming Zone. The primary justification for a house on a rural lot must be that it complements and improves the agricultural use of the land.

Objectives

- To provide a consistent basis for considering planning permit applications for the use and development of dwellings in rural areas.
- To ensure that dwellings in the Farming Zone are genuinely required to support agricultural activities.
- To discourage new dwellings unless it can be demonstrated that it is required for the agricultural use of the land.
- To ensure that the development of dwellings on rural land does not prejudice existing agricultural activities on surrounding land.
- To ensure that agricultural land is maintained for the cost-effective production of food and raw materials.
- To allow for consideration of planning permit applications for the use and development of land for a dwelling not associated with the agricultural use of the land where exceptional circumstances can be demonstrated, including:
  - Land where a previous planning permit for subdivision has considered the future development of a dwelling.
  - Land with established environmental qualities where the use and development of land for a dwelling will result in positive demonstrable environmental benefits.

Policy

It is policy to:

- Discourage dwellings not associated with or required for the agricultural use of the land.
- Ensure that prior to the construction of a dwelling, the agricultural use is established on the land (or an Integrated Land Management Plan under Clause 35.07-6 is in place).
- Discourage dwellings on existing lots less than 2 hectares in area.
- Ensure that the dwelling lot is large enough to buffer itself from any adjoining agricultural activities.
- Ensure that the landowner enters into an agreement under Section 173 of the Planning and Environment Act 1987 to:
  - Require that the dwelling only be used in conjunction with agricultural production; and
  - Acknowledges there may be impacts from nearby agricultural activities.
- Ensure applications for new dwellings not associated with the use of land for agriculture can demonstrate exceptional circumstances, including:
  - Evidence that a previous planning permit for subdivision considered the future development of a dwelling.
  - Demonstrable environmental benefits.

**Application Requirements**

An application for a dwelling must be supported by the following information that justifies the dwelling on the basis that it addresses:

- Any expected impacts on the residential use of the land by surrounding agricultural activities, and
- Any expected impacts the siting of the dwelling may have on current or future agricultural activities on adjoining land.
- Any exceptional circumstances to support the use and development of land for a dwelling not associated with the agricultural use of the land.

**Decision Guidelines**

Before deciding on an application for a dwelling in the Farming Zone, in addition to the decision guidelines of the Farming Zone, the responsible authority will consider the following:

- The relationship between the proposed dwelling and the agricultural activity on the land.
- The proposed siting of the dwelling and whether it minimises impacts on existing and potential agricultural operations on nearby land and on the rural landscape.
- Whether the proposed dwelling is necessary for the operation of the agricultural activity conducted on the land.
- Evidence of an Integrated Land Management Plan under Clause 35.07-6 or similar, addressing the relationship between agricultural activities on the land and the proposed dwelling.
- The agricultural productive capacity or the agricultural potential of the land.
- The nature of the existing agricultural infrastructure and activity on the land and any proposed agricultural infrastructure and activity on the land.
- The nature of the agricultural activities on the land and whether they require permanent and continuous care, supervision or security.
- The lot size, context and physical characteristics of the land.
- Whether the dwelling will result in a rural living or rural residential outcome in the area.
- Whether the proposed new dwelling has:
  - Suitable two way vehicle access via an all-weather road.
  - Legal frontage to a road.
  - Adequate buffers to protect residential amenity from the impacts of agricultural activity.
- The exceptional circumstances to support the use and development of land for a dwelling not associated with the agricultural use of the land, including:
  - How the lot was created.
  - Environmental quality of the land.
Applications for rural dwellings that rely solely on personal hardship or family reasons as the basis for a request are unlikely to be supported.
NON AGRICULTURAL USES IN THE FARMING ZONE POLICY

This policy applies to all land within the Farming Zone (FZ).

Policy Basis

This policy builds on the MSS objective in Clause 21.03-5 to provide clear direction for land use in the Farming Zone.

The Bass Coast Rural Land Use Strategy (2014) discourages uses in the Farming Zone that are not directly related to, or that have an adverse impact on, agriculture and future agricultural opportunities.

The preferred mix of uses in the Farming Zone includes those that support agricultural activities and associated rural industries that maintain and build the economic base of the Shire.

Objectives

- To identify a preferred mix of land uses in the Farming Zone.
- To promote appropriate land use in the Farming Zone.
- To discourage non-agricultural uses in the Farming Zone, other than those that support agriculture.
- Where tourism uses are specifically supported within a strategic framework, the strategic framework is to take precedence.

Policy

It is policy to encourage the following uses in the Farming Zone:

- Agriculture.
- Primary produce sales.
- Tourism facilities in association with, or that complements, agriculture such as wine tasting and farm gate sales. Where tourism uses are specifically supported within a strategic framework, the strategic framework is to take precedence.
- Rural industry that complements agriculture.

It is policy to discourage the following uses in the Farming Zone:

- Convenience shop.
- Dwelling other than in association with agriculture or tourism.
- Equestrian supplies.
- Industry that has no association with agriculture.
- Motor racing track.
- Hotel.
- Caravan Park.
- Landscape gardening supplies.
- Store.
- Tavern.
- Trade supplies.
- Residential hotel.
- Service station.
- Sawmill.
- Warehouse.

**Decision Guidelines**

Before deciding on an application, in addition to the decision guidelines of the Farming Zone, the responsible authority will consider the following:

- Where tourism uses are specifically supported within a strategic framework, the strategic framework is to take precedence.
RURAL ACTIVITY ZONE POLICY

This policy applies to applications for use and development in the Rural Activity Zone (RAZ).

Policy Basis

This policy builds on the MSS objectives in Clause 21.03-4 and Clause 21.03-5 to provide clear direction for use and development in the Rural Activity Zone.

The Bass Coast Rural Land Use Strategy (2014) details the criteria for the identification of locations for the Rural Activity Zone. Based on these criteria, the Rural Activity Zone has been applied to the following areas:

- Coronet Bay – Corinella
  - The Coronet Bay – Corinella precinct is the ‘gateway’ to the Shire for visitors from Melbourne and includes the two small settlements of Coronet Bay and Corinella providing basic services. It is considered appropriate to encourage tourism development uses that include accommodation and small scale tourism uses that support agriculture.

- The Gurdies ‘Fantasia Site’
  - The Gurdies ‘Fantasia Site’ is located just off the Bass Highway in the northern part of the shire. The location provides an opportunity for tourism development that maximises its exposure to visitors passing through the precinct en-route to Phillip Island and beyond. It is envisaged that the site would be suited to a high quality boutique accommodation and restaurant/café linked to cellar doors, wineries and other food produce. There is an opportunity for a nature based tourism development with the State Park in close proximity.

- Inverloch-Cape Paterson
  - The Inverloch-Cape Paterson precinct is located on the Bunurong Coastal Route. It offers a high quality coastal environment suited to a range of accommodation uses and recreation activities such as trail rides and golf course. In this location there is an opportunity for small scale accommodation and nature based tourism developments that are respectful of the surrounding high quality environment.

The preferred mix of land uses in the Rural Activity Zone includes agriculture, tourist and recreational activities, and some accommodation.

The Rural Activity Zone also provides for the use and development of land associated with the Phillip Island Grand Prix Circuit to be considered in an integrated manner, taking into account agriculture and the environmental and landscape characteristics of the area.

Objectives

- To identify a preferred mix of land uses in the zone.
- To ensure development is designed and located to blend with the surrounding landform, and not be visually dominant on ridges and hilltops, particularly from key viewing locations.
- To retain the dominance of the undulating pastoral landscape and maintain coastal views from the coast and surrounding key vantage points.
- To improve the natural landscape and outlook from main corridors by minimising the visibility of buildings and structures.
- To maintain green breaks between settlements.
- To ensure development is small scale with a rural/coastal appearance to complement the character of each precinct.
- To ensure that any development is compatible with the existing overlay controls and minimises conflict with adjoining land uses.
Policy

Land Use

- It is policy to encourage the following uses in the Rural Activity Zone:
  - Accommodation such as farm stays and host farms
  - Tourism facilities in association with, or that complement agriculture such as wine tasting and farm gate supplies
  - Bed and breakfast
  - Recreation activities such as trail rides and golf courses
  - Uses associated with the operation of the Phillip Island Grand Prix Circuit

It is policy to discourage the following uses in the Rural Activity Zone:

- Convenience shop
- Dwelling not in association with agriculture or tourism
- Equestrian supplies
- Motor racing track unless associated with the Phillip Island Grand Prix Circuit
- Intensive animal husbandry
- Hotel
- Landscape gardening supplies
- Store
- Tavern
- Trade supplies
- Residential hotel
- Service station

Subdivision

It is policy to:

- Discourage small lot subdivisions (other than those that promote farm consolidation) so as to avoid rural residential outcomes and non-agricultural neighbours.
- Incorporate a condition on any permit for a small lot subdivision that requires a legal agreement under Section 173 of the Planning and Environment Act 1987 which ensures that the land will not be further subdivided except to consolidate with adjoining land or in accordance with the minimum lot size in the zone.

Dwellings

It is policy to:

- Discourage dwellings not associated with or required for the agricultural or tourism use of the land.
- Ensure that when granting an application for the construction of a dwelling, the landowner enters into an agreement under Section 173 of the Planning and Environment Act 1987 to prevent the subdivision of the lot containing the new dwelling.

Development

It is policy to ensure that all applications for development are:
- Of modest scale, designed to blend in with the landscape so as not to detract from the visual qualities of the landscape.

- Capable of no net loss environmental outcomes.

- Self-sufficient in the provision of relevant infrastructure and associated development costs.

### Application requirements

An application must be accompanied by evidence that the following development principles have been satisfied (as appropriate):

#### Tourism Use

- Address where possible an identified tourism need that is consistent with relevant local and regional tourism strategies endorsed by Council.

- Demonstrates a strong relationship between the proposed tourism use and development and the region’s tourism product strengths.

#### Rural and environmental impact

- Protects and rehabilitates the natural environment and biodiversity, including remnant vegetation.

- Respects the existing and desired future character of rural and coastal areas.

- Protects and complements visually significant landscapes, views and vistas.

- A setback is provided from the coast to accommodate upper limit predictions of sea level rise and provide a buffer to protect biodiversity.

- Identifies and avoids impacts on predictable adverse environmental processes and effects including storm surges, river and coastal flooding, erosion, landslip, salinity, sea level rise, disturbance of acid sulphate soils, wildfire or geotechnical risk.

- Provides site densities which reflect the rural character of the site.

#### Design

- Achieves sustainable building outcomes.

- Demonstrates that design, siting, use of materials, colours and landscaping minimise the impact on the visual and environmental qualities of the site and the locality.

- Demonstrates that the footprint of the development and the use of setbacks minimises visual impact, particularly from key tourist destinations, viewing points and touring routes.

- Maintains the rural character of the area including the expansive views to rolling hills, pasture and coast.

- Carefully manages the scale of development between Inverloch and Cape Paterson.

#### Services

- Meets best practice environmentally sustainable design standards.

- Demonstrates that it minimises its impact on water catchments and water quality, with use of wastewater treatment systems.

### Decision Guidelines

Before deciding on an application for use and development, in addition to the decision guidelines of the Rural Activity Zone, the responsible authority will consider the purpose of Schedule 1 to the Rural Activity Zone.
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.
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.
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.
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.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td>Must be the only dependent person's unit on the lot.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 32.03-2.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>Must be the only dwelling on the lot.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 32.03-2.</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person's unit and Dwelling)</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry and Racing dog husbandry)</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Car park</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Car wash</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Dependent person’s unit – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 32.03-2.</td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met</td>
<td>Must result in no more than two dwellings on the lot.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 32.03-2.</td>
</tr>
<tr>
<td>Food and drink premises (other than Convenience restaurant)</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub)</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td></td>
</tr>
<tr>
<td>Service station</td>
<td>The site must either:</td>
</tr>
<tr>
<td></td>
<td>￭ Adjoin a commercial zone or industrial zone.</td>
</tr>
<tr>
<td></td>
<td>￭ Adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td></td>
<td>The site must not exceed either:</td>
</tr>
<tr>
<td></td>
<td>￭ 3000 square metres.</td>
</tr>
<tr>
<td></td>
<td>￭ 3600 square metres if it adjoins on two boundaries a road in a Road Zone.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Store</td>
<td>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.</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 – Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
<td></td>
</tr>
<tr>
<td>Animal production (other than Grazing animal production)</td>
<td></td>
</tr>
<tr>
<td>Brothel</td>
<td></td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td></td>
</tr>
<tr>
<td>Extractive industry</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Car wash)</td>
<td></td>
</tr>
<tr>
<td>Motor racing track</td>
<td></td>
</tr>
<tr>
<td>Nightclub</td>
<td></td>
</tr>
<tr>
<td>Office (other than Medical centre)</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Convenience shop, Food and drink premises, Market and Plant nursery)</td>
<td></td>
</tr>
<tr>
<td>Saleyard</td>
<td></td>
</tr>
<tr>
<td>Transport terminal</td>
<td></td>
</tr>
<tr>
<td>Warehouse (other than Store)</td>
<td></td>
</tr>
</tbody>
</table>

### 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.

### 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $100,000 where:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- The building or works is not associated with a dwelling.</td>
<td></td>
</tr>
<tr>
<td>- The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:</td>
<td></td>
</tr>
<tr>
<td>- A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>- A11 Walls on boundaries.</td>
<td></td>
</tr>
</tbody>
</table>
### Class of application

- 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.

### 32.03-5

#### 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.

### 32.03-6

#### Decision guidelines

##### General

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:


##### 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.

**32.03-7 Signs**

Sign requirements are at Clause 52.05. This zone is in Category 3.
SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ1**.

### Subdivision requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Area (hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area (hectares)</td>
<td>2 ha</td>
</tr>
<tr>
<td>See 32.03-3 for relevant provisions</td>
<td></td>
</tr>
<tr>
<td>139 Smiths Beach Road, Cowes (Lot 3 LP 132206 Vol 9503. Fol. 490).</td>
<td></td>
</tr>
<tr>
<td>140 Back Beach Road, Cowes (Lot 2 LP 130858. Vol. 9455 Fol. 785).</td>
<td></td>
</tr>
<tr>
<td>130 Back Beach Road, Cowes (Lots 1 &amp; 2 PS 513258Y Vol. 10729 Fols. 361 &amp; 362).</td>
<td></td>
</tr>
<tr>
<td>116 Back Beach Road, Sunset Strip (Lot 1 PS 422695G Vol. 10443 Fol. 915).</td>
<td></td>
</tr>
</tbody>
</table>

### Outbuilding permit requirements

**Dimensions above which a permit is required to construct an outbuilding (square metres)**

None specified
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.

Objectives

A schedule to this zone may contain objectives to be achieved for the area.

Table of uses

Section 1 – Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art gallery</td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
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<tr>
<td>Community care accommodation</td>
<td>Must meet the requirements of Clause 52.22-2.</td>
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<tr>
<td>Dependent person's unit</td>
<td>Must be the only dependent person's unit on the lot.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td></td>
</tr>
<tr>
<td>Food and drink premises</td>
<td>The leasable floor area must not exceed 150 square metres.</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td>The gross floor area must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Museum</td>
<td></td>
</tr>
<tr>
<td>Office (other than Medical centre)</td>
<td>The leasable floor area must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Place of worship</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
</tbody>
</table>
### ConditionUse

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td></td>
</tr>
<tr>
<td>Rooming house</td>
<td>Must meet the requirements of Clause 52.23-2.</td>
</tr>
<tr>
<td>Shop (other than Adult sex product shop)</td>
<td>The leasable floor area must not exceed 150 square metres.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house)</td>
<td></td>
</tr>
<tr>
<td>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry and Racing dog husbandry)</td>
<td></td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td></td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Materials recycling and Transfer station)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation)</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Art gallery, Carnival, Circus, Museum and Place of worship)</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Food and drink premises and Shop)</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Warehouse</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
<td></td>
</tr>
<tr>
<td>Animal production (other than Grazing animal production)</td>
<td></td>
</tr>
<tr>
<td>Brothel</td>
<td></td>
</tr>
</tbody>
</table>
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.

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.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 or more lots</td>
<td>All except Clause 56.03-5.</td>
</tr>
<tr>
<td>16 – 59 lots</td>
<td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>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.</td>
</tr>
<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
</tbody>
</table>
### Class of application

Subdivide land into lots each containing an existing building or car parking space where:

- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.
- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.

Subdivide land into 2 lots if:

- The construction of a building or the construction or carrying out of works on the land:
  - 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.

### 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

Construct an outbuilding or extend a dwelling if the development:

- 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

- 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Clause 59.03</td>
</tr>
</tbody>
</table>

**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.

**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.

**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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $100,000 where:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>The building or works is not associated with a dwelling.</td>
<td></td>
</tr>
<tr>
<td>The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:</td>
<td></td>
</tr>
<tr>
<td>A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>Class of application</td>
<td>Information requirements and decision guidelines</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------</td>
</tr>
<tr>
<td>- A11 Walls on boundaries.</td>
<td></td>
</tr>
<tr>
<td>- A12 Daylight to existing windows.</td>
<td></td>
</tr>
<tr>
<td>- A13 North-facing windows.</td>
<td></td>
</tr>
<tr>
<td>- A14 Overshadowing open space.</td>
<td></td>
</tr>
<tr>
<td>- A15 Overlooking.</td>
<td></td>
</tr>
</tbody>
</table>

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.

---

### 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.

### 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.

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.

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
24/01/2020
VC160

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 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 systems 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.
SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as MUZ.

BASS COAST MIXED USE AREAS

1.0

Objectives

None specified.

2.0

Clause 54 and Clause 55 requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>None specified</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>None specified</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>B28</td>
<td>None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified</td>
</tr>
</tbody>
</table>

3.0

Maximum building height requirement

None specified.

4.0

Exemption from notice and review

None specified.

5.0

Application requirements

None specified.

6.0

Decision guidelines

None specified.

7.0

Signs

None specified.
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.

Neighbourhood character objectives

A schedule to this zone may contain the neighbourhood character objectives to be achieved for the area.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td>Must be the only dependent person's unit on the lot.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 32.05-3.</td>
</tr>
<tr>
<td>Domestic animal husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>Must meet the requirements of Clause 32.05-3.</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Place of worship</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td></td>
</tr>
<tr>
<td>Rooming house</td>
<td>Must meet the requirements of Clause 52.23-2.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

### Section 2 – Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation,</td>
<td></td>
</tr>
<tr>
<td>Dependent person’s unit, Dwelling, Residential aged care facility</td>
<td></td>
</tr>
<tr>
<td>and Rooming house)</td>
<td></td>
</tr>
<tr>
<td>Agriculture (other than Animal production, Apiculture, Domestic</td>
<td></td>
</tr>
<tr>
<td>animal husbandry and Racing dog husbandry)</td>
<td></td>
</tr>
<tr>
<td>Dependent person’s unit - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 32.05-3.</td>
</tr>
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<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Transfer station and Refuse disposal)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Office (other than Medical centre)</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Carnival, Circus and Place of worship)</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Adult sex product shop)</td>
<td></td>
</tr>
<tr>
<td>Transfer station</td>
<td>Must meet the threshold distance requirements in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
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<td>Any other use not in Section 1 or 3</td>
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### Section 3 - Prohibited

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<th>Use</th>
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</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
</tr>
<tr>
<td>Animal production (other than Grazing animal production)</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Dwelling – if the Section 1 condition is not met</td>
</tr>
<tr>
<td>Extractive industry</td>
</tr>
</tbody>
</table>
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.

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.

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.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 or more lots</td>
<td>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, 56.06-6, 56.06-7, 56.06-8 and 56.07-1 to 56.09-4.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>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.</td>
</tr>
</tbody>
</table>
### Class of subdivision

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5 and 56.06-8 to 56.09-2.</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- 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.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
<tr>
<td>- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>- Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>- The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>

### 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct an outbuilding or extend a dwelling if the development:</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>- Does not exceed a building height of 5 metres.</td>
<td></td>
</tr>
<tr>
<td>- Is not visible from the street (other than a lane) or a public park.</td>
<td></td>
</tr>
<tr>
<td>- Meets the requirements in the following standards of Clause 54:</td>
<td></td>
</tr>
<tr>
<td>- A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>- A11 Walls on boundaries.</td>
<td></td>
</tr>
<tr>
<td>- A12 Daylight to existing windows.</td>
<td></td>
</tr>
<tr>
<td>- A13 North-facing windows.</td>
<td></td>
</tr>
<tr>
<td>- A14 Overshadowing open space.</td>
<td></td>
</tr>
<tr>
<td>- A15 Overlooking.</td>
<td></td>
</tr>
</tbody>
</table>

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.

| Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling. | Clause 59.03 |
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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Clause 59.03</td>
</tr>
</tbody>
</table>

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.

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.

### 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.

### 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $100,000 where:</td>
<td></td>
</tr>
<tr>
<td>• The building or works is not associated with a dwelling.</td>
<td></td>
</tr>
<tr>
<td>• The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:</td>
<td></td>
</tr>
<tr>
<td>- A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>- A11 Walls on boundaries.</td>
<td></td>
</tr>
<tr>
<td>- A12 Daylight to existing windows.</td>
<td></td>
</tr>
<tr>
<td>- A13 North-facing windows.</td>
<td></td>
</tr>
<tr>
<td>- A14 Overshadowing open space.</td>
<td></td>
</tr>
<tr>
<td>- A15 Overlooking.</td>
<td></td>
</tr>
</tbody>
</table>

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.

### 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.

### 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.

### 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 objectives set out in a schedule to this zone.

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 systems 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 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 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 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:


- 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.

**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 3.
SCHEDULE 1 TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as TZ.

BASS COAST TOWNSHIPS

1.0

Neighbourhood character objectives

None specified.

2.0

Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

3.0

Clause 54 and Clause 55 requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>None specified</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>None specified</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>B28</td>
<td>None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified</td>
</tr>
</tbody>
</table>

4.0

Maximum building height requirement for a dwelling or residential building

None specified.

5.0

Application requirements

None specified.

6.0

Decision guidelines

None specified.
RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as RGZ with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To provide housing at increased densities in buildings up to and including four storey buildings.
To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
To ensure residential development achieves design objectives specified in a schedule to this zone.
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Design objectives

A schedule to this zone must contain the design objectives to be achieved for the area.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>Must be the only dependent person’s unit on the lot.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Place of worship</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td></td>
</tr>
<tr>
<td>Rooming house</td>
<td>Must meet the requirements of Clause 52.23-2.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

**Section 2 – Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person’s unit, Dwelling, Residential aged care facility and Rooming house)</td>
<td></td>
</tr>
<tr>
<td>Agriculture (other than Animal production, Animal training, Apiculture, Domestic animal husbandry, Horse husbandry and Racing dog husbandry)</td>
<td></td>
</tr>
<tr>
<td>Car park</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Car wash</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Food and drink premises (other than Convenience restaurant and Take away food premises)</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Office (other than Medical centre)</td>
<td>The land must be located within 100 metres of a commercial zone.</td>
</tr>
<tr>
<td></td>
<td>The land must have the same street frontage as the land in the commercial zone.</td>
</tr>
<tr>
<td></td>
<td>The leasable floor area must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus, Nightclub and Place of worship)</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Service station</td>
<td>The site must either:</td>
</tr>
<tr>
<td></td>
<td>• Adjoin a commercial zone or industrial zone.</td>
</tr>
<tr>
<td></td>
<td>• Adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td></td>
<td>The site must not exceed either:</td>
</tr>
<tr>
<td></td>
<td>• 3000 square metres.</td>
</tr>
<tr>
<td></td>
<td>• 3600 square metres if it adjoins on two boundaries a road in a Road Zone.</td>
</tr>
<tr>
<td>Shop (other than Adult sex product shop, Bottle shop and Convenience shop)</td>
<td>The land must be located within 100 metres of a commercial zone or Mixed Use Zone.</td>
</tr>
<tr>
<td></td>
<td>The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone.</td>
</tr>
<tr>
<td>Store</td>
<td>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.</td>
</tr>
<tr>
<td>Take away food premises</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
<tr>
<td><strong>Section 3 – Prohibited</strong></td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td></td>
</tr>
<tr>
<td>Adult sex product shop</td>
<td></td>
</tr>
<tr>
<td>Amusement parlour</td>
<td></td>
</tr>
<tr>
<td>Animal production (other than Grazing animal production)</td>
<td></td>
</tr>
<tr>
<td>Animal training</td>
<td></td>
</tr>
<tr>
<td>Bottle shop</td>
<td></td>
</tr>
<tr>
<td>Brothel</td>
<td></td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td></td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td></td>
</tr>
<tr>
<td>Extractive industry</td>
<td></td>
</tr>
<tr>
<td>Horse husbandry</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Car wash)</td>
<td></td>
</tr>
<tr>
<td>Motor racing track</td>
<td></td>
</tr>
<tr>
<td>Nightclub</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Food and drink premises, Market, Plant nursery and Shop)</td>
<td></td>
</tr>
<tr>
<td>Saleyard</td>
<td></td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 or more lots</td>
<td>All except Clause 56.03-5.</td>
</tr>
<tr>
<td>16 – 59 lots</td>
<td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>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.</td>
</tr>
<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- 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.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
</tbody>
</table>
Class of application

- 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.

32.07-4
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 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

<table>
<thead>
<tr>
<th>Construct an outbuilding or extend a dwelling if the development:</th>
<th>Clause 59.14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not exceed a building height of 5 metres.</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>Is not visible from the street (other than a lane) or a public park.</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>Meets the requirements in the following standards of Clause 54:</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>A10 Side and rear setbacks.</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>A11 Walls on boundaries.</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>A12 Daylight to existing windows.</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>A13 North-facing windows.</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>A14 Overshadowing open space.</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>A15 Overlooking.</td>
<td>Clause 59.14</td>
</tr>
</tbody>
</table>

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.
Class of application | Information requirements and decision guidelines
--- | ---
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.

**32.07-5**

**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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Clause 59.03</td>
</tr>
</tbody>
</table>

**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.

### 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.

### 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.

### 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 32.07-2.

### 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of building or construct or carry out works with an estimated cost of up to $100,000 where:</td>
<td>Clause 59.04</td>
</tr>
</tbody>
</table>

- 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:
  - 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.
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 building height should not exceed 13.5 metres.

This building height requirement replaces the maximum building height specified in Standard A4 in Clause 54 and Standard B7 in Clause 55.

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 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.

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, 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.

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.

32.07-12

Exemption from notice and review

Subdivision

An application to subdivide land 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.

32.07-13

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 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 systems on dwellings on adjoining lots in a Mixed Use Zone or Residential Growth 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 of one dwelling on a lot, whether the development is an under-utilisation of the lot.
- 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.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3.
SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as RGZ1.

COWES ACTIVITY CENTRE PRECINCT 4

1.0

Design objectives
None specified.

2.0

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
</tr>
<tr>
<td></td>
<td>B28</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
</tr>
</tbody>
</table>

3.0

Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 14 metres and 4 storeys.

This does not apply to a lift overrun.

4.0

Application requirements
None specified.

5.0

Decision guidelines
None specified.
SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as RGZ2.

FORMER WARLEY HOSPITAL SITE

1.0

Design objectives
None specified.

2.0

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
</tr>
<tr>
<td></td>
<td>B28</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
</tr>
</tbody>
</table>

3.0

Maximum building height requirement for a dwelling or residential building
A building used as a dwelling or a residential building must not exceed a height of 17 metres and 5 storeys.
This does not apply to a lift overrun.

4.0

Application requirements
None specified.

5.0

Decision guidelines
None specified.
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.

Neighbourhood character objectives

A schedule to this zone may contain neighbourhood character objectives to be achieved for the area.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>Must be the only dependent person’s unit on the lot.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td></td>
<td>Must not require a permit under Clause 52.06-3.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Place of worship</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td><em>Must meet the requirements of Clause 52.23-2.</em></td>
</tr>
<tr>
<td>Rooming house</td>
<td><em>Must meet the requirements of Clause 62.01.</em></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td></td>
</tr>
</tbody>
</table>

**Section 2 - Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person’s unit, Dwelling, Residential aged care facility and Rooming house)</td>
<td></td>
</tr>
<tr>
<td>Agriculture (other than Animal production, Animal training, Apiculture, Domestic animal husbandry, Horse husbandry and Racing dog husbandry)</td>
<td></td>
</tr>
<tr>
<td>Car park</td>
<td><em>Must be used in conjunction with another use in Section 1 or 2.</em></td>
</tr>
<tr>
<td>Car wash</td>
<td><em>The site must adjoin, or have access to, a road in a Road Zone.</em></td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td><em>The site must adjoin, or have access to, a road in a Road Zone.</em></td>
</tr>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met</td>
<td><em>Must be no more than 5 animals.</em></td>
</tr>
<tr>
<td>Food and drink premises (other than Convenience restaurant and Take away food premises)</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus, Nightclub and Place of worship)</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td></td>
</tr>
<tr>
<td>Service station</td>
<td><em>The site must either:</em></td>
</tr>
<tr>
<td></td>
<td>• Adjoin a commercial zone or industrial zone.</td>
</tr>
<tr>
<td></td>
<td>• Adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td></td>
<td><em>The site must not exceed either:</em></td>
</tr>
</tbody>
</table>
### Condition

- 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.

### 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 production (other than Grazing animal production)
- Animal training
- Brothel
- Cinema based entertainment facility
- Domestic animal boarding
- Extractive industry
- Horse husbandry
- 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
- Transport terminal
- Warehouse (other than Store)

## 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.

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.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 or more lots</td>
<td>All except Clause 56.03-5.</td>
</tr>
<tr>
<td>16 – 59 lots</td>
<td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>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.</td>
</tr>
<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>:: The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>:: The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>:: The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>:: 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.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>:: The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
<tr>
<td>:: Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>:: Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>:: The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>Lot size</th>
<th>Minimum percentage of a lot set aside as garden area</th>
</tr>
</thead>
<tbody>
<tr>
<td>400 - 500 sqm</td>
<td>25%</td>
</tr>
<tr>
<td>Above 500 - 650 sqm</td>
<td>30%</td>
</tr>
<tr>
<td>Above 650 sqm</td>
<td>35%</td>
</tr>
</tbody>
</table>

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.

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct an outbuilding or extend a dwelling if the development:</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>Meets the minimum garden area requirement of Clause 32.08-4.</td>
<td></td>
</tr>
<tr>
<td>• Does not exceed a building height of 5 metres.</td>
<td></td>
</tr>
<tr>
<td>• Is not visible from the street (other than a lane) or a public park.</td>
<td></td>
</tr>
<tr>
<td>• Meets the requirements in the following standards of Clause 54:</td>
<td></td>
</tr>
<tr>
<td>- A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>- A11 Walls on boundaries.</td>
<td></td>
</tr>
<tr>
<td>- A12 Daylight to existing windows.</td>
<td></td>
</tr>
<tr>
<td>- A13 North-facing windows.</td>
<td></td>
</tr>
<tr>
<td>- A14 Overshadowing open space.</td>
<td></td>
</tr>
<tr>
<td>- A15 Overlooking.</td>
<td></td>
</tr>
</tbody>
</table>

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.

Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling. Clause 59.03

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Clause 59.03</td>
</tr>
</tbody>
</table>

**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.

**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.

**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.

**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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $100,000 where:</td>
<td></td>
</tr>
<tr>
<td>The building or works is not associated with a dwelling.</td>
<td></td>
</tr>
<tr>
<td>The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:</td>
<td></td>
</tr>
<tr>
<td>– A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>– A11 Walls on boundaries.</td>
<td></td>
</tr>
<tr>
<td>– A12 Daylight to existing windows.</td>
<td></td>
</tr>
<tr>
<td>– A13 North-facing windows.</td>
<td></td>
</tr>
<tr>
<td>– A14 Overshadowing open space.</td>
<td></td>
</tr>
<tr>
<td>– A15 Overlooking.</td>
<td></td>
</tr>
<tr>
<td>For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

32.08-10

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.

### 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.
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.

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 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 systems 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.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3.
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.
SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ1**.

**GENERAL RESIDENTIAL AREA**

1.0

Neighbourhood character objectives

None specified.

2.0

Construction or extension of a dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No.

3.0

Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No.

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No.

4.0

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>None specified.</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>None specified.</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>None specified.</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified.</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified.</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified.</td>
</tr>
<tr>
<td></td>
<td>B28</td>
<td>None specified.</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified.</td>
</tr>
</tbody>
</table>

5.0

Maximum building height requirement for a dwelling or residential building

None specified.

6.0

Application requirements

None specified.
7.0 Decision guidelines

None specified.
INDUSTRIAL ZONES
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.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience shop</td>
<td>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</td>
</tr>
<tr>
<td>Crop raising</td>
<td>The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:</td>
</tr>
<tr>
<td>Grazing animal production</td>
<td>• The threshold distance, for a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Home based business</td>
<td>• 30 metres, for a purpose not listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Industry (other than Materials recycling and Transfer station)</td>
<td>Must not:</td>
</tr>
<tr>
<td></td>
<td>• Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.</td>
</tr>
<tr>
<td></td>
<td>• Require a notification under the Occupational Health and Safety Regulations 2017.</td>
</tr>
<tr>
<td></td>
<td>• Require a licence under the Dangerous Goods (Explosives) Regulations 2011.</td>
</tr>
<tr>
<td></td>
<td>• Require a licence under the Dangerous Goods (HCDG) Regulations 2016.</td>
</tr>
<tr>
<td></td>
<td>Must not adversely affect the amenity of the neighbourhood, including through the:</td>
</tr>
<tr>
<td></td>
<td>• Transport of materials, goods or commodities to or from the land.</td>
</tr>
<tr>
<td></td>
<td>• Appearance of any stored goods or materials.</td>
</tr>
<tr>
<td></td>
<td>• Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.</td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Mail centre</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Service station                          | The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution. Must not adversely affect the amenity of the neighbourhood, including through the:  
  - 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. |
| Shipping container storage               | Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.                                                                                                               |
|                                          | The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:  
  - 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.  
  Must not:  
  - Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.  
  - Require a notification under the Occupational Health and Safety Regulations 2017.  
  - Require a licence under the Dangerous Goods (Explosives) Regulations 2011.  
  - Require a licence under the Dangerous Goods (HCDG) Regulations 2016.  
  The site must adjoin, or have access to, a road in a Road Zone.  
  Shipping containers must be setback at least 9 metres from a road in a Road Zone.  
  The height of shipping container stacks must not exceed 6 containers or 16 metres, whichever is the lesser.  
  Must not adversely affect the amenity of the neighbourhood, including through the:  
  - 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) | Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.                                                                                                           |
The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:

- 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.

Must not:

- Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.
- Require a notification under the Occupational Health and Safety Regulations 2017.
- Require a licence under the Dangerous Goods (Explosives) Regulations 2011.
- Require a licence under Dangerous Goods (HCDG) Regulations 2016.

Must not adversely affect the amenity of the neighbourhood, including through the:

- 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.

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
<td>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.</td>
</tr>
<tr>
<td>Agriculture (other than Apiculture, Crop raising, Grazing animal production, Intensive animal production, Pig farm and Poultry farm)</td>
<td></td>
</tr>
<tr>
<td>Caretaker's house</td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td>Must not be a primary or secondary school.</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation)</td>
<td></td>
</tr>
<tr>
<td>Materials recycling</td>
<td>The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone or</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td>The leasable floor area must not exceed the amount specified in the schedule to this zone.</td>
</tr>
<tr>
<td><strong>Place of assembly (other than Carnival, Cinema based entertainment facility and Circus)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Restricted retail premises</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Retail premises (other than Shop and Take away food premises)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Transfer Station</strong></td>
<td>The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone or land used for a hospital, an education centre a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.</td>
</tr>
<tr>
<td><strong>Utility installation (other than Minor utility installation and Telecommunications facility).</strong></td>
<td>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 an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.</td>
</tr>
<tr>
<td><strong>Any other use not in Section 1 or 3</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Section 3 - Prohibited</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Use</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Accommodation (other than Caretaker's house)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Cinema based entertainment facility</strong></td>
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<td><strong>Hospital</strong></td>
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</tr>
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<td><strong>Intensive animal production</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Pig farm</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Poultry farm</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Shop (other than Adult sex product shop, Convenience shop and Restricted retail premises)</strong></td>
<td></td>
</tr>
</tbody>
</table>

**33.01-2**

**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 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.

### 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
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</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
</tbody>
</table>
Class of application

Subdivide land into lots each containing an existing building or car parking space where:

- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.
- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.

Clause 59.02

Subdivide land into 2 lots if:

- The construction of a building or the construction or carrying out of works on the land:
  - 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

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:

- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>$1,000,000 where the land is not:</td>
<td></td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td></td>
</tr>
<tr>
<td>- Used for a Brothel or Adult sex product shop.</td>
<td></td>
</tr>
</tbody>
</table>

**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:

- 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.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 2.
## SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE

### Maximum leasable floor area requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Maximum leasable floor area for Office (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>
INDUSTRIAL 3 ZONE

Shown on the planning scheme map as IN3Z.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.

To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.

To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Crop raising</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Mail centre</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
</tbody>
</table>

Service industry

Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.

The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:

- 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.

Must not:

- Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.
- Require a notification under the Occupational Health and Safety Regulations 2017.
- Require a licence under the Dangerous Goods (Explosives) Regulations 2011.
- Require a licence under Dangerous Goods (HCDG) Regulations 2016.
<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service station</td>
<td>The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.</td>
</tr>
<tr>
<td>Shop (other than Adult sex product shop, Convenience shop, Restricted retail premises and Supermarket)</td>
<td>Must adjoin, or be on the same lot as, a supermarket when the use commences.</td>
</tr>
<tr>
<td></td>
<td>The combined leasable floor area for all shops adjoining or on the same lot as the supermarket must not exceed 500 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or be within 30 metres of, a road in a Road Zone.</td>
</tr>
<tr>
<td>Supermarket</td>
<td>The leasable floor area must not exceed 1800 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or be within 30 metres of, a road in a Road Zone.</td>
</tr>
<tr>
<td></td>
<td>Must be on land within an urban growth boundary and in metropolitan Melbourne.</td>
</tr>
<tr>
<td>Take away food premises</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Warehouse (other than Fuel depot, Mail centre or Shipping container storage)</td>
<td>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</td>
</tr>
<tr>
<td></td>
<td>The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:</td>
</tr>
<tr>
<td></td>
<td>• The threshold distance, for a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>• 30 metres, for a purpose not listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>Must not:</td>
</tr>
<tr>
<td></td>
<td>• Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.</td>
</tr>
<tr>
<td></td>
<td>• Require a notification under the Occupational Health and Safety Regulations 2017.</td>
</tr>
<tr>
<td></td>
<td>• Require a licence under the Dangerous Goods (Explosives) Regulations 2011.</td>
</tr>
<tr>
<td></td>
<td>• Require a licence under the Dangerous Goods (HCDG) Regulations 2016.</td>
</tr>
<tr>
<td></td>
<td>Must not adversely affect the amenity of the neighbourhood, including through the:</td>
</tr>
<tr>
<td></td>
<td>• Transport of materials, goods or commodities to or from the land.</td>
</tr>
<tr>
<td></td>
<td>• Appearance of any stored goods or materials.</td>
</tr>
<tr>
<td></td>
<td>• Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.</td>
</tr>
</tbody>
</table>

BASS COAST PLANNING SCHEME
## Condition

**Use**  |  **Condition**  
---|---
Any use listed in Clause 62.01 | Must meet the requirements of Clause 62.01.

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
<td>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.</td>
</tr>
<tr>
<td>Agriculture (other than Apiculture, Crop raising, Grazing animal production, Intensive animal production, Pig farm and Poultry farm)</td>
<td></td>
</tr>
<tr>
<td>Caretaker’s house</td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td>Must not be a primary or secondary school.</td>
</tr>
<tr>
<td>Industry (other than Service industry)</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>The leasable floor area must not exceed the amount specified in the schedule to this zone.</td>
</tr>
<tr>
<td>Place of assembly (other than Carnival, Cinema based entertainment facility and Circus)</td>
<td></td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Shop and Take away food premises)</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Caretaker’s house)</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Hospital</td>
</tr>
<tr>
<td>Intensive animal production</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
</tbody>
</table>
Use

Pig farm

Poultry farm

Shop (other than Adult sex product shop, Convenience shop, Restricted retail premises and Supermarket) – if the Section 1 conditions are not met

Supermarket – if the section 1 conditions are not met

33.03-2

Use of land

Amenity of the neighbourhood

A use must not adversely affect the amenity of the neighbourhood, including through the:

- 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.

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 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.
- The effect on nearby industries.

**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.

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<th>Class of application</th>
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<td>Subdivide land to realign the common boundary between 2 lots where:</td>
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<td>- The area of either lot is reduced by less than 15 percent.</td>
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<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
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<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
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<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
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</tr>
<tr>
<td>- 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.</td>
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</tr>
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<td>Subdivide land into 2 lots if: Clauses 59.02</td>
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</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land:</td>
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</tr>
<tr>
<td>- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
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<td>- Has started lawfully.</td>
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<td>- The subdivision does not create a vacant lot.</td>
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**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:

- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

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

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<th>Information requirements and decision guidelines</th>
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<tr>
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</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td></td>
</tr>
<tr>
<td>- Used for a Brothel or Adult sex product shop.</td>
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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.
  - Mechanisms to mitigate noise, odour and other adverse amenity impacts of, and on, nearby industries.

- 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.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- 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.
- The effect on nearby industries.
- The effect of nearby industries.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.
Signs

Sign requirements are at Clause 52.05. This zone is in Category 2.
**SCHEDULE TO CLAUSE 33.03 INDUSTRIAL 3 ZONE**

**Maximum leasable floor area requirements**

<table>
<thead>
<tr>
<th>Land</th>
<th>Maximum leasable floor area for Office (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>
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).

Table of uses
Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Accommodation (other than Community care accommodation, Corrective institution and Rooming house)</strong></td>
<td>Any frontage at ground floor level must not exceed 2 metres (other than a bed and breakfast and caretaker's house).</td>
</tr>
<tr>
<td><strong>Art and craft centre</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Child care centre</strong></td>
<td>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).</td>
</tr>
<tr>
<td><strong>Cinema</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Cinema based entertainment facility</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Community care accommodation</strong></td>
<td>Any frontage at ground floor level must not exceed 2 metres.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td><strong>Education centre (other than Child care centre)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Exhibition centre</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Home based business</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Informal outdoor recreation</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td>The leasable floor area for all offices must not exceed any amount specified in the schedule to this zone.</td>
</tr>
<tr>
<td><strong>Place of worship</strong></td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td><strong>Railway</strong></td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>-------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Retail premises (other than Shop)</td>
<td></td>
</tr>
<tr>
<td>Rooming house</td>
<td>Any frontage at ground floor level must not exceed 2 metres. Must meet the requirements of Clause 52.23-2.</td>
</tr>
<tr>
<td>Shop (other than Adult sex product shop)</td>
<td>The leasable floor area for all shops must not exceed any amount specified in the schedule to this zone.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

**Section 2 - Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
<td>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.</td>
</tr>
<tr>
<td>Agriculture (other than Animal production and Apiculture)</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Industry</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Leisure and recreation facility (other than informal outdoor recreation, Major sports and recreation facility and Motor racing track)</td>
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<td>Place of assembly (other than Carnival, Cinema, Cinema based entertainment facility, Circus, Exhibition centre and Place of worship)</td>
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<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
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<td>Warehouse</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
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<td>Any other use not in Section 1 or 3</td>
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**Section 3 - Prohibited**

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal production (other than Grazing animal production)</td>
<td></td>
</tr>
<tr>
<td>Corrective institution</td>
<td></td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
<td></td>
</tr>
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</table>
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.

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.

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<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
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<td>Subdivide land to realign the common boundary between 2 lots where:</td>
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<td>- The area of either lot is reduced by less than 15 percent.</td>
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<td>- The general direction of the common boundary does not change.</td>
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<td>Subdivide land into lots each containing an existing building or car parking space</td>
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<td>- The buildings or car parking spaces have been constructed in accordance</td>
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<td>and the permit has not expired.</td>
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<td>- Has started lawfully.</td>
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<td>- The subdivision does not create a vacant lot.</td>
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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.

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<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
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<td>- Used for a purpose listed in the table to Clause 53.10.</td>
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<td>- Used for a Brothel or Adult sex product shop.</td>
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**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.

**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.

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.

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.

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 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 systems 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.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 1.
## Maximum leasable floor area requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Maximum leasable floor area for Office (square metres)</th>
<th>Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>
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.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art and craft centre</td>
<td></td>
</tr>
<tr>
<td>Art gallery</td>
<td></td>
</tr>
<tr>
<td>Cinema</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td></td>
</tr>
<tr>
<td>Food and drink premises</td>
<td>The leasable floor area must not exceed 100 square metres.</td>
</tr>
</tbody>
</table>
| Industry (other than Materials recycling and Transfer station) | Must not be a purpose listed in the table to Clause 53.10 with no threshold specified.  
  The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:  
  - 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.  
  Must not:  
  - Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.  
  - Require a notification under the Occupational Health and Safety Regulations 2017.  
  - Require a licence under the Dangerous Goods (Explosives) Regulations 2011.  
  - Require a licence under the Dangerous Goods (HCDG) Regulations 2016.  |
<p>| Informal outdoor recreation                   |                                                                           |
| Mail centre                                   |                                                                           |
| Museum                                        |                                                                           |
| Office                                        |                                                                           |</p>
<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Postal agency</td>
<td>Must adjoin, or be on the same land as, a supermarket when the use commences.</td>
</tr>
<tr>
<td>Railway</td>
<td>The combined leasable floor area for all shops adjoining or on the same land as the supermarket must not exceed 500 square metres.</td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Shop (other than Adult sex product shop, Restricted retail premises and Supermarket)</td>
<td>Must adjoin, or be on the same land as, a supermarket when the use commences.</td>
</tr>
<tr>
<td></td>
<td>The combined leasable floor area for all shops adjoining or on the same land as the supermarket must not exceed 500 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Supermarket</td>
<td>The leasable floor area must not exceed 1800 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td></td>
<td>Must be on land within the City of Greater Geelong or within an urban growth boundary in metropolitan Melbourne.</td>
</tr>
<tr>
<td>Trade supplies</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Warehouse (other than Mail centre)</td>
<td>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</td>
</tr>
<tr>
<td></td>
<td>The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or corrective institution:</td>
</tr>
<tr>
<td></td>
<td>1. The threshold distance, for a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>2. 30 metres, for a purpose not listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>Must not:</td>
</tr>
<tr>
<td></td>
<td>1. Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>
## Section 2 - Permit required

<table>
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<tr>
<th>Use</th>
<th>Condition</th>
</tr>
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<tbody>
<tr>
<td>Adult sex product shop</td>
<td>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.</td>
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</tr>
<tr>
<td>Caretaker’s house</td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)</td>
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</tr>
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<td>Materials recycling</td>
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<td>Place of assembly (other than Art gallery, Carnival, Cinema, Cinema based entertainment facility, Circus and Museum)</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Food and drink premises, Postal agency, Restricted retail premises, Supermarket and Trade supplies)</td>
<td></td>
</tr>
<tr>
<td><strong>Supermarket – if the Section 1 conditions are not met</strong></td>
<td>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. The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Transfer station</td>
<td>The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.</td>
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<tr>
<th>Use</th>
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<tr>
<td>Accommodation (other than Caretaker’s house and Residential hotel)</td>
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### Use

- Animal production (other than Grazing animal production)
- Hospital
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- Motor racing track

### 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.
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Application requirements

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- 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.
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Building and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

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  - The boundaries and dimensions of the site.
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- 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.

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.

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 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

Signs
Sign requirements are at Clause 52.05. This zone is in Category 1.
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.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
</table>
| 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.                              |
| Domestic animal husbandry (other than Domestic animal boarding) | Must be no more than 2 animals.                                            |
| 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.                               |
| Racing dog husbandry                      | Must be no more than 2 animals.                                           |
| Railway                                   |                                                                           |
| Tramway                                   |                                                                           |
| Any use listed in Clause 62.01            | Must meet the requirements of Clause 62.01.                               |
### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person's unit and Dwelling)</td>
<td></td>
</tr>
<tr>
<td>Agriculture (other than Apiculture, Broiler farm, Domestic animal husbandry, Intensive animal production, Racing dog husbandry and Timber production)</td>
<td></td>
</tr>
<tr>
<td>Bar</td>
<td>The site must not have direct access to a rural freeway.</td>
</tr>
<tr>
<td>Broiler farm - if the Section 1 condition to Poultry farm is not met</td>
<td>Must be no more than 10,000 chickens.</td>
</tr>
<tr>
<td>Car park</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td>The leasable floor area must not exceed 80 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must not have direct access to a rural freeway.</td>
</tr>
<tr>
<td>Dependent person's unit - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 35.03-2.</td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td></td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast) - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 35.03-2.</td>
</tr>
<tr>
<td>Freeway service centre</td>
<td>Must meet the requirements of Clause 53.05.</td>
</tr>
<tr>
<td>Hotel</td>
<td>The site must not have direct access to a rural freeway.</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub)</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td></td>
</tr>
<tr>
<td>Postal agency</td>
<td></td>
</tr>
<tr>
<td>Primary produce sales</td>
<td></td>
</tr>
<tr>
<td>Racing dog husbandry – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.12.</td>
</tr>
<tr>
<td>Restaurant</td>
<td>The site must not have direct access to a rural freeway.</td>
</tr>
</tbody>
</table>
## Use

### Condition

#### Rural industry (other than Abattoir and Sawmill)

**Service station**
- The site must either:
  - Adjoin a commercial zone or industrial zone.
  - Adjoin, or have access to, a road in a Road Zone.
- The site must not exceed either:
  - 3000 square metres.
  - 3600 square metres if it adjoins on two boundaries a road in a Road Zone.
- The site must not have direct access to a rural freeway.

**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.

**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 Bar, Convenience shop, Hotel, Market, Plant nursery, Postal agency, Primary produce sales and Restaurant)
- Saleyard
- Sawmill
- Transport terminal
- Warehouse (other than Store)
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.

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- Each new lot is at least the area specified for the land in the zone or the schedule to the zone.</td>
<td></td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>Clause 59.12</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $250,000 where the land is not:</td>
<td>Clause 59.13</td>
</tr>
<tr>
<td>- Used for Domestic animal husbandry, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry or Rural industry.</td>
<td></td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
</tbody>
</table>

Any works must not be earthworks specified in the schedule to the zone.

**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**


- 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.

**Signs**
Sign requirements are at Clause 52.05. This zone is in Category 3.
## SCHEDULE 1 TO CLAUSE 35.03 RURAL LIVING ZONE

Shown on the planning scheme map as **RLZ**.

### Subdivision and other requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Land</th>
<th>Area/Dimensions/Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area (hectares)</td>
<td>None specified</td>
<td>None specified</td>
</tr>
<tr>
<td>Minimum area for which no permit is required to use land for a Dwelling</td>
<td>None specified</td>
<td>None specified</td>
</tr>
<tr>
<td>(hectares)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an</td>
<td>None specified</td>
<td>None specified</td>
</tr>
<tr>
<td>existing dwelling (square metres)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to construct an out-</td>
<td>None specified</td>
<td>None specified</td>
</tr>
<tr>
<td>building associated with an existing dwelling (square metres)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an</td>
<td>None specified</td>
<td>None specified</td>
</tr>
<tr>
<td>existing building used for Agriculture (square metres)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum setback from a road (metres)</td>
<td>None specified</td>
<td>None specified</td>
</tr>
<tr>
<td>Minimum setback from a boundary (metres)</td>
<td>None specified</td>
<td>None specified</td>
</tr>
<tr>
<td>Minimum setback from a dwelling not in the same ownership (metres)</td>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>

### Permit requirement for earthworks

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthworks which change the rate of flow or the discharge point of water</td>
<td>None specified</td>
</tr>
<tr>
<td>across a property boundary</td>
<td></td>
</tr>
<tr>
<td>Earthworks which increase the discharge of saline groundwater</td>
<td>None specified</td>
</tr>
</tbody>
</table>
**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.

**Table of uses**

**Section 1 - Permit not required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Poultry farm</td>
<td>Must be no more than 100 poultry (not including emus or ostriches).</td>
</tr>
<tr>
<td></td>
<td>Must be no more than 10 emus and ostriches.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>
### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agriculture (other than Apiculture, Broiler farm, Domestic animal husbandry, Intensive animal production, Racing dog husbandry, Rice growing and Timber production)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Broiler farm - if the Section 1 condition to Poultry farm is not met</strong></td>
<td>Must be no more than 10,000 chickens.</td>
</tr>
<tr>
<td><strong>Car park</strong></td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td><strong>Dependent person’s unit</strong></td>
<td>Must be the only dependent person’s unit on the lot. Must meet the requirements of Clause 35.06-2.</td>
</tr>
<tr>
<td><strong>Domestic animal boarding</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Dwelling (other than Bed and breakfast)</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Emergency services facility</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Freezing and cool storage</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Group accommodation</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Host farm</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Landscape gardening supplies</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Market</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Primary produce sales</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Primary school</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Racing dog husbandry - if the Section 1 condition is not met</strong></td>
<td>Must meet the requirements of Clause 53.12.</td>
</tr>
<tr>
<td><strong>Recreational boat facility</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Renewable energy facility (other than Wind energy facility)</strong></td>
<td>Must meet the requirements of Clause 53.13.</td>
</tr>
<tr>
<td><strong>Residential hotel</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Restaurant</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Rural industry (other than Abattoir and Sawmill)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Rural store</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Secondary school</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Timber production</strong></td>
<td>Must meet the requirements of Clause 53.11.</td>
</tr>
</tbody>
</table>
### 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.
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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>Each new lot is at least the area specified for the land in the zone or the schedule to the zone.</td>
<td></td>
</tr>
<tr>
<td>The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>The general direction of the common boundary does not change.</td>
<td></td>
</tr>
</tbody>
</table>

| 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 |

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.

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.

<table>
<thead>
<tr>
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<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $250,000 where the land is not:</td>
<td>Clause 59.13</td>
</tr>
<tr>
<td>- Used for Domestic animal husbandry, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry or Rural industry.</td>
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</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>Any works must not be earthworks specified in the schedule to the zone.</td>
<td></td>
</tr>
</tbody>
</table>

**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**

- 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.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 4.
SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ.

CONSERVATION VALUES

Protection of water catchments, and areas of significant environmental quality.

1.0 Subdivision and other requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Area/Dimensions/Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area (hectares)</td>
<td>All land 40 hectares</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)</td>
<td>None specified None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)</td>
<td>None specified None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)</td>
<td>None specified None specified</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit requirement for earthworks</td>
</tr>
<tr>
<td>Earthworks which change the rate of flow or the discharge point of water across a property boundary All land</td>
</tr>
<tr>
<td>Earthworks which increase the discharge of saline groundwater All land</td>
</tr>
</tbody>
</table>
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.

Table of uses

Section 1 – Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry, Racing dog husbandry, Rice growing and Timber production)</td>
<td>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.</td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>Must meet the requirements of Clause 53.08. The total number of cattle to be housed in the cattle feedlot must be 1000 or less. The site must be located outside a special water supply catchment under the Catchment and Land Protection Act 1994. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>Must be the only dependent person’s unit on the lot. Must meet the requirements of Clause 35.07-2.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>Must be the only dwelling on the lot. 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.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>Grazing animal production</td>
<td>Must meet the requirements of Clause 35.07-2.</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Poultry farm</td>
<td>Must be no more than 100 poultry (not including emus or ostriches). Must be no more than 10 emus and ostriches.</td>
</tr>
<tr>
<td>Primary produce sales</td>
<td>Must not be within 100 metres of a dwelling in separate ownership. The area used for the display and sale of primary produce must not exceed 50 square metres.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
</tbody>
</table>
| Rural industry (other than Abattoir and Sawmill) | Must not have a gross floor area more than 200 square metres. Must not be within 100 metres of a dwelling in separate ownership. Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified. The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:  
  - 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. Must not:  
  - Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.  
  - Require a notification under the Occupational Health and Safety Regulations 2017.  
  - Require a licence under the Dangerous Goods (Explosives) Regulations 2011.  
  - Require a licence under the Dangerous Goods (HCDG) Regulations 2016. |
<p>| Rural store                                   | Must be used in conjunction with Agriculture. Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres. Must be the only Rural store on the lot. |
| Timber production                             | Must meet the requirements of Clause 53.11. |</p>
<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>The plantation must not be within 100 metres of:</td>
<td></td>
</tr>
<tr>
<td>• Any dwelling in separate ownership.</td>
<td></td>
</tr>
<tr>
<td>• Any land zoned for residential, commercial or industrial use.</td>
<td></td>
</tr>
<tr>
<td>• Any site specified on a permit which is in force which permits a dwelling to be constructed.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

**Tramway**

| Any use listed in Clause 62.01 | Must meet requirements of Clause 62.01. |

**Section 2 – Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
<td></td>
</tr>
<tr>
<td>Animal production (other than Broiler farm, Cattle feedlot and Grazing animal production)</td>
<td></td>
</tr>
<tr>
<td>Broiler farm - if the Section 1 condition to Poultry farm is not met</td>
<td>Must meet the requirements of Clause 53.09.</td>
</tr>
<tr>
<td>Camping and caravan park</td>
<td></td>
</tr>
<tr>
<td>Car park</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Cattle feedlot – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.08.</td>
</tr>
<tr>
<td>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dependent person’s unit – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 35.07-2.</td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td></td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 35.07-2.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Emergency services facility</td>
<td></td>
</tr>
<tr>
<td>Freeway service centre</td>
<td>Must meet the requirements of Clause 53.05.</td>
</tr>
<tr>
<td>Group accommodation</td>
<td></td>
</tr>
<tr>
<td>Host farm</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Rural industry)</td>
<td></td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation)</td>
<td></td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub)</td>
<td></td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
</tr>
<tr>
<td>Racing dog husbandry – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.12.</td>
</tr>
<tr>
<td>Renewable energy facility (other than Wind energy facility)</td>
<td>Must meet the requirements of Clause 53.13.</td>
</tr>
<tr>
<td>Residential hotel</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Rice growing</td>
<td></td>
</tr>
<tr>
<td>Sawmill</td>
<td></td>
</tr>
<tr>
<td>Secondary school</td>
<td></td>
</tr>
<tr>
<td>Timber production – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.11.</td>
</tr>
<tr>
<td>Trade supplies</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Warehouse (other than Rural store)</td>
<td></td>
</tr>
<tr>
<td>Wind energy facility</td>
<td>Must meet the requirements of Clause 52.32.</td>
</tr>
<tr>
<td>Winery</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>
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

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)

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.

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
- 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

### 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.
  - 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works associated with a Section 1 use</td>
<td>Clause 59.13</td>
</tr>
<tr>
<td>1 use in the Table of uses of the zone with an estimated cost of up to $500,000.</td>
<td></td>
</tr>
<tr>
<td>Any works must not be earthworks specified in the schedule to the zone.</td>
<td></td>
</tr>
<tr>
<td>Construct a building or construct or carry out works associated with a Section 2 use</td>
<td>Clause 59.13</td>
</tr>
<tr>
<td>2 use in the Table of uses of the zone with an estimated cost of up to $500,000</td>
<td></td>
</tr>
<tr>
<td>where the land is not:</td>
<td></td>
</tr>
<tr>
<td>• Used for Domestic animal husbandry, Intensive animal production, Pig farm, Poultry</td>
<td></td>
</tr>
<tr>
<td>farm, Poultry hatchery, Racing dog husbandry or Rural industry.</td>
<td></td>
</tr>
<tr>
<td>• Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>Any works must not be earthworks specified in the schedule to the zone.</td>
<td></td>
</tr>
</tbody>
</table>

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.

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.

**Signs**
Sign requirements are at Clause 52.05. This zone is in Category 4.
**SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE**

Shown on the planning scheme map as FZ.

### Subdivision and other requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Area/Dimensions/Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area (hectares)</td>
<td>Lot 1 on PS 422683, Churchill Road, Cape Woolamai</td>
</tr>
<tr>
<td></td>
<td>0.5 hectare if the subdivision comprises only two lots and it is to facilitate the development and use of the Vietnam Veterans Museum in accordance with Planning Permit 02944 issued on 24 March 2003, otherwise 40 hectares</td>
</tr>
<tr>
<td></td>
<td>Land identified as Precinct 1 and 2 on Map 1 (Mainland)</td>
</tr>
<tr>
<td></td>
<td>80 hectares</td>
</tr>
<tr>
<td></td>
<td>All other land including land identified as Precinct 3 on Map 1 (Phillip Island)</td>
</tr>
<tr>
<td></td>
<td>40 hectares</td>
</tr>
<tr>
<td>Minimum area for which no permit is required to use land for a dwelling (hectares)</td>
<td>Lot 1 on PS644466J Grantville-Glen Alvie Road, Almurta and Lot 1 on PS644467G, Grantville-Glen Alvie Road, Almurta</td>
</tr>
<tr>
<td></td>
<td>30 hectares for the development of a dwelling and associated outbuildings</td>
</tr>
<tr>
<td></td>
<td>All other land</td>
</tr>
<tr>
<td></td>
<td>40 hectares</td>
</tr>
<tr>
<td>Maximum area for which no permit is required to use land for timber production (hectares)</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>None specified</td>
</tr>
<tr>
<td>Minimum setback from a road (metres)</td>
<td>A Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1</td>
</tr>
<tr>
<td></td>
<td>100 metres</td>
</tr>
<tr>
<td></td>
<td>A Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2</td>
</tr>
<tr>
<td></td>
<td>40 metres</td>
</tr>
<tr>
<td></td>
<td>Any other road</td>
</tr>
<tr>
<td></td>
<td>20 metres</td>
</tr>
<tr>
<td>Minimum setback from a boundary (metres)</td>
<td>Any other boundary</td>
</tr>
<tr>
<td></td>
<td>5 metres</td>
</tr>
<tr>
<td>Minimum setback from a dwelling not in the same ownership (metres)</td>
<td>Any dwelling not in the same ownership</td>
</tr>
<tr>
<td></td>
<td>100 metres</td>
</tr>
</tbody>
</table>
# Permit requirement for earthworks

<table>
<thead>
<tr>
<th>Permit requirement for earthworks</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthworks which change the rate of flow or the discharge point of water across a property boundary</td>
<td>None specified</td>
</tr>
<tr>
<td>Earthworks which increase the discharge of saline groundwater</td>
<td>None specified</td>
</tr>
</tbody>
</table>

## Map 1 to the Schedule to Clause 35.07

![Map of Bass Coast Shire](image)

- **Legend:**
  - Highway
  - Major Road
  - Road
  - Track
  - Rail Trail
  - River / Creek
  - Water Feature
  - Urban Area
  - Reserve / Park / Public Land

---

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RURAL ACTIVITY ZONE

Shown on the planning scheme map as RAZ 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 provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.

To ensure that use and development does not adversely affect surrounding land uses.

To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

To protect and enhance natural resources and the biodiversity of the area.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry, Racing dog husbandry, Rice growing and Timber production)</td>
<td>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.</td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>Must meet the requirements of Clause 53.08. The total number of cattle to be housed in the cattle feedlot must be 1000 or less. The site must be located outside a special water supply catchment under the Catchment and Land Protection Act 1994. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots - August 1995.</td>
</tr>
<tr>
<td>Cattle feedlot</td>
<td>Must be the only dependent person’s unit on the lot. Must meet the requirements of Clause 35.08-2.</td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td>Must be no more than 100 poultry (not including emus or ostriches). Must be no more than 10 emus and ostriches.</td>
</tr>
<tr>
<td>Poultry farm</td>
<td>Must not be within 100 metres of a dwelling in separate ownership.</td>
</tr>
<tr>
<td>Primary produce sales</td>
<td>The area used for the display and sale of primary produce must not exceed 50 square metres.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td>Must not have a gross floor area more than 200 square metres.</td>
</tr>
<tr>
<td>Rural industry (other than Abattoir and Sawmill)</td>
<td>Must not be within 100 metres of a dwelling in separate ownership. Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>The land must be at least the following distances from land (not a road) which is in a residential zone and Rural Living Zone:</td>
</tr>
<tr>
<td></td>
<td>- The threshold distance, for a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>- 30 metres, for a purpose not listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Rural store</td>
<td>Must be used in conjunction with Agriculture.</td>
</tr>
<tr>
<td></td>
<td>Must be used in conjunction with Agriculture.</td>
</tr>
<tr>
<td></td>
<td>Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres.</td>
</tr>
<tr>
<td></td>
<td>Must be the only Rural store on the lot.</td>
</tr>
<tr>
<td>Timber production</td>
<td>Must meet the requirements of Clause 53.11.</td>
</tr>
<tr>
<td></td>
<td>The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>The plantation must not be within 100 metres of:</td>
</tr>
<tr>
<td></td>
<td>- Any dwelling in separate ownership.</td>
</tr>
<tr>
<td></td>
<td>- Any land zoned for residential, commercial or industrial use.</td>
</tr>
<tr>
<td></td>
<td>- Any site specified on a permit which is in force which permits a dwelling to be constructed.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>Tramway</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>
# Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
<td></td>
</tr>
<tr>
<td>Animal production (other than Broiler farm, Cattle feedlot and Grazing animal production)</td>
<td></td>
</tr>
<tr>
<td>Bar</td>
<td></td>
</tr>
<tr>
<td>Broiler farm - if the Section 1 condition to Poultry farm is not met</td>
<td>Must meet the requirements of Clause 53.09.</td>
</tr>
<tr>
<td>Camping and caravan park</td>
<td></td>
</tr>
<tr>
<td>Cattle feedlot - if the Section 1 condition is not met</td>
<td>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.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Dependent person's unit - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 35.08.2.</td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td></td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td></td>
</tr>
<tr>
<td>Freeway service centre</td>
<td></td>
</tr>
<tr>
<td>Group accommodation</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Host farm</td>
<td></td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation)</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub)</td>
<td></td>
</tr>
<tr>
<td>Racing dog husbandry - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.12.</td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td></td>
</tr>
<tr>
<td>Rice growing</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Sawmill</td>
<td></td>
</tr>
<tr>
<td>Service station</td>
<td>The site must not have direct access to a rural freeway.</td>
</tr>
<tr>
<td>Trade supplies</td>
<td></td>
</tr>
<tr>
<td>Timber production - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.11.</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Warehouse (other than Rural store)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

**Section 3 - Prohibited**

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Backpackers’ lodge, Bed and breakfast, Camping and caravan park, Dependent person’s unit, Dwelling, Group accommodation, Host farm and Residential hotel)</td>
</tr>
<tr>
<td>Amusement parlour</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Child care centre</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Industry (other than Rural industry)</td>
</tr>
<tr>
<td>Nightclub</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>Retail premises (other than Bar, Market, Convenience shop, Equestrian supplies, Hotel, Landscape gardening supplies, Manufacturing sales, Primary produce sales, Restaurant and Trade Supplies)</td>
</tr>
<tr>
<td>Transport terminal</td>
</tr>
</tbody>
</table>

**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.
**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.

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 and one lot must be at least the area specified for the land in a schedule to this zone.
- 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. At least one lot must be at least the area specified for the land in 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- Each new lot is at least the area specified for the land in the zone or the schedule to the zone.</td>
<td></td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>Clause 59.12</td>
</tr>
</tbody>
</table>

**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 35.08-1. 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 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Clause 59.13</td>
</tr>
<tr>
<td>Any works must not be earthworks specified in the schedule to the zone.</td>
<td></td>
</tr>
<tr>
<td>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:</td>
<td>Clause 59.13</td>
</tr>
<tr>
<td>- Used for Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry or Rural industry.</td>
<td></td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>Any works must not be earthworks specified in the schedule to the zone.</td>
<td></td>
</tr>
</tbody>
</table>

**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**
- 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 and development and whether the proposal is compatible with adjoining and nearby land uses.

**Agricultural issues**
- Whether the use or development will support and enhance 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.

**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, fauna and landscape features of the locality.
- 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 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.

**Signs**
Sign requirements are at Clause 52.05. This zone is in Category 3.
SCHEDULE 1 TO CLAUSE 35.08 RURAL ACTIVITY ZONE

Shown on the planning scheme map as RAZ.

Purpose

Rural Land Use Strategy 2014

The background document Bass Coast Rural Land Use Strategy (2014) (RLUS) notes there is strong support for small scale, low key rural-based tourism that builds on existing tourism activities and takes advantage of the natural attributes of the region including the rural landscape. There is already a mixture of lot sizes in the Rural Activity Zone and the landscape attributes of these areas underpin the value of them for tourism. Maintaining the current density of lots and dwellings is considered vital to protecting these values.

The RLUS identifies the following purposes for the Rural Activity Zone:

- To support rural based tourism.
- To retain the dominance of the undulating pastoral landscape and coastal views.
- To ensure development is ‘tucked into’ the landform, and not visually dominant on ridges and hillslopes, particularly from key viewing locations.
- To improve the outlook from main corridors by minimising the visibility of buildings and structures.
- To avoid large buildings.
- To maintain the dominance of the natural landscape from main road corridors outside townships.
- To maintain the green break between settlements.
- To ensure development is small scale with a rural/coastal appearance to complement the character of the area.
- To enhance environmental values and increase indigenous vegetation.
- To achieve environmental outcomes that contributes to improved biodiversity values and linkages.
- To ensure that any development is compatible with the existing overlay controls and minimises conflict with adjoining land uses such as the wastewater treatment plant and horse training complex.

Phillip Island Grand Prix Circuit

To enable the use and development of land associated with the Phillip Island Grand Prix Circuit to be considered in an integrated manner taking into account agriculture and the environmental and landscape characteristics of the area.

Subdivision and other requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Area/Dimensions/Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area (hectares)</td>
<td>Coronet Bay – Corinella</td>
</tr>
<tr>
<td></td>
<td>The Gurdies – ‘Fantasia Site’</td>
</tr>
<tr>
<td></td>
<td>Inverloch – Cape Paterson</td>
</tr>
<tr>
<td></td>
<td>All other land</td>
</tr>
</tbody>
</table>

Minimum area for which no permit is required to use land for timber production (hectares)

<p>| All land | None specified |</p>
<table>
<thead>
<tr>
<th>Land</th>
<th>Area/Dimensions/Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)</td>
<td>All land</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)</td>
<td>All land</td>
</tr>
<tr>
<td>Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres)</td>
<td>All land</td>
</tr>
<tr>
<td>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</td>
<td>A Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1</td>
</tr>
<tr>
<td>Minimum setback from a boundary (metres). Any other boundary</td>
<td>Any other boundary</td>
</tr>
<tr>
<td>Minimum setback from a dwelling not in the same ownership (metres). All land</td>
<td>All land</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permit requirement for earthworks</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthworks which change the rate of flow or the discharge point of water across a property boundary</td>
<td>None specified</td>
</tr>
<tr>
<td>Earthworks which increase the discharge of saline groundwater</td>
<td>None specified</td>
</tr>
</tbody>
</table>
Map 1 to the Schedule to Clause 35.08
Map 2 to the Schedule to Clause 35.08
Map 3 to the Schedule to Clause 35.08

Inverloch-Cape Paterson
Rural Activity Zone

Bass Coast Shire Council
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.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Railway station</td>
<td>The total leasable floor area for the selling of food, drink and other</td>
</tr>
<tr>
<td></td>
<td>convenience goods and services must not exceed 50 square metres.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Any other use</td>
<td>The use must be for the purpose described in the table to Clause 36.01-6</td>
</tr>
<tr>
<td></td>
<td>which corresponds to the notation on the planning scheme map.</td>
</tr>
<tr>
<td></td>
<td>The use must be carried out by or on behalf of the public land manager.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td></td>
</tr>
</tbody>
</table>

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.

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.

**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 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.

**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.

**Table of public land use**

<table>
<thead>
<tr>
<th>Shown on the planning scheme map</th>
<th>Purpose of public land use</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUZ1</td>
<td>Service &amp; Utility</td>
</tr>
<tr>
<td>PUZ2</td>
<td>Education</td>
</tr>
<tr>
<td>PUZ3</td>
<td>Health &amp; Community</td>
</tr>
<tr>
<td>PUZ4</td>
<td>Transport</td>
</tr>
<tr>
<td>PUZ5</td>
<td>Cemetery/Crematorium</td>
</tr>
<tr>
<td>PUZ6</td>
<td>Local Government</td>
</tr>
<tr>
<td>PUZ7</td>
<td>Other public use</td>
</tr>
</tbody>
</table>

**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.
SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE

1.0
Permit exemptions and conditions

<table>
<thead>
<tr>
<th>Public land</th>
<th>Use or development</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>

2.0
Sign requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Sign Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>
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.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Informal outdoor recreation</td>
<td>Must be conducted by or on behalf of the public land manager.</td>
</tr>
<tr>
<td></td>
<td>Must not be on coastal Crown land under the Coastal Management Act 1995.</td>
</tr>
<tr>
<td></td>
<td>Must not be costeaneing or bulk sampling.</td>
</tr>
<tr>
<td>Open sports ground</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Contractor's depot</td>
<td>Must be either of the following:</td>
</tr>
<tr>
<td>Heliport</td>
<td>A use conducted by or on 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 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.</td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Retail premises</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 3</td>
<td></td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor's depot - if the Section 1 condition is not met</td>
<td>Must be associated with the public land use.</td>
</tr>
<tr>
<td>Heliport - if the Section 1 condition is not met</td>
<td>Must be associated with the public land use.</td>
</tr>
<tr>
<td>Office - if the Section 1 condition is not met</td>
<td>Must be associated with the public land use.</td>
</tr>
<tr>
<td>Retail premises - if the Section 1 condition is not met</td>
<td>Must be associated with the public land use.</td>
</tr>
<tr>
<td>Store - if the Section 1 condition is not met</td>
<td>Must be associated with the public land use.</td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Corrective institution</td>
</tr>
<tr>
<td>Display home centre</td>
</tr>
<tr>
<td>Funeral parlour</td>
</tr>
<tr>
<td>Industry</td>
</tr>
<tr>
<td>Saleyard</td>
</tr>
<tr>
<td>Transport terminal (other than Heliport)</td>
</tr>
<tr>
<td>Veterinary centre</td>
</tr>
<tr>
<td>Warehouse (other than Store)</td>
</tr>
</tbody>
</table>

36.02-2

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.

36.02-3

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.
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.

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 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.

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.

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.

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.
SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE

1.0 Permit exemptions and conditions

<table>
<thead>
<tr>
<th>Public land</th>
<th>Use or development</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>

2.0 Sign requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Sign Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>

3.0 Use and development of land specified in an Incorporated Plan

None specified
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.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apiculture</td>
<td>Must meet the requirements of the Apiary Code of Practice, May 2011.</td>
</tr>
<tr>
<td>Boat launching facility</td>
<td>Must be either of the following:</td>
</tr>
<tr>
<td>Camping and caravan park</td>
<td>A use conducted by or on 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 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.</td>
</tr>
<tr>
<td>Caretaker's house</td>
<td>Specified in an Incorporated plan in a schedule to this zone.</td>
</tr>
<tr>
<td>Car park</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Interpretation centre</td>
<td></td>
</tr>
<tr>
<td>Jetty</td>
<td></td>
</tr>
<tr>
<td>Kiosk</td>
<td></td>
</tr>
<tr>
<td>Marine dredging</td>
<td></td>
</tr>
<tr>
<td>Mooring pole</td>
<td></td>
</tr>
<tr>
<td>Open sports ground</td>
<td></td>
</tr>
<tr>
<td>Pier</td>
<td></td>
</tr>
<tr>
<td>Pontoon</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01 (other than Apiculture)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 2 or 3</td>
<td>Must be a use conducted by or on 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 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.</td>
</tr>
</tbody>
</table>
Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency services facility</td>
<td></td>
</tr>
<tr>
<td>Renewable energy facility (other than Wind energy facility)</td>
<td>Must not be located on land reserved under the National Parks Act 1975.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 53.13.</td>
</tr>
<tr>
<td>Wind energy facility</td>
<td>Must not be located on land described in a schedule to the National Parks Act 1975. 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.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 52.32.</td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The use in Section 1 described as ‘Any other use not in Section 2 or 3’ – if the Section 1 condition is not met</td>
<td></td>
</tr>
</tbody>
</table>

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.

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**

**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**

**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**

**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 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**

**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.
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.

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.
SCHEDULE TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE

1.0 Permit exemptions and conditions

<table>
<thead>
<tr>
<th>Public land</th>
<th>Use or development</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cape Paterson Foreshore Reserve</td>
<td>All use and development</td>
<td>If the use or development is consistent with the Cape Paterson Management Plan (Shire of Bass Coast, January 1998)</td>
</tr>
<tr>
<td>Bunurong Coastal Reserve</td>
<td>All use and development</td>
<td>If the use or development is consistent with the Bunurong Marine and Coastal Park Management Plan (Department of natural Resources and Environment, May 1992)</td>
</tr>
</tbody>
</table>

2.0 Sign requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Sign Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>

3.0 Use and development of land specified in an Incorporated Plan

None specified.
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.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td></td>
</tr>
</tbody>
</table>

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.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
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.
SPECIAL PURPOSE ZONES
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.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 1 of the schedule to this zone</td>
<td>Must comply with any condition in Section 1 of the schedule to this zone</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 2 of the schedule to this zone</td>
<td>Must comply with any condition in Section 2 of the schedule to this zone</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3 of the schedule to this zone</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 3 of the schedule to this zone</td>
</tr>
</tbody>
</table>

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:

- Any guidelines in the schedule to this zone.
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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>▪ The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>▪ The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>▪ 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.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>▪ The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
<tr>
<td>– Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>– Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>▪ The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>

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:

▪ Any guidelines in the schedule to this zone.
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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $500,000 and the land is not:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td></td>
</tr>
</tbody>
</table>

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:

- For an apartment development, the objectives, standards and decision guidelines of Clause 58.
- Any guidelines in the schedule to this zone.
Signs

Sign requirements are at Clause 52.05. This zone is in Category 3 unless a schedule to this zone specifies a different category.
SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ1.

PHILLIP ISLAND MOTOR RACING TRACK

Purpose
To provide for the use or development of a motor racing track and associated activities.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apiculture</td>
<td>Must meet the requirements of the Apiary Code of Practice, May 2011.</td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>No more than 6 persons may be accommodated away from their normal place of residence. At least one car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Carnival</td>
<td>Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.</td>
</tr>
<tr>
<td>Cattle feedlot</td>
<td>Must meet the requirements of Clause 53.08. The total number of cattle to be housed in the cattle feedlot must be 1000 or less.</td>
</tr>
<tr>
<td>Circus</td>
<td>Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.</td>
</tr>
<tr>
<td>Crop raising (other than Rice growing and Timber production)</td>
<td>Must be the only dependent person's unit on the lot. Must meet the requirements of this schedule.</td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td></td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>The lot must be at least 40 hectares. Must be the only dwelling on the lot. Must meet the requirements of this schedule.</td>
</tr>
<tr>
<td>Extensive animal husbandry</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Mineral exploration</td>
<td></td>
</tr>
<tr>
<td>Mining</td>
<td>Must meet the requirements of Clause 52.08-2.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Motor racing track</td>
<td></td>
</tr>
<tr>
<td>Natural systems</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td></td>
</tr>
<tr>
<td>Search for stone</td>
<td>Must not be costeanning or bulk sampling.</td>
</tr>
<tr>
<td>Timber production</td>
<td>The plantation must not be within 100 metres of: Any dwelling in separate ownership. Any land zoned for residential use.</td>
</tr>
</tbody>
</table>
## Condition Use

<table>
<thead>
<tr>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any site specified on a permit which is in force which permits a dwelling to be constructed. The plantation must not be within 20 metres of a powerline on private or public land, except with the consent of the relevant electricity supply or distribution authority.</td>
</tr>
</tbody>
</table>

### Tramway

<table>
<thead>
<tr>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use listed in Clause 62.01 Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

### Section 2 - Permit required

#### Use

<table>
<thead>
<tr>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Dependent person’s unit and Dwelling)</td>
</tr>
<tr>
<td>Agriculture (other than Apiculture, Cattle feedlot, Extensive animal husbandry, and Crop raising)</td>
</tr>
<tr>
<td>Apiculture - if the Section 1 condition is not met</td>
</tr>
<tr>
<td>Bed and breakfast - if the Section 1 condition is not met</td>
</tr>
<tr>
<td>Carnival - if the Section 1 condition is not met</td>
</tr>
<tr>
<td>Cattle feedlot - if the Section 1 condition is not met Must meet the requirements of Clause 53.08.</td>
</tr>
<tr>
<td>Circus - if the Section 1 condition is not met</td>
</tr>
<tr>
<td>Convenience shop</td>
</tr>
<tr>
<td>Dependent person’s unit - if the Section 1 condition is not met Must meet the requirements of this schedule.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast) - if the Section 1 condition is not met Must meet the requirements of this schedule.</td>
</tr>
<tr>
<td>Equestrian supplies</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and motor racing track)</td>
</tr>
<tr>
<td>Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)</td>
</tr>
<tr>
<td>Mining - if the Section 1 condition is not met</td>
</tr>
<tr>
<td>Place of assembly (other than Carnival and Circus)</td>
</tr>
<tr>
<td>Retail premises (other than Shop)</td>
</tr>
<tr>
<td>Rice growing</td>
</tr>
<tr>
<td>Search for stone - if the Section 1 condition is not met</td>
</tr>
<tr>
<td>Timber production - if the Section 1 condition is not met Must meet the requirements of Clause 53.11.</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation)</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

#### Use

<table>
<thead>
<tr>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Shop (other than Convenience shop and Equestrian supplies)</td>
</tr>
</tbody>
</table>
2.0  

Use of land
A lot may be used for one or more dwellings provided the following requirements are met:

- Access must be provided via an all-weather road to the satisfaction of the responsible authority.
- 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 Environmental 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 to the satisfaction of the responsible authority.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

These requirements also apply to a dependent person's unit.

3.0  

Subdivision
None specified.

4.0  

Buildings and works
None specified.

5.0  

Signs
Sign requirements are at Clause 52.05. All land located within this schedule to this zone is in Category 2.
SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE  

Shown on the planning scheme map as SUZ2.

EARTH AND ENERGY RESOURCES INDUSTRY

Purpose

To recognise or provide for the use and development of land for earth and energy resources industry.
To encourage interim use of the land compatible with the use and development of nearby land.
To encourage land management practice and rehabilitation that minimises adverse impact on the use and development of nearby land.

Table of uses

1.0  

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extensive animal husbandry</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal keeping, Animal training, Apiculture,</td>
<td>Must be no more than four animals.</td>
</tr>
<tr>
<td>Extensive animal husbandry, Horse stables, and Intensive animal</td>
<td></td>
</tr>
<tr>
<td>husbandry)</td>
<td></td>
</tr>
<tr>
<td>Animal keeping (other than Animal boarding)</td>
<td></td>
</tr>
<tr>
<td>Caretaker’s house</td>
<td></td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Materials recycling, Refuse disposal, and</td>
<td>Must not be a purpose listed in the table to Clause 53.10</td>
</tr>
<tr>
<td>Transfer station)</td>
<td></td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation)</td>
<td></td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td></td>
</tr>
<tr>
<td>Materials recycling</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour and Nightclub)</td>
<td></td>
</tr>
<tr>
<td>Refuse disposal</td>
<td></td>
</tr>
<tr>
<td>Transfer station</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation)</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>Must not be a purpose listed in the table to Clause 53.10</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

Use

Accommodation (other than Caretaker’s house and Dependent person's unit)
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Horse stables
Intensive animal husbandry
Nightclub
Office
Retail premises (other than Landscape gardening supplies and Manufacturing sales)
Saleyard
Service station
Transport terminal
Veterinary centre

Use of land

None specified.

Subdivision

None specified.

Buildings and works

Permit requirement

The requirement for a permit does not apply to the construction of a building or the construction or carrying out of works which 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.

Signs

None specified.
SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ3.

WONTHAGGI MOTOR RACING TRACK

Purpose

To provide for the use or development of the Wonthaggi motor racing track and associated activities.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apiculture</td>
<td>Must meet the requirements of the <em>Apiary Code of Practice, May 2011</em></td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>No more than 6 persons may be accommodated away from their normal place of residence. At least one car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Carnival</td>
<td>Must meet the requirements of 'A Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997.</td>
</tr>
<tr>
<td>Cattle feedlot</td>
<td>Must meet the requirements of Clause 53.08. The total number of cattle to be housed in the cattle feedlot must be 1000 or less.</td>
</tr>
<tr>
<td>Circus</td>
<td>Must meet the requirements of 'A Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997.</td>
</tr>
<tr>
<td>Crop raising (other than Rice growing and Timber production)</td>
<td></td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td>Must be the only dependent person's unit on the lot. Must meet the requirements of this schedule.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>The lot must be at least 40 hectares. Must be the only dwelling on the lot. Must meet the requirements of this schedule.</td>
</tr>
<tr>
<td>Extensive animal husbandry</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Mineral exploration</td>
<td></td>
</tr>
<tr>
<td>Mining</td>
<td>Must meet the requirements of Clause 52.08-2.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Motor racing track</td>
<td></td>
</tr>
<tr>
<td>Natural systems</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td></td>
</tr>
<tr>
<td>Search for stone</td>
<td>Must not be costeaming or bulk sampling.</td>
</tr>
<tr>
<td>Timber plantation</td>
<td>The plantation must not be within 100 metres of: Any dwelling in separate ownership. Any land zoned for residential use.</td>
</tr>
</tbody>
</table>
## Condition Use

Any site specified on a permit which is in force which permits a dwelling to be constructed.

The plantation must not be within 20 metres of a powerline on private or public land, except with the consent of the relevant electricity supply or distribution authority.

### Tramway

### Any use listed in Clause 62.01

Must meet the requirements of Clause 62.01

## Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Dependent person’s unit and Dwelling)</td>
<td></td>
</tr>
<tr>
<td>Agriculture (other than Apiculture, Cattle feedlot, Extensive animal husbandry, and Crop raising)</td>
<td></td>
</tr>
<tr>
<td>Apiculture - if the Section 1 condition is not met</td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast - if the Section 1 condition is not met</td>
<td></td>
</tr>
<tr>
<td>Carnival - if the Section 1 condition is not met</td>
<td></td>
</tr>
<tr>
<td>Cattle feedlot - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.08.</td>
</tr>
<tr>
<td>Circus - if the Section 1 condition is not met</td>
<td></td>
</tr>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Dependent person’s unit - if the Section 1 condition is not met</td>
<td>Must meet the requirements of this schedule.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast) - if the Section 1 condition is not met</td>
<td>Must meet the requirements of this schedule.</td>
</tr>
<tr>
<td>Equestrian supplies</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)</td>
<td></td>
</tr>
<tr>
<td>Mining - if the Section 1 condition is not met</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Carnival and Circus)</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other that Shop)</td>
<td></td>
</tr>
<tr>
<td>Rice growing</td>
<td></td>
</tr>
<tr>
<td>Search for stone - if the Section 1 condition is not met</td>
<td></td>
</tr>
<tr>
<td>Timber production - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.11.</td>
</tr>
<tr>
<td>Utility installation (other than minor utility installation)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

## Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Shop (other than Convenience shop and Equestrian supplies)</td>
</tr>
</tbody>
</table>
2.0

2.0 Use of land

A lot may be used for one or more dwellings provided the following requirements are met:

- Access must be provided via an all-weather road to the satisfaction of the responsible authority.
- 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 Environmental 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 to the satisfaction of the responsible authority.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

These requirements also apply to a dependent person’s unit.

3.0

3.0 Subdivision

None specified.

4.0

4.0 Buildings and works

None specified.

5.0

5.0 Signs

Sign requirements are at Clause 52.05. All land located within this schedule to this zone is in Category 2.
SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE

INVERLOCH RACV RESORT

Purpose

To allow a mix of uses to recognise and support sustainable tourism activity and accommodation opportunities at the RACV Inverloch Resort.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apiculture</td>
<td>Must meet the requirements of the <em>Apiary Code of Practice</em>, May 2011.</td>
</tr>
<tr>
<td>Camping and caravan park</td>
<td></td>
</tr>
<tr>
<td>Caretaker's house</td>
<td></td>
</tr>
<tr>
<td>Carnival</td>
<td>Must meet the requirements of ‘<em>A Good Neighbour</em>’ Code of Practice for a Circus or Carnival, October 1997.</td>
</tr>
<tr>
<td>Child care centre</td>
<td>Must generally be used by staff and patrons of the Resort</td>
</tr>
<tr>
<td>Circus</td>
<td>Must meet the requirements of ‘<em>A Good Neighbour</em>’ Code of Practice for a Circus or Carnival, October 1997.</td>
</tr>
<tr>
<td>Crop raising</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Mineral exploration</td>
<td></td>
</tr>
<tr>
<td>Mining</td>
<td>Must meet the requirements of Clause 52.08-2.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Natural systems</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>Must be used in association with the RACV Inverloch Resort</td>
</tr>
<tr>
<td>Restricted recreation facility</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td></td>
</tr>
<tr>
<td>Search for stone</td>
<td>Must not be costeanning or bulk sampling</td>
</tr>
<tr>
<td>Telecommunications facility</td>
<td>Buildings and works must meet the requirements of Clause 52.19.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01</td>
</tr>
<tr>
<td>See Section 1 of 37.01-1 for relevant provisions</td>
<td></td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Camping and caravan park, Dwelling, and Residential hotel)</td>
<td>Must be used in association with the RACV Inverloch Resort.</td>
</tr>
<tr>
<td>Agriculture (other than Apiculture and Crop raising)</td>
<td></td>
</tr>
<tr>
<td>Office (other than Bank, Electoral office, Medical centre, Real estate agency, Travel agency)</td>
<td>Must be used in association with the RACV Inverloch Resort.</td>
</tr>
</tbody>
</table>
## Use of land

None specified.

## Subdivision

A permit is required to subdivide land.

An application to subdivide land must be accompanied by a report which explains how the proposed subdivision:

- Promotes the purpose of this zone.
- Supports the decision guidelines for this zone.

## Buildings and works

A permit is required to construct a building or construct or carry out works. This does not apply to:

- An alteration or extension to an existing building provided the floor area of the alteration or extension is not more than 50 square metres.
- An alteration or extension to an existing building associated with the RACV Inverloch Resort that does not increase the gross floor area.
- A rainwater tank.
5.0 Exemption from notice and review
An application to use or subdivide land, 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.

6.0 Signs
Sign requirements are at Clause 52.05. All land located within this schedule to this zone is in Category 1.

7.0 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
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development in relation to existing infrastructure and services.

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, fauna and landscape features of the locality.
- 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.

Notes: Refer to the Municipal Planning Strategy and the Planning Policy Framework for strategies and policies which may affect the use and development of land.
Check whether an overlay also applies to the land.
Other requirements may also apply. These can be found at Particular Provisions.
SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ6.

SILVERWATER RESORT, SAN REMO

Purpose
To provide for a mix of uses to recognise and support sustainable tourism activity and accommodation opportunities at the Silverwater Resort, San Remo.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caretaker's house</td>
<td></td>
</tr>
<tr>
<td>Child care centre</td>
<td>Must generally be used by staff and patrons of the Silverwater Resort</td>
</tr>
<tr>
<td>Accommodation (other than Caretaker's house, Residential hotel, Camping and caravan park, Corrective institution, Dependent person's unit, Host farm, Residential building, Residential village, and Retirement village)</td>
<td>Must be used in association with the Silverwater Resort and located within an accommodation precinct on the master plan at Clause 8.0 of this Schedule. Must only be used to accommodate persons away from their normal place of residence</td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>Must be located within the central facilities precinct on the master plan at Clause 8.0 of this Schedule</td>
</tr>
<tr>
<td>Restricted recreation facility</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Apiculture and Crop raising)</td>
<td></td>
</tr>
<tr>
<td>Office (other than Bank, Electoral office, Medical centre, Real estate agency, Travel agency)</td>
<td>Must be used in association with the Silverwater Resort and located within the central facilities precinct on the master plan at Clause 8.0 of this Schedule.</td>
</tr>
<tr>
<td>Retail premises (excluding Adult sex product shop, Department store, Manufacturing sales, Restaurant, Restricted retail premises, Supermarket and Trade supplies)</td>
<td>Must generally be used in association with the Silverwater Resort and located within the central facilities precinct on the master plan at Clause 8.0 of this Schedule.</td>
</tr>
<tr>
<td>Service industry</td>
<td>Must generally be used in association with the Silverwater Resort and located within the maintenance precinct on the master plan at Clause 8.0 of this Schedule.</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

Use

Adult sex product shop  
Bank  
Brothel  
Department store  
Dwelling - if the Section 1 conditions are not met  
Industry (other than Service industry)  
Manufacturing sales  
Medical centre  
Real estate agency  
Restricted retail premises  
Supermarket  
Trade supplies  
Warehouse

2.0  

Use of land

None specified.

3.0  

Subdivision

A permit is required to subdivide land.  

An application to subdivide land must be accompanied by a report which explains how the proposed subdivision:

- Promotes the purpose of this zone.  
- Supports the decision guidelines for this zone.

4.0  

Buildings and works

A permit is required to construct a building or construct or carry out works. This does not apply to:

- An alteration or extension to an existing building provided the floor area of the alteration or extension is not more than 50 square metres.  
- An alteration or extension to an existing building associated with the Silverwater Resort that does not increase the gross floor area.  
- A rainwater tank.

5.0  

Signs

Sign requirements are at Clause 52.05. This Schedule to the zone is in Category 1.

6.0  

Exemption from notice and review

An application to use or subdivide land, construct a building or construct or carry out works, in accordance with the Master Plan in 7.0 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.
7.0 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
- Any Regional Catchment Strategy and associated plan applying to the land.
- Any relevant tourism strategy or policy.
- The capability of the land to accommodate the proposed use or development in relation to existing infrastructure and services.

Infrastructure issues
- 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.
- Need to consider appropriate car parking requirements as set out at Clause 52.06

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, fauna and landscape features of the locality.

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 need for building materials to be non-reflective or of colours that complement the surrounding landscape.
- Whether the proposal is consistent with maintaining the landscape significance of the area.
- The extent of landscaping around buildings and throughout the site using indigenous species to minimise the visual impact of buildings.
8.0 Silverwater Master Plan
COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as CDZ with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in this scheme.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 1 of the schedule to this zone</td>
<td>Must comply with any condition in Section 1 of the schedule to this zone.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 2 of the schedule to this zone</td>
<td>Must comply with any condition in Section 2 of the schedule to this zone.</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3 of the schedule to this zone</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 3 of the schedule to this zone</td>
</tr>
</tbody>
</table>

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:

- Any guidelines in the schedule to this zone.
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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- 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.</td>
<td></td>
</tr>
</tbody>
</table>

Subdivide land into 2 lots if:

- The construction of a building or the construction or carrying out of works on the land:
  - 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.

Application requirements
An application to subdivide land for residential development, 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.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 or more lots</td>
<td>All except Clause 56.03-5.</td>
</tr>
<tr>
<td>16 – 59 lots</td>
<td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>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.</td>
</tr>
</tbody>
</table>
Objectives and standards to be met

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.</td>
</tr>
</tbody>
</table>

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 objectives and standards of Clause 56.
- Any guidelines in the schedule to this zone.

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $500,000 and the land is not:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td></td>
</tr>
</tbody>
</table>

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**

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 if it is generally consistent with the comprehensive development plan.

The schedule to this zone may specify that other applications are also 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:

- For an apartment development, the objectives, standards and decision guidelines of Clause 58.
- Any guidelines in the schedule to this zone.

**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 3 unless a schedule to this zone specifies a different category.
SCHEDULE 1 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as CDZ1.

CAPE PATERSON ECOVILLAGE

Land

Crown Allotment 38A, Parish of Wonthaggi, Wilsons Road, Cape Paterson

Purpose

To deliver a zero carbon development that will include best practice approaches in respect of environmental, social and economic sustainability.

To establish an integrated environmental, recreational, accommodation and tourism use and development generally in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan 2011.

To encourage ecological restoration, regeneration, revegetation and ongoing maintenance of native vegetation habitat.

To provide for the development of sustainable buildings.

To provide for health and wellbeing and associated leisure and recreation facilities.

To ensure development is compatible with the coastal landscape character of the area and does not dominate the coastal edge of Cape Paterson.

To ensure use and development has regard to the environmental values of the adjacent coastal reserve and the surrounding area.

To maintain locations of highly scenic and natural vistas along roads and at formal lookout points.

To retain clear views of the coastal dunes, cliffs and formations from coastal areas, including the Bunurong Coastal Drive and other coastal roads.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Dwelling, Camping and caravan park and Corrective institution)</td>
<td>Must be generally in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011 and must not have a height exceeding 8m from natural ground level.</td>
</tr>
<tr>
<td>Agriculture (other than Animal keeping, Animal training, Apiculture, Aquaculture, and Intensive animal husbandry)</td>
<td>Must meet the requirements of the Apiary Code of Practice, May 2011.</td>
</tr>
<tr>
<td>Apiculture</td>
<td>Must meet the requirements of the Apiary Code of Practice, May 2011.</td>
</tr>
<tr>
<td>Car Park</td>
<td>Must be generally in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011.</td>
</tr>
<tr>
<td>Carnival</td>
<td>Must meet the requirements of ‘A Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997.</td>
</tr>
<tr>
<td>Circus</td>
<td>Must meet the requirements of ‘A Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td>Must have a net floor area of not more than 20 square metres and be associated with leisure and recreation or accommodation facilities of the Cape Paterson Ecovillage Development and located in general accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>Must be in general accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011. Must not have a height exceeding 8m from natural ground level. Must accord with the provisions of Clause 54.</td>
</tr>
<tr>
<td>Education centre</td>
<td>Must be used in conjunction with the Cape Paterson Ecovillage development. Must be generally in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011.</td>
</tr>
<tr>
<td>Food and drink premises</td>
<td>Must be associated with health and wellbeing, leisure and recreation or accommodation facilities and be generally in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011.</td>
</tr>
<tr>
<td>Group accommodation</td>
<td>Must be associated with the Cape Paterson Ecovillage. Must be not more than 20 cabins generally in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011.</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Motor racing track, Paintball games facility, and Race course)</td>
<td>Must be generally in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011.</td>
</tr>
<tr>
<td>Mineral exploration</td>
<td>Must meet the requirements of Clause 52.08-2 of this Scheme.</td>
</tr>
<tr>
<td>Mining</td>
<td>Must be associated with the management of the health and wellbeing, environmental management, leisure and recreation or the community and accommodation facilities of the Cape Paterson Ecovillage.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Natural systems</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Must be associated with the management of the health and wellbeing, environmental management, leisure and recreation or the community and accommodation facilities of the Cape Paterson Ecovillage.</td>
</tr>
<tr>
<td>Place of assembly (other than Carnival, Cinema, Circus and Drive-in theatre)</td>
<td>Must be associated with health and wellbeing, environmental management, leisure and recreation or the community and accommodation facilities of the Cape Paterson Ecovillage.</td>
</tr>
<tr>
<td>Primary produce sales</td>
<td>Must not be costeaning or bulk sampling.</td>
</tr>
<tr>
<td>Search for stone</td>
<td>Buildings and works must meet the requirements of Clause 52.19.</td>
</tr>
<tr>
<td>Telecommunications facility</td>
<td>Must meet the requirements of Clause 62.01</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td></td>
</tr>
</tbody>
</table>

**Section 2 - Permit required**

| Use                                                      | Condition |
Use of land

Use of land must be generally in accordance with the Cape Paterson Comprehensive Development Plan April 2011.

Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- A statement explaining how the proposal is consistent with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011 as well as any design guidelines prepared under the requirements of the Cape Paterson Ecovillage Comprehensive Development Plan April 2011;

- The purpose of the use and type of activities which will be carried out; and,

- The likely effects, if any, on adjoining land including (where relevant) noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation, light spill, solar access and glare.

- The maintenance of areas not required for immediate use.
Exemption from notice and appeal

An application to use land 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 it is generally in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011.

Subdivision

Permit requirement

A permit is required to subdivide land.

Any subdivision must be generally in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011.

Staging

Subdivision of lots may occur in stages.

Subdivision of the stages may occur concurrently with the written approval of the Responsible Authority.

Application requirements

An application to subdivide land 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.
  - Areas of subdivision, including any areas of common property.
  - Protection of remnant vegetation and habitat.

- A Construction Management Plan for the construction of the subdivision addressing potential impacts on the site and on adjoining areas in terms of:
  - Protection of remnant vegetation and habitat.
  - Management of stormwater drainage.
  - Management of earthworks and soil stockpiles, including control of dust, erosion and sedimentation.
  - Traffic management including access route to the site, site access points and parking area.
  - Management and disposal of any construction waste.
  - Storage of machinery, plant and equipment, and construction materials.
  - Site security and public safety.

- An Environmental Management Plan for the construction of the subdivision addressing potential impacts on the site and adjoining areas in terms of:
  - Vegetation and habitat.
  - Groundwater and drainage.
  - Dust, erosion and sedimentation.
  - Traffic management including access routes to the site and site access points.
  - Disposal of any construction waste.
  - Public safety.
. Any sites of archaeological significance.

. Details of consistency with any design guidelines prepared in accordance with the *Cape Paterson Ecovillage Comprehensive Development Plan April 2011*.

. Road access and traffic safety on Seaward Drive and the interface with the existing settlement including road and intersection construction to the satisfaction of the Responsible Authority.

**Exemption from notice and appeal**

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 if it is generally in accordance with the *Cape Paterson Ecovillage Comprehensive Development Plan April 2011*.

### 4.0

11/07/2019

C156basc

**Buildings and works**

A permit is required to construct a building or construct or carry out works with the exception of the following:

. A permit is not required to construct a single dwelling and associated outbuildings, fences and works if in accordance with design guidelines prepared in accordance with the *Cape Paterson Ecovillage Comprehensive Development Plan April 2011*.

. A permit is not required to undertake earthworks, construct boardwalks, paths, fences or similar structures where the potential environmental effects of such development is addressed in a Construction Management Plan and is generally in accordance with the provisions of the *Cape Paterson Ecovillage Comprehensive Development Plan April 2011*.

**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;
  . The location, height and purpose of buildings and works on adjoining land;
  . Relevant ground levels;
  . The layout of existing and proposed uses;
  . Proposed landscape areas;
  . All external storage and waste treatment areas; and,
  . Areas not required for immediate use.

. Scaled elevation drawings to identify the colour and materials of all buildings and works.

. Details of all 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, maintaining and monitoring the landscape area.

. Details of compliance with the design guidelines prepared in accordance with the *Cape Paterson Ecovillage Comprehensive Development Plan April 2011*.

### 5.0

11/07/2019

C156basc

**Signs**

Sign requirements are at Clause 52.05. All land located within this Schedule is in Category 3.
6.0 Exemption from notice and appeal

An application for buildings and 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 if it is generally in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011.

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the Responsible Authority must consider, as appropriate:

- The Cape Paterson Ecovillage Comprehensive Development Plan April 2011.
- Any design guidelines prepared in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan April 2011.
- The protection and enhancement of the natural environment and the 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.
- Whether the visibility of the proposal is minimised in landscapes visible within 500 metres of formal scenic lookouts in the area.
- The conservation of any areas of environmental importance or significance.
- Works to prevent and control drainage and stormwater run-off from any building, works, access road or driveway.
- The availability and provision of utilities, including sewerage, water, drainage, electricity, gas and telecommunications.
- The objectives and standards of Clause 54, Clause 55 or Clause 56 as appropriate to a proposed residential use or subdivision.

7.0 Policy reference

OVERLAYS

This section sets out the overlays which apply in this scheme.
ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify areas where the development of land may be affected by environmental constraints.
To ensure that development is compatible with identified environmental values.

Environmental significance and objectives

A schedule to this overlay must contain:
- A statement of environmental significance.
- The environmental objectives to be achieved.

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.
- Construct a fence if specified in a schedule to this overlay.
- Construct bicycle pathways and trails.
- Subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - If the table to Clause 42.01-3 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
</tbody>
</table>
**Class of application**

- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.

**Subdivide land into 2 lots if:**

- The construction of a building or the construction or carrying out of works on the land:
  - Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
  - Has started lawfully.
- The subdivision does not create a vacant lot.

**Construct a fence.**

**Remove, destroy or lop one tree.**

**Construct a building or construct or carry out works for:**

- A carport, garage, pergola, verandah, deck, shed or similar structure.
- A rainwater tank.

The buildings and works must be associated with a dwelling.

**Table of exemptions**

**The requirement to obtain a permit does not apply to:**

<table>
<thead>
<tr>
<th>Emergency works</th>
<th>Vegetation that is to be removed, destroyed or lopped:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>- 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</td>
</tr>
<tr>
<td></td>
<td>- 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.</td>
</tr>
</tbody>
</table>

| Extractive industry | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the Mineral Resources (Sustainable Development) Act 1990 and authorised by a work authority granted under that Act. |

<table>
<thead>
<tr>
<th>Fire protection</th>
<th>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:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>- fire fighting;</td>
</tr>
<tr>
<td></td>
<td>- planned burning;</td>
</tr>
<tr>
<td></td>
<td>- 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;</td>
</tr>
<tr>
<td></td>
<td>- making of 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 Conservation, Forests and Lands Act 1987);</td>
</tr>
<tr>
<td></td>
<td>- is ground fuel within 30 metres of a building and is vegetation other than native vegetation;</td>
</tr>
<tr>
<td></td>
<td>- in accordance with a fire prevention notice issued under either:</td>
</tr>
</tbody>
</table>
The requirement to obtain a permit does not apply to:

- Section 65 of the *Forests Act 1958*; or
- Section 41 of the *Country Fire Authority Act 1958*.

- 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 *Electricity Safety Act 1998*;
- 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.*

### Vegetation removal exemptions:

<table>
<thead>
<tr>
<th>Geothermal energy exploration and extraction</th>
<th>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Geothermal Energy Resources Act 2005</em>.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenhouse gas sequestration and exploration</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Greenhouse Gas Geological Sequestration Act 2008</em>.</td>
</tr>
<tr>
<td>Land management or directions notice</td>
<td>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 <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
<tr>
<td>Land use conditions</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
</tbody>
</table>
| Mineral exploration and mining             | 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 *Mineral Resources (Sustainable Development) Act 1990*:
  - that is low impact exploration within the meaning of Schedule 4A of the *Mineral Resources (Sustainable Development) Act 1990*; or
  - in accordance with a work plan approved under Part 3 of the *Mineral Resources (Sustainable Development) Act 1990*.
  *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.* |
| Noxious weeds                              | Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the *Catchment and Land Protection Act 1994*. This exemption does not apply to Australian Dodder (*Cuscuta australis*). |
| Pest animal burrows                        | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows. In the case of native vegetation the written agreement of an officer of the department responsible for administering the *Flora and Fauna Guarantee Act 1988* is required before the vegetation can be removed, destroyed or lopped. |
| 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 *Conservation, Forests and Lands Act 1987*). |
| Regrowth                                   | 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: |
The requirement to obtain a permit does not apply to:

- bracken (Pteridium esculentum); 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.

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.

Road safety

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 public 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 Conservation, Forests and Lands Act 1987).

Stone exploration

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 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:

- 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.

This exemption does not apply to costeining and bulk sampling activities.

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 Surveying Act 2004) 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:

- 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).

Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The statement of environmental significance and the environmental objective contained in a schedule to this overlay.
- The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.
- Any other matters specified in a schedule to this overlay.
SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1.

COASTAL WETLAND AREAS

Statement of environmental significance

The coastline of Bass Coast Shire varies from internationally significant wetlands in Western Port and the rugged coastal cliffs along Bass Strait to Anderson Inlet. Development in these environmentally significant areas has the potential to impact on water quality and habitat values of these wetland ecosystems.

Western Port is an internationally significant (Ramsar) wetland because it has an unusually wide variety of habitat types. The Western Port Ramsar site contains important foraging areas, high tide and other roosts and breeding areas for a number of waterbird species including migratory waders. The site is also an important drought refuge for waterbirds during the summer months as, being marine, it provides habitat all year round.

Anderson Inlet has significant natural qualities and is the most clearly defined estuary in Victoria. It is both scenic and an important area for flora and fauna. The area provides an internationally significant habitat for migratory wader birds and habitat for endangered bird species.

Bass Coast Shire is adjacent to two Marine Parks. The Bunurong Marine and Coastal Park extends from Coal Point near Harmers Haven to Anderson Inlet. This includes the Bunurong Marine National Park which extends from The Oaks beach to Eagles Nest. These coastal waters contain a remarkable range of habitats that support abundant marine life. The diverse marine habitats at Bunurong include extensive inter tidal rock platforms.

The Churchill Marine National Park is located south of Rhyll off Phillip Island in Western Port. This park forms part of the Western Port Ramsar site and contains important roosting and feeding sites for migratory wader birds.

Environmental objective to be achieved

- To ensure that development is compatible with the environmentally sensitive coastal areas.
- To maintain and enhance the ecological attributes such as the biological, physical and chemical components of the wetland ecosystem, and their interactions which maintain the function of wetlands and of Ramsar sites.
- To protect and ensure the long-term future of terrestrial and aquatic habitat for native plants and animals, include shorebird feeding areas and roosts and species and communities listed under the Flora and Fauna Guarantee Act 1988.
- To encourage ecological restoration, regeneration and revegetation with indigenous species within the site and in adjoining areas.
- To ensure that land abutting or draining into wetlands is managed to prevent any degradation of wetland function and values.
- To protect water quality and prevent water pollution in watercourses, water bodies, wetlands and groundwater.

Permit requirement

A permit is not required for:

- The construction of a building or to construct or carry out works for normal farming activities (excluding works associated with the establishment of timber plantations) including:
  - Fencing and gates.
  - Ploughing and similar activities.
4.0
11/07/2019
C156basc

Application requirements
None specified.

5.0
11/07/2019
C156basc

Decision guidelines
The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The maintenance and improvement in the stability of coastal wetlands, dunes and coastlines.
- The impact of the proposal on coastal processes and the need to protect and enhance environmentally sensitive coastlines.
- The conservation of any areas of environmental importance or significance
- Potential threats to the quality, life cycle processes or functioning of aquatic and terrestrial ecosystems or native plant and animal species.
- The function of the wetland, watercourse or habitat area as part of a broader natural system.
- The preservation of any existing native vegetation including measures to rejuvenate degraded areas and areas abutting watercourses with indigenous plant species.
- The extent of any proposed removal of native vegetation.
- The necessity of retaining a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries.
- Control of noxious and environmental weeds and pest animals, including the need to minimise the spread of weeds and soil pathogens.
- The capacity of the soil and water to absorb wastes and the design of any effluent disposal system.
- The works to prevent and control drainage and stormwater run-off from any building, works, access road or driveway.
- The need to maintain the seasonality, quantity and quality of water flows through the area and through other areas with a common system of drainage.
- The need to minimise water pollution through the establishment of best practice performance standards and monitoring regimes for stormwater.
The location, dimension and level of any excavation or alteration to the natural surface that may impact on the drainage function of the wetland, including works to stabilise buffers in areas of fill or excavation.

Any comments from the Department of Environment, Land, Water and Planning.

Background documents

* Western Port Ramsar Site Strategic Management Plan (Department of Sustainability and Environment, 2003).
* Management of Victoria’s Ramsar Wetlands Strategic Directions Statement (Department of Natural Resources and Environment, 2002).
* Inverloch Foreshore Reserve and Anderson Inlet Management Plan (Department of Natural Resources and Environment, 1998).
SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

SITES OF GEOLOGICAL AND GEOMORPHOLOGICAL SIGNIFICANCE

1.0

Statement of environmental significance

Bass Coast Shire has a number of sites of geological and geomorphological significance, designated as being of International, National, State, Regional and Local significance. They are located on both Crown and private land, and vary considerably in their size and characteristics.

2.0

Environmental objective to be achieved

To protect and conserve sites of geological and geomorphological significance from development that may threaten the environmental quality and characteristics of a particular site.

3.0

Permit requirement

Applications must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause for sites of International, National and State geological and geomorphological significance.

Notice of an application 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 in Clause 66.06 or a schedule to that clause for sites of Regional or Local geological and geomorphological significance.

4.0

Application requirements

None specified.

5.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect of any proposed buildings or works on the environmental values of the area.
- The significance of the particular area.
- The views, if any, of the Department of Environment, Land, Water and Planning.

Background documents

- Sites of Geological and Geomorphological Significance in the Westernport Bay Catchment (Neville Rosengren, 1994).
- Western Port Bay Strategy (Westernport Regional Planning and Coordination Committee, 1992).
SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

SIGNIFICANT FLORA AND FAUNA HABITATS

1.0

Statement of environmental significance

Within Bass Coast there are significant flora and fauna habitats generally located on large parcels of Crown land. They include: the Phillip Island Nature Park (including The Nobbies/Seal Rocks, the Penguin Parade, Koala Conservation Centre, Rhyll Inlet, Churchill Island and Cape Woolamai), Nature Conservation Reserves at The Gurdies and Grantville, along Hurdy Gurdy Creek, Bass River mouth, Korumburra Shire Sanctuary, Wonthaggi and Cape Paterson Heathlands, areas on the Register of the National Estate, and, National Trust Significant Landscapes.

Many of the sites are of zoological or botanical significance and include sites containing broad types of vegetation classified as depleted, rare or threatened at a Statewide level.

These areas represent a range of habitats that are enjoyed by tourists and residents alike. It is important to maintain and enhance the visitor experience of these areas.

2.0

Environmental objective to be achieved

- To protect and enhance sites of botanical and zoological significance, remnant indigenous vegetation and wetlands to conserve biological diversity.
- To protect and conserve the diverse, significant flora and fauna habitats from development which may threaten environmental quality and characteristics.
- To minimise the impact of development on the natural environment and landscape quality of the area.
- To encourage development consistent with any management plan for a particular area.

3.0

Permit requirement

Applications must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause for sites of International, National and State zoological significance, and, for sites containing broad vegetation types classified as depleted, rare or threatened at the Statewide level.

Notice of an application 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 in Clause 66.06 or a schedule to that clause for sites of Regional or Local zoological or botanical significance.

4.0

Application requirements

None specified.

5.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect of any proposed buildings or works on the flora and fauna values of the area.
- Whether the application is consistent with an existing management plan, or includes a proposed management plan for a particular area.
- The significance of the flora and fauna.
Whether clearing of any native vegetation will adversely impact on recognised wildlife corridors.

The views, if any, of the Department of Environment, Land, Water and Planning.

In considering an application to develop the Cape Paterson Heathland, the responsible authority must consider:

- The need to protect and enhance the natural beauty and environmental quality of the Bunurong Coast.
- The need to protect and enhance the visual amenity and landscape quality of the Bunurong Coast and its hinterland.
- The need to minimise the risk of erosion and pollution.
- The need to protect and enhance flora and fauna values of the land.
- The need to minimise the impact of development on the natural environment.
- The need to retain a buffer strip of native vegetation along watercourses, roads and property boundaries.
- The views of the Department of Environment, Land, Water and Planning.

Background documents

* Sites of Zoological Significance in the Westernport Region, Department of Conservation, Forests and Lands (Andrew et al., 1984).
* Sites of Botanical Significance in the Westernport Region, Department of Conservation, Forests and Lands (Opie et al., 1984).
* Natural Resources Systems Databases of biodiversity components, Department of Natural Resources and Environment.
* The Gurdies Native Conservation Reserve (Department of Conservation and Natural Resources publication, 1995).
SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO4**.

**LAND SUBSIDENCE**

1.0

Statement of environmental significance

There are many areas around Wonthaggi, South Dudley and Kilcunda where former coal mining activities have made the land susceptible to land subsidence. This could impact on the location and extent of development on a particular site.

2.0

Environmental objective to be achieved

To encourage development that is responsive to the constraints of land subsidence.

3.0

Permit requirement

A planning permit is not required for:

- A non-habitable building provided the gross floor area does not exceed 100 square metres.
- The removal, destruction or lopping of any vegetation.
- The construction of a building or to construct and carry out works located within the building envelopes identified in the Development Plan for Crown Allotment 20M, Section 100, Wonthaggi (South Dudley Road site).

4.0

Application requirements

None specified.

5.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- In the vicinity of White Road between South Dudley Road and Lower Powlett Road, the *Geotechnical Report Number 405025.000R1* prepared by Chadwick T&T Pty Ltd.
  - In areas classified as Low Risk, structures should be limited to 30 metres in length.
  - In areas classified as Intermediate Risk, structures should be limited to 20 metres in length to limit damage to very slight and 35 metres for slight damage within this zone.
  - Areas classified as Moderate Risk are suitable for the construction of residential structures and roads/reserves. Construction should be limited to weatherboard development supported on pad footings. Flexible joints should be used on all drainage/sewer connections. Structures should be limited to 25 metres in length.
- A geotechnical report from a qualified geologist that addresses the suitability of the site for the proposed development and the effects of any undermining.
- The extent and location of the development in relation to undermined areas.
VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO with a number.

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To protect areas of significant vegetation.
To ensure that development minimises loss of vegetation.
To preserve existing trees and other vegetation.
To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
To maintain and enhance habitat and habitat corridors for indigenous fauna.
To encourage the regeneration of native vegetation.

Vegetation significance and objectives
A schedule to this overlay must contain:

- A statement of the nature and significance of the vegetation to be protected.
- The vegetation protection objectives to be achieved.

Permit requirement
A permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay.

This does not apply:

- If the table to Clause 42.02-3 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove, destroy or lop one tree.</td>
<td>Clause 59.06</td>
</tr>
</tbody>
</table>

Table of exemptions

The requirement to obtain a permit does not apply to:

Emergency works
- Vegetation that is to be removed, destroyed or lopped:
  - 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.

Extractive industry
- Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the Mineral Resources (Sustainable Development) Act 1990 and authorised by a work authority granted under that Act.
The requirement to obtain a permit does not apply to:

| Fire protection | 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:  
| | - 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;  
| | - 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 Conservation, Forests and Lands Act 1987);  
| | - 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:  
| | - Section 65 of the Forests Act 1958; or  
| | - Section 41 of the Country Fire Authority Act 1958.  
| | - keeping vegetation clear of, or minimising risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the Electricity Safety Act 1998;  
| | - 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 | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Geothermal Energy Resources Act 2005.  
| 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 Greenhouse Gas Geological Sequestration Act 2008.  
| Land management and 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 Catchment and Land Protection Act 1994.  
| 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 Catchment and Land Protection Act 1994.  
| Mineral exploration and extraction | 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 Mineral Resources (Sustainable Development) Act 1990:  
| | - that is low impact exploration within the meaning of Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990; or  
| | - in accordance with a work plan approved under Part 3 of the Mineral Resources (Sustainable Development) Act 1990.  
| **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.  
| Noxious weeds | Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the Catchment and Land Protection Act 1994. This exemption does not apply to Australian Dodder (Cuscuta australis).  
| Pest animal burrows | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows.  

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The requirement to obtain a permit does not apply to:

In the case of native vegetation the written agreement of an officer of the department responsible for administering the Flora and Fauna Guarantee Act 1988 is required before the vegetation can be removed, destroyed or lopped.

**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 Conservation, Forests and Lands Act 1987).

**Regrowth**
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:
- bracken (*Pteridium esculentum*); 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.

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.

**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 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).

**Stone exploration**
Vegetation is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration.

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:
- 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.

This exemption does not apply to costeasing and bulk sampling activities.

**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 Surveying Act 2004) 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:
- 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 Owners 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).

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**Application requirements**
An application must be accompanied by any information specified in a schedule to this overlay.

**Decision guidelines**
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

The statement of the nature and significance of the vegetation to be protected and the vegetation protection objective contained in a schedule to this overlay.

The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.

The role of native vegetation in conserving flora and fauna.

The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.

The need to retain vegetation which prevents or limits adverse effects on ground water recharge.

The need to retain vegetation:
- Where ground slopes exceed 20 percent.
- Within 30 metres of a waterway or wetland.
- On land where the soil or subsoil may become unstable if cleared.
- On land subject to or which may contribute to soil erosion, slippage or salinisation.
- In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance.
- Which is of heritage or cultural significance.

The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.

Any relevant permit to remove, destroy or lop vegetation in accordance with a land management plan or works program.

Whether the application includes a land management plan or works program.

Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land.

Any other matters specified in a schedule to this overlay.
SCHEDULE 1 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO1.

SIGNIFICANT REMNANT VEGETATION

1.0

Statement of nature and significance of vegetation to be protected

There is very little indigenous vegetation remaining on private land within the Shire. The significant flora and fauna habitats are generally located on Crown land. Therefore, it is extremely important that what vegetation remains is protected from indiscriminate clearing, maintained and enhanced to form part of wildlife corridors to ensure biodiversity of locally indigenous species, and to be able to be enjoyed and appreciated by future generations.

Remaining vegetation generally occupies only small pockets throughout the rural areas of the Shire. Some areas form part of sites identified as being of Regional zoological significance.

There is also some significant remnant vegetation within Tenby Point residential estate. Dwellings are generally constructed below the tree canopy and designed and sited to blend in with the surrounding natural environment. It is important that vegetation is retained to maintain the unique characteristics of the estate, and to provide important elements of existing wildlife corridors.

2.0

Vegetation protection objectives to be achieved

To protect and enhance existing remnant vegetation throughout the Shire.

3.0

Permit requirement

A permit is required to remove, destroy or lop any native vegetation.

A permit is not required for:

- The pruning of vegetation for maintenance.
- The removal, destruction or lopping of dead vegetation.

4.0

Application requirements

None specified.

5.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect on the habitat value and long term viability of remnant vegetation in the locality.
- The significance of the vegetation, particularly if it forms part of a recognised wildlife corridor.
- The reason for any removal of any vegetation and whether an alternative option can be developed which conserves the vegetation.
- The effect any removal of vegetation will have on groundwater recharge and discharge areas.
- The purpose of the underlying zone.

Background documents

Sites of Zoological Significance in the Westernport Region, Department of Conservation, Forests and Lands (Andrew et al., 1984).
SCHEDULE 2 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO2.

PHILLIP ISLAND

1.0

Statement of nature and significance of vegetation to be protected

It is estimated that less than 15 per cent of Phillip Island retains a natural cover of vegetation. Given the general lack of vegetation on Phillip Island, it is important to protect indigenous and large native trees in urban areas. It is also important to encourage and facilitate the planting of vegetation indigenous to a particular locality to maintain and enhance the natural environment of the urban areas of Phillip Island and to enhance habitat.

The urban areas of Phillip Island are generally characterised by native vegetation that contribute towards the character of these seaside communities and provide habitat for native fauna. Conservation and enhancement of the natural environment is very important to the character of these urban areas.

2.0

Vegetation protection objectives to be achieved

To protect and enhance existing indigenous and larger native species within the urban area of Phillip Island.

3.0

Permit requirement

A permit is required to remove, destroy or lop any tree or shrub with a girth greater than 30 centimetres (when measured 30 centimetres above ground level) or a height of at least two metres. This does not apply to introduced species of ornamental shrubs or fruit trees or to species identified as being weeds; or to pruning.

A permit is not required for:

- The pruning of vegetation for maintenance.
- The removal, destruction or lopping of dead vegetation.

4.0

Application requirements

None specified.

5.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect on the habitat value and long term viability of remnant vegetation in the locality.
- The significance of the vegetation, particularly if it forms part of a recognised wildlife corridor.
- The reason for any removal of native vegetation and whether an alternative option can be developed which conserves the vegetation.
- The effect any removal of vegetation will have on groundwater recharge and discharge areas.
- The purpose of the underlying zone.
SCHEDULE 3 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO3.

INVERLOCH

1.0

Statement of nature and significance of vegetation to be protected

Inverloch is characterised by the retention of its native vegetation through earlier controls on vegetation clearing, making it an attractive area to both local residents and visitors. There are several species of State or regional significance within the town, in particular in the Screw Creek estuary environs. Conservation and enhancement of the natural environment is very important to, and supported by, the local community.

2.0

Vegetation protection objectives to be achieved

To protect and enhance existing indigenous vegetation in Inverloch.

3.0

Permit requirement

A permit is required to remove, destroy or lop any trees included in the following list:

<table>
<thead>
<tr>
<th>Species</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acacia melanoxylon</td>
<td>Blackwood</td>
</tr>
<tr>
<td>Acacia sophorae</td>
<td>Coast Wattle</td>
</tr>
<tr>
<td>Acacia stricta</td>
<td>Hop Wattle</td>
</tr>
<tr>
<td>Allocasuarina paludosa</td>
<td>Swamp She-oak</td>
</tr>
<tr>
<td>Allocasuarina stricta</td>
<td>Drooping She-oak</td>
</tr>
<tr>
<td>Banksia integrifolia</td>
<td>Coast Banksia</td>
</tr>
<tr>
<td>Bursaria spinosa</td>
<td>Sweet Bursaria</td>
</tr>
<tr>
<td>Eucalyptus kitsoniana</td>
<td>Bog Gum</td>
</tr>
<tr>
<td>Eucalyptus obliqua</td>
<td>Messmate Stringybark</td>
</tr>
<tr>
<td>Eucalyptus ovata</td>
<td>Swamp Gum</td>
</tr>
<tr>
<td>Eucalyptus pryoriana</td>
<td>Coastal Manna Gum</td>
</tr>
<tr>
<td>Eucalyptus radiata</td>
<td>Narrow-leaf Peppermint</td>
</tr>
<tr>
<td>Eucalyptus viminalis</td>
<td>Manna Gum</td>
</tr>
<tr>
<td>Exocarpus cupressiformis</td>
<td>Cherry Ballart</td>
</tr>
<tr>
<td>Leptospermum laevigatum</td>
<td>Coast Tea-tree</td>
</tr>
<tr>
<td>Melaleuca squarrosa</td>
<td>Scented Paperbark</td>
</tr>
</tbody>
</table>

A permit is not required for:
- The pruning of vegetation for maintenance.
- The removal, destruction or lopping of dead vegetation.
Application requirements

None specified.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The significance of the native vegetation.
- The effect on the habitat value and long term viability of remnant vegetation in the locality.
- The significance of the vegetation, particularly if it forms part of a recognised wildlife corridor.
- The reason for any removal of native vegetation and whether an alternative option can be developed which conserves the vegetation.
- The purpose of the underlying zone.

Background documents

Inverloch Strategy Plan (Shire of Woorayl 1993).

Towards a Catchment Management Strategy for Inverloch (Graduate School of Environmental Science, Monash University, 1995).
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.

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.

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a fence.</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>Remove, destroy or lop one tree.</td>
<td>Clause 59.06</td>
</tr>
<tr>
<td>Construct a building or construct or carry out works for:</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>- A carport, garage, pergola, verandah, deck, shed or similar structure.</td>
<td></td>
</tr>
<tr>
<td>- A rainwater tank.</td>
<td></td>
</tr>
<tr>
<td>The buildings and works must be associated with a dwelling.</td>
<td></td>
</tr>
</tbody>
</table>
# Table of exemptions

<table>
<thead>
<tr>
<th>The requirement to obtain a permit does not apply to:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Emergency works</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped:</td>
</tr>
<tr>
<td></td>
<td>• 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</td>
</tr>
<tr>
<td></td>
<td>• 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.</td>
</tr>
<tr>
<td><strong>Extractive industry</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the <em>Mineral Resources (Sustainable Development) Act 1990</em> and authorised by a work authority granted under that Act.</td>
</tr>
<tr>
<td><strong>Fire protection</strong></td>
<td>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:</td>
</tr>
<tr>
<td></td>
<td>• fire fighting;</td>
</tr>
<tr>
<td></td>
<td>• planned burning;</td>
</tr>
<tr>
<td></td>
<td>• 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;</td>
</tr>
<tr>
<td></td>
<td>• 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 <em>Conservation, Forests and Lands Act 1987</em>);</td>
</tr>
<tr>
<td></td>
<td>• is ground fuel within 30 metres of a building and is vegetation other than native vegetation;</td>
</tr>
<tr>
<td></td>
<td>• in accordance with a fire prevention notice issued under either:</td>
</tr>
<tr>
<td></td>
<td>• Section 65 of the <em>Forests Act 1958</em>; or</td>
</tr>
<tr>
<td></td>
<td>• Section 41 of the <em>Country Fire Authority Act 1958</em>.</td>
</tr>
<tr>
<td></td>
<td>• 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 <em>Electricity Safety Act 1998</em>;</td>
</tr>
<tr>
<td></td>
<td>• 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 <em>Conservation, Forests and Lands Act 1987</em>). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the <em>Road Management Act 2004</em>.</td>
</tr>
<tr>
<td></td>
<td>Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.</td>
</tr>
<tr>
<td><strong>Geothermal energy exploration and extraction</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with operation plan approved under the <em>Geothermal Energy Resources Act 2005</em>.</td>
</tr>
<tr>
<td><strong>Greenhouse gas sequestration and exploration</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Greenhouse Gas Geological Sequestration Act 2008</em>.</td>
</tr>
<tr>
<td><strong>Land management or directions notice</strong></td>
<td>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 <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
<tr>
<td><strong>Land use conditions</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
<tr>
<td><strong>Mineral exploration and extraction</strong></td>
<td>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 <em>Mineral Resources (Sustainable Development) Act 1990</em>:</td>
</tr>
</tbody>
</table>
### The requirement to obtain a permit does not apply to:

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low impact exploration</td>
<td>That is low impact exploration within the meaning of Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990; or in accordance with a work plan approved under Part 3 of the Mineral Resources (Sustainable Development) Act 1990. <strong>Note:</strong> 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.</td>
</tr>
<tr>
<td>Noxious weeds</td>
<td>Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the Catchment and Land Protection Act 1994. This exemption does not apply to Australian Dodder (<em>Cuscuta australis</em>).</td>
</tr>
<tr>
<td>Pest animal burrows</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows. In the case of native vegetation the written agreement of an officer of the department responsible for administering the Flora and Fauna Guarantee Act 1988 is required before the vegetation can be removed, destroyed or lopped.</td>
</tr>
<tr>
<td>Planted vegetation</td>
<td>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.</td>
</tr>
<tr>
<td>Railways</td>
<td>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 Conservation, Forests and Lands Act 1987).</td>
</tr>
</tbody>
</table>
| Regrowth                  | 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:  
  - bracken (*Pteridium esculentum*); 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. 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. |
| 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 Conservation, Forests and Lands Act 1987). |
| Stone exploration         | 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 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:  
  - 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. This exemption does not apply to costeaning and bulk sampling activities. |
| 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 Surveying Act 2004) 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).

### Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- 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 defendable 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.
SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

STRZELECKI FOOTHILLS AND BASS VALLEY

1.0

Statement of nature and key elements of landscape

The Bass Coast Shire is characterised by a variety of important landscapes which extends from the Strzelecki foothills through the Bass Valley to coastal areas fronting Western Port Bay. A number of these areas have been identified by the National Trust as being significant landscapes.

The Bass Valley is characterised by a wide, open floodplain edged by undulating to steeply sloping hills. The Strzelecki foothills extend from the north-east corner of the Shire to Anderson Peninsula/San Remo. Many parts of the foothills are steeply sloping. The extensive and exposed nature of these agricultural areas and the backdrop they provide to the coastal areas means that development has to be sensitively designed and sited to avoid detrimental visual impacts.

2.0

Landscape character objectives to be achieved

- To protect and enhance the landscape quality of the area.
- To protect and enhance vegetation within the landscape.
- To ensure that buildings are sited and designed to minimise detrimental impact on the landscape.
- To encourage development which is of a size and scale sympathetic and responsive to the surrounding high quality rural and coastal landscapes.
- To retain the dominance of the undulating and uncluttered landscape throughout the hinterland by ensuring that buildings and structures outside settlements sit within, rather than dominate the landscape.
- To maintain locations of highly scenic and natural vistas along roads and at formal lookout points.
- To minimise detrimental impact of built form along the coastline, on hill slopes visible from main roads and settlements and prominent slopes.
- To minimise the visual impact of signage and other infrastructure, particularly on hill faces, in coastal areas and in other areas of high landscape values or visibility.

3.0

Permit requirement

A permit is required to remove, destroy or lop any vegetation except on land required for construction of the Bass Highway Stage 7 as shown on the Vegetation Removal Exemptions Plan attached to this schedule.

A permit is not required to remove vegetation that is considered an environmental weed within Bass Coast Shire.

A permit is not required for works associated with timber harvesting.

A permit is not required for buildings, works and the removal of vegetation associated with extractive industry that has an existing permit or works approval.

A permit is not required for the construction of an outbuilding associated with agriculture where all of the following applies:

- The gross floor area does not exceed 100 square metres.
- The roof and wall cladding materials are coloured or painted in subdued tones to blend in with the surrounding natural environment.
- No vegetation is removed.
Application requirements

None specified.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The siting and design of a proposed development in response to Council's adopted background document *Design and Siting Guidelines for Coastal Areas and Rural Hinterland* (Bass Coast Shire Council, 1999).

- The need for building materials to be non-reflective or of colours that complement the surrounding landscape.

- The preservation of the quality of long distance views from the surrounding hills over the Bass River valley.

- Whether the proposal is consistent with maintaining the landscape significance of the area.

- Whether the proposed buildings and works, and its siting, design, materials and general appearance will meet the landscape character objectives of this schedule.

- The extent of landscaping around buildings and throughout the site using indigenous species to minimise the visual impact of buildings.

- The impact of the proposed buildings or works on the landscape significance, scenic views or amenity of the landscape.

- Whether the siting, height, bulk and general appearance of the proposed buildings or works are designed to have the least visual effect on the landscape.

- The protection of landscapes and seascapes, having regard to:
  - Conservation and enhancement of significant areas of natural vegetation and significant stands of trees.
  - Visual impact from scenic vantage points.

Background documents

National Trust of Australia (Victoria) citations

<table>
<thead>
<tr>
<th>Landscape area</th>
<th>Reference number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gorge Creek – tributary of Bass River, south of Glen Forbes</td>
<td>177</td>
</tr>
<tr>
<td>San Remo to Black head coastline</td>
<td>L10082</td>
</tr>
<tr>
<td>Bass River Valley</td>
<td>L10036</td>
</tr>
<tr>
<td>Red Bluff to Stockyard Point Coastline</td>
<td>L10079</td>
</tr>
<tr>
<td>Bass Hill</td>
<td>L10034</td>
</tr>
<tr>
<td>Bass River delta and flood plain</td>
<td>L10035</td>
</tr>
</tbody>
</table>

*Design and Siting Guidelines for Coastal Areas and Hinterland* (Bass Coast Shire Council, 1999).
SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO2.

PHILLIP ISLAND WESTERN AND SOUTHERN COAST

1.0

Statement of nature and key elements of landscape

The southern and western coastline of Phillip Island is a rugged and varied landscape of state significance that has been shaped by the high seas and winds of Bass Strait to create some of Victoria's best known landforms.

The landscape comprises imposing rocky cliffs and outcrops of volcanic origin such as The Nobbies and Pyramid Rock, as well as sandy surf beaches and dune systems such as at Cape Woolomai. These landforms give rise to some spectacular scenic views from the many lookouts and access points along the coastline, including vistas along the entire coast and out to sea. Although this is a very accessible and popular tourist area with many townships, the western half of this landscape, from Smiths Beach to The Nobbies, has a particularly wild and undeveloped character.

Most of the southern coastline is recognised by the National Trust and the Register of the National Estate for its geomorphology and its geology. The National Trust also recognises the area for its significant bird habitats, including the Little Penguins that attract both national and international tourists. Other attractions include the mutton bird rookery at Cape Woolomai, and the colony of seals at Seal Rocks, located at the western tip of the island.

Landscape character objectives to be achieved

To protect existing native and indigenous coastal and hinterland vegetation, and ensure that it is the dominant feature of the landscape.

To protect cultural vegetation patterns.

To protect scenic outlooks to undeveloped landscape features along the coastline including views from public recreation areas, lookouts (e.g. Pyramid Rock) and roads that abut or terminate at the coast.

To improve the clarity of edges to settlements and ensure the retention of the undeveloped, rugged coastal landscape between them, particularly west of Smiths Beach, and between Smiths Beach and Surf Beach.

To protect the wild, undeveloped and exposed character of the coastal edge.

To ensure ridge tops and prominent hill faces are kept free of visually dominant development, particularly when viewed from main roads and other key viewing locations.

To encourage landscape change that is consistent with the cultural heritage values of the landscape.

To minimise the visual impact of signage and other infrastructure, particularly on hill faces and in coastal areas.

To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.

To recognise, and protect, the landscape of the Phillip Island Western and Southern Coast as a place of significant Aboriginal cultural heritage value.

Between Ventnor and Cat Bay, ensure buildings are set amongst vegetation and set back to retain an undeveloped character that does not duplicate the linear urban sprawl that has already occurred along the cliff top in the adjacent settlement.

2.0

Permit requirement

Native Vegetation
A permit is required to remove, destroy or lop native vegetation. This does not apply in the following circumstances:

**Dead Vegetation**
Vegetation that is dead.

**Fences**
The minimum extent of vegetation necessary for:

- The construction of a fence on a boundary between properties in different ownership; or
- Operation or maintenance of an existing fence.

The combined maximum width of clearing permitted either side of the fence under this exemption is 4 metres.

**Lopping or pruning for maintenance**
The native vegetation is to be pruned or lopped for maintenance only and no more than 1/3 of the foliage is removed from any individual plant. This exemption does not apply to:

- Pruning or lopping of the trunk of a tree or shrub.
- Native vegetation within a road or railway reservation.

**Grasses**
The native vegetation is a grass and is to be mown or slashed for maintenance only. Under this exemption the grass must be:

- Located within a lawn, garden or other planted area; or
- Maintained at a height of at least 100 millimetres above ground level.

**Regrowth**
The native vegetation is regrowth which has naturally established or regenerated on land lawfully cleared of naturally established native vegetation and is:

- Less than ten years old at the time of approval of a relevant Property Vegetation Plan (Farm Management Plan) where it is certified regrowth and the area affected is shown on the Plan as intended for use for cultivation or pasture during the life of the Plan.

**Planted vegetation**
The native vegetation is a tree or shrub within a garden area.

**Existing and approved buildings**
The native vegetation is to be removed, destroyed or lopped to enable the:

- Construction of a building approved by a planning permit granted under this planning scheme or by building permit granted under *Building Act 1993*, before 15 September 2008.
- Use and maintenance of a building constructed or approved by a planning permit granted under this planning scheme or by building permit granted under *Building Act 1993*, before 15 September 2008.

This exemption does not apply to:

- Native vegetation to be removed destroyed or lopped to enable the operation or maintenance of a fence.
- Native vegetation located more than 10 metres from a building.

**Existing buildings and works in the Farming Zone and Rural Activity Zone**
The native vegetation is to be removed, destroyed or lopped to enable the use or maintenance of a building or works used for Agricultural production, including a dam, utility service, bore, in the Farming Zone or the Rural Activity Zone.
This exemption does not apply to:

- Native vegetation to be removed destroyed or lopped to enable the use or maintenance of a Dwelling.
- Native vegetation to be removed destroyed or lopped to enable the operation or maintenance of a fence.
- Native vegetation located more than 10 metres from a building.

**Vehicle access from public roads**

The native vegetation is to be removed, destroyed or lopped to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road, subject to authorisation from the relevant public land manager.

This exemption only applies to properties that share a common boundary with the road reserve.

The maximum total width of native vegetation permitted to be removed, destroyed or lopped under this exemption is 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.

**Personal Use**

The native vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use includes wood used for firewood, the construction of fences and buildings on the same land, and hobbies such as craft.

This exemption does not apply to:

- Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.

**Grazing**

The native vegetation is to be removed, destroyed or lopped as a result of grazing by domestic stock.

This exemption allows the removal, destruction and lopping of native vegetation on unused roads specified under Section 400 of the *Land Act 1958*.

**Stock movement on roads**

The native vegetation is removed, destroyed or lopped as a result of moving stock along a road.

This exemption does not apply to the removal, destruction or lopping of native vegetation as a result of holding stock in a temporary fence (including an electric fence) on a roadside for the purpose of feeding.

**Fences**

A permit is required to construct a fence other than a post and wire fence up to 1.8 metres in height.

**Buildings and Works**

A permit is not required for:

An alteration or extension to an existing dwelling where all of the following are met:

- The alterations and additions are single storey and no more than 5 metres in height above natural ground level; and,
- The alterations and additions are no more than 50 square metres in additional floor area.

A building used for agriculture where all of the following are met:
The building is an open sided or unroofed rural structure;

- The floor area of the building is no more than 130 square metres; and,
- The building is single storey and no more than 5 metres in height above natural ground level.

An alteration or extension to a building used for agriculture where all of the following are met:

- The alteration or extension is no more than 100 square metres in floor area;
- The total footprint area is not greater than 200 square metres; and,
- The alterations and extensions are single storey and no more than 5 metres in height above natural ground level.

Buildings and works associated with informal outdoor recreation.

Works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.

Application requirements

None specified.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The key objectives and strategies at Clause 21.08-1, Landscape.

Native Vegetation

- The impact of the vegetation removal on the valued character of the State significant Phillip Island Western and Southern Coast.
- The species of vegetation, its age, health and growth characteristics.
- Whether the vegetation is isolated or part of a vegetation patch.
- The availability of sufficient unencumbered land to provide for offset planting.
- The impact of maintenance activities on the retained vegetation, for example, maintenance of a structure or infrastructure.
- The impact of the vegetation on the structural integrity of existing or future buildings, including foundations. Whether the buildings and works have been located to avoid or minimise impacts on vegetation.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.

Building and Works

- Whether the proposed buildings are sited and designed to maximise retention of existing vegetation, and provide for the planting of new indigenous coastal vegetation wherever possible.
- Whether the visibility of the proposal is minimised in landscapes visible within 500 metres of formal scenic lookouts in the area.
- On large rural lots that extend further than 500 metres back from the southern coast, whether the proposed development is sited on the side of ridgelines and hills away from the coast to avoid built intrusion into the coastal viewshed.
- Whether proposed buildings west of Smiths Beach are set back a sufficient distance from the coast to avoid visual intrusion into undeveloped and wild coastal landforms. Where possible, buildings should also be out of the viewshed from the cliff top.
- The cumulative impact of developments visible from all key viewing corridors (e.g. from Phillip Island Tourist Road) and scenic lookouts on the open rural character of these views, and the availability of scenic views to the ocean, coastal dunes/cliffs.

- Whether the proposed development is an extension or alteration to a development already in existence on the land.

**Background documents**

*State Overview Report, Coastal Spaces Landscape Assessment Study* (Planisphere, 2006)

*Bass Coast Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study* (Planisphere, 2006).

SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO3.

PHILLIP ISLAND EASTERN COAST

1.0

Statement of nature and key elements of landscape

The eastern coastline of Phillip Island is a regionally significant coastal landscape. It is characterised by a coastal edge that includes mud flats with mangrove vegetation, and a cleared coastal hinterland with patterns of native and exotic vegetation.

Extensive outviews are available across Westernport Bay to the Bass Hills and Churchill Island from this area. The area is recognised for its important stands of remnant indigenous vegetation, including large areas of swampy melaleuca and mangrove around Rhyll Inlet.

2.0

Landscape character objectives to be achieved

To maintain and improve indigenous vegetation, particularly at roadsides, in settlements and in riparian strips, and to ensure that vegetation is the dominant feature of the landscape at the coastal edge.

To ensure that shelterbelt planting remains a feature of the area.

To maintain highly scenic and rural vistas along roads, particularly expansive outviews or views to the coast.

To retain vistas to Westernport Bay and French Island that are largely free from built form.

To prevent an increase in visible development at the coastal edges of Rhyll and Newhaven, and to reduce the visual intrusion of existing development.

To protect the natural and undeveloped character of the coastal strip between Rhyll and Newhaven.

To maintain the dominance of the open rural landscape and cultural vegetation patterns.

To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.

To recognise, and protect, the landscape of the Phillip Island Eastern Coast as a place of significant Aboriginal cultural heritage value.

3.0

Permit requirement

Native Vegetation

A permit is required to remove, destroy or lop native vegetation. This does not apply in the following circumstances:

Dead Vegetation

Vegetation that is dead.

Fences

The minimum extent of vegetation necessary for:

- the construction of a fence on a boundary between properties in different ownership; or

- operation or maintenance of an existing fence.

The combined maximum width of clearing permitted either side of the fence under this exemption is 4 metres.

Lopping or pruning for maintenance

The native vegetation is to be pruned or lopped for maintenance only and no more than 1/3 of the foliage is removed from any individual plant. This exemption does not apply to:
- Pruning or lopping of the trunk of a tree or shrub.
- Native vegetation within a road or railway reservation.

Grasses
The native vegetation is a grass and is to be mown or slashed for maintenance only. Under this exemption the grass must be:
- Located within a lawn, garden or other planted area; or
- Maintained at a height of at least 100 millimetres above ground level.

Regrowth
The native vegetation is regrowth which has naturally established or regenerated on land lawfully cleared of naturally established native vegetation and is:
- Less than ten years old at the time of approval of a relevant Property Vegetation Plan (Farm Management Plan) where it is certified regrowth and the area affected is shown on the Plan as intended for use for cultivation or pasture during the life of the Plan

Planted vegetation
The native vegetation is a tree or shrub within a garden area.

Existing and approved buildings
The native vegetation is to be removed, destroyed or lopped to enable the:
- Construction of a building approved by a planning permit granted under this planning scheme or by building permit granted under Building Act 1993, before 15 September 2008.
- Use and maintenance of a building constructed or approved by a planning permit granted under this planning scheme or by building permit granted under Building Act 1993, before 15 September 2008.

This exemption does not apply to:
- Native vegetation to be removed destroyed or lopped to enable the operation or maintenance of a fence.
- Native vegetation located more than 10 metres from a building.

Existing buildings and works in the Farming Zone and Rural Activity Zone
The native vegetation is to be removed, destroyed or lopped to enable the use or maintenance of a building or works used for Agricultural production, including a dam, utility service, bore, in the Farming Zone or the Rural Activity Zone.

This exemption does not apply to:
- Native vegetation to be removed destroyed or lopped to enable the use or maintenance of a Dwelling.
- Native vegetation to be removed destroyed or lopped to enable the operation or maintenance of a fence.
- Native vegetation located more than 10 metres from a building.

Vehicle access from public roads
The native vegetation is to be removed, destroyed or lopped to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road, subject to authorisation from the relevant public land manager.

This exemption only applies to properties that share a common boundary with the road reserve. The maximum total width of native vegetation permitted to be removed, destroyed or lopped under this exemption is 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.

**Personal Use**

The native vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use includes wood used for firewood, the construction of fences and buildings on the same land, and hobbies such as craft.

This exemption does not apply to:

- Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.

**Grazing**

The native vegetation is to be removed, destroyed or lopped as a result of grazing by domestic stock.

This exemption allows the removal, destruction and lopping of native vegetation on unused roads specified under Section 400 of the *Land Act 1958*.

**Stock movement on roads**

The native vegetation is removed, destroyed or lopped as a result of moving stock along a road.

This exemption does not apply to the removal, destruction or lopping of native vegetation as a result of holding stock in a temporary fence (including an electric fence) on a roadside for the purpose of feeding.

**Fences**

A permit is required to construct a fence other than a post and wire fence up to 1.8 metres in height.

**Buildings and Works**

A permit is not required for:

An alteration or extension to an existing dwelling where all of the following are met:

- The alterations and additions are single storey and no more than 5 metres in height above natural ground level; and,
- The alterations and additions are no more than 50 square metres in additional floor area.

A building used for agriculture where all of the following are met:

- The building is an open sided or unroofed rural structure;
- The floor area of the building is no more than 130 square metres; and,
- The building is single storey and no more than 5 metres in height above natural ground level.

An alteration or extension to a building used for agriculture where all of the following are met:

- The alteration or extension is no more than 100 square metres in floor area;
- The total footprint area is not greater than 200 square metres; and,
- The alterations and extensions are single storey and no more than 5 metres in height above natural ground level.

Buildings and works associated with informal outdoor recreation.

Works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.
Application requirements

None specified.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Before deciding on an application, the responsible authority must consider, where appropriate:

- The key objectives and strategies at Clause 21.08-1, Landscape.

Native Vegetation

- The impact of the vegetation removal on the valued character of the State significant Phillip Island Western and Southern Coast.
- The species of vegetation, its age, health and growth characteristics.
- Whether the vegetation is isolated or part of a vegetation patch.
- The availability of sufficient unencumbered land to provide for offset planting.
- The impact of maintenance activities on the retained vegetation, for example, maintenance of a structure or infrastructure.
- The impact of the vegetation on the structural integrity of existing or future buildings, including foundations. Whether the buildings and works have been located to avoid or minimise impacts on vegetation.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.

Building and Works

- Whether the proposed buildings are sited and designed to maximise retention of existing vegetation, and provide for the planting of new indigenous coastal vegetation wherever possible.
- Whether the visibility of the proposal is minimised in landscapes visible within 500 metres of formal scenic lookouts in the area.
- On large rural lots that extend further than 500 metres back from the southern coast, whether the proposed development is sited on the side of ridgelines and hills away from the coast to avoid built intrusion into the coastal viewshed.
- The cumulative impact of developments visible from all key viewing corridors (e.g. from Phillip Island Tourist Road) and scenic lookouts on the open rural character of these views, and the availability of scenic views to the ocean, coastal dunes / cliffs.
- Whether the proposed development is an extension or alteration to a development already in existence on the land.

Background documents

State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)

Bass Coast Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006).

SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO4.

KILCUNDA TO INVERLOCH COAST

1.0 STATEMENT OF NATURE AND KEY ELEMENTS OF LANDSCAPE

The coastline from Kilcunda to Inverloch is of regional significance for its combination of visual landscape qualities including the Powlett River, sand dune systems, and dramatic rock formations and cliffs around Cape Paterson itself.

The Cape Paterson coastline is characterised by a rugged landscape of high cliffs, bays and spectacular rock stacks such as the Eagles Nest. There are open and extensive views from the cape, extending as far as Venus Bay to the east and Cape Woolomai to the west. These views are available from a number of walking trails and lookouts, as well as the Bunurong Coastal drive between Cape Paterson and Inverloch.

The National Trust recognises the Powlett River and its estuary for its high scenic values and as a small scale ecosystem. It consists of three kilometres of estuary and swamp separated from the ocean beach by coastal dunes covered in stable vegetation, and is also a valuable wetland and bird habitat.

2.0 LANDSCAPE CHARACTER OBJECTIVES TO BE ACHIEVED

To maintain and improve indigenous vegetation, particularly at roadsides and in riparian strips throughout the landscape.

To protect cultural vegetation patterns in the landscape.

To maintain locations of highly scenic and natural vistas along roads and at formal lookout points.

To retain clear views of the coastal dunes, cliffs and formations from coastal areas, including the Bunurong Coastal Drive and other coastal roads.

To create a clearly defined edge softened by vegetation at the interface between settlements and rural/natural areas.

To ensure that the natural landscape dominates the coastal edge and foreshore of the settlements of Kilcunda and Cape Paterson.

To retain the dominance of the undulating, uncluttered pastoral landscape throughout the hinterland by ensuring that buildings and structures outside settlements sit within, rather than dominate the landscape.

To maintain the dominance of the natural landscape along the coastline, on hill slopes visible from main roads and settlements and prominent slopes adjoining Anderson Inlet.

To protect the undeveloped character of the coastal strip between Kilcunda and Cape Paterson, and Cape Paterson and Inverloch.

To minimise the visual impact of signage and other infrastructure, particularly on hill faces, in coastal areas and in other areas of high landscape values or visibility.

To ensure that the open rural character and scenic coastal features of the landscape are not dominated by plantation forestry.

To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.

To recognise, and protect, the landscape of the Kilcunda to Inverloch Coast as a place of significant Aboriginal cultural heritage value.
Permit requirement

Native Vegetation
A permit is required to remove, destroy or lop native vegetation. This does not apply in the following circumstances:

Dead Vegetation
Vegetation that is dead.

Fences
The minimum extent of vegetation necessary for:
- The construction of a fence on a boundary between properties in different ownership; or
- Operation or maintenance of an existing fence.

The combined maximum width of clearing permitted either side of the fence under this exemption is 4 metres.

Lopping or pruning for maintenance
The native vegetation is to be pruned or lopped for maintenance only and no more than 1/3 of the foliage is removed from any individual plant. This exemption does not apply to:
- Pruning or lopping of the trunk of a tree or shrub.
- Native vegetation within a road or railway reservation.

Grasses
The native vegetation is a grass and is to be mown or slashed for maintenance only. Under this exemption the grass must be:
- Located within a lawn, garden or other planted area; or
- Maintained at a height of at least 100 millimetres above ground level.

Regrowth
The native vegetation is regrowth which has naturally established or regenerated on land lawfully cleared of naturally established native vegetation and is:
- Less than ten years old at the time of approval of a relevant Property Vegetation Plan (Farm Management Plan) where it is certified regrowth and the area affected is shown on the Plan as intended for use for cultivation or pasture during the life of the Plan.

Planted vegetation
The native vegetation is a tree or shrub within a garden area.

Existing and approved buildings
The native vegetation is to be removed, destroyed or lopped to enable the:
- Construction of a building approved by a planning permit granted under this planning scheme or by building permit granted under Building Act 1993, before 15 September 2008.
- Use and maintenance of a building constructed or approved by a planning permit granted under this planning scheme or by building permit granted under Building Act 1993, before 15 September 2008.

This exemption does not apply to:
- Native vegetation to be removed destroyed or lopped to enable the operation or maintenance of a fence.
- Native vegetation located more than 10 metres from a building.

Existing buildings and works in the Farming Zone and Rural Activity Zone
The native vegetation is to be removed, destroyed or lopped to enable the use or maintenance of a building or works used for Agricultural production, including a dam, utility service, bore, in the Farming Zone or the Rural Activity Zone.

This exemption does not apply to:

- Native vegetation to be removed destroyed or lopped to enable the use or maintenance of a Dwelling.
- Native vegetation to be removed destroyed or lopped to enable the operation or maintenance of a fence.
- Native vegetation located more than 10 metres from a building.

**Vehicle access from public roads**

The native vegetation is to be removed, destroyed or lopped to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road, subject to authorisation from the relevant public land manager.

This exemption only applies to properties that share a common boundary with the road reserve.

The maximum total width of native vegetation permitted to be removed, destroyed or lopped under this exemption is 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.

**Personal Use**

The native vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use includes wood used for firewood, the construction of fences and buildings on the same land, and hobbies such as craft.

This exemption does not apply to:

- Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.

**Grazing**

The native vegetation is to be removed, destroyed or lopped as a result of grazing by domestic stock.

This exemption allows the removal, destruction and lopping of native vegetation on unused roads specified under Section 400 of the *Land Act 1958*.

**Stock movement on roads**

The native vegetation is removed, destroyed or lopped as a result of moving stock along a road.

This exemption does not apply to the removal, destruction or lopping of native vegetation as a result of holding stock in a temporary fence (including an electric fence) on a roadside for the purpose of feeding.

**Fences**

A permit is required to construct a fence other than a post and wire fence up to 1.8 metres in height.

**Buildings and Works**

A permit is not required for:

An alteration or extension to an existing dwelling where all of the following are met:
The alterations and additions are single storey and no more than 5 metres in height above natural ground level; and,

The alterations and additions are no more than 50 square metres in additional floor area.

A building used for agriculture where all of the following are met:

- The building is an open sided or unroofed rural structure;
- The floor area of the building is no more than 130 square metres; and,
- The building is single storey and no more than 5 metres in height above natural ground level.

An alteration or extension to a building used for agriculture where all of the following are met:

- The alteration or extension is no more than 100 square metres in floor area;
- The total footprint area is not greater than 200 square metres; and,
- The alterations and extensions are single storey and no more than 5 metres in height above natural ground level.

Buildings and works associated with informal outdoor recreation.

Works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.

### Application requirements

None specified.

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Before deciding on an application, the responsible authority must consider, where appropriate:

- The key objectives and strategies at Clause 21.08-1, Landscape.

#### Native Vegetation

- The impact of the vegetation removal on the valued character of the State significant Phillip Island Western and Southern Coast.
- The species of vegetation, its age, health and growth characteristics.
- Whether the vegetation is isolated or part of a vegetation patch.
- The availability of sufficient unencumbered land to provide for offset planting.
- The impact of maintenance activities on the retained vegetation, for example, maintenance of a structure or infrastructure.
- The impact of the vegetation on the structural integrity of existing or future buildings, including foundations. Whether the buildings and works have been located to avoid or minimise impacts on vegetation.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.

#### Building and Works

- Whether the proposed buildings are sited and designed to maximise retention of existing vegetation, and provide for the planting of new indigenous coastal vegetation wherever possible.
- Whether the visibility of the proposal is minimised in landscapes visible within 500 metres of formal scenic lookouts in the area.
On large rural lots that extend further than 500 metres back from the southern coast, whether the proposed development is sited on the side of ridgelines and hills away from the coast to avoid built intrusion into the coastal viewshe.

The cumulative impact of developments visible from all key viewing corridors (e.g. from Phillip Island Tourist Road) and scenic lookouts on the open rural character of these views, and the availability of scenic views to the ocean, coastal dunes/cliffs.

Whether the proposed development is an extension or alteration to a development already in existence on the land.

**Background documents**

*State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)*

*Bass Coast Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006).*

*The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998).*
SCHEDULE 5 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO5.

ANDERSON INLET

1.0

Statement of nature and key elements of landscape

Anderson Inlet has relatively calm waters and a flat swampy hinterland. This provides a scenic outlook for the township of Inverloch. The landscape is largely natural and undeveloped. Vegetation is predominately indigenous.

The landscape is highly significant for its Aboriginal cultural heritage values, with many known sites scattered throughout the coastal sand dunes. It is also of high community value for its scenic qualities and recreation opportunities, including fishing, walking, and boating.

2.0

Landscape character objectives to be achieved

To retain and improve indigenous vegetation, particularly at roadsides and in riparian strips, to minimise the visual intrusion of new development.

To protect locally significant views and vistas which contribute to the character of the landscape, particularly open views across Anderson Inlet.

To ensure buildings and structures sit within, rather than dominate, the landscape.

To retain the sense of uncluttered openness throughout the area.

To minimise the visual impact of signage and other infrastructure, particularly on hill faces, in coastal areas and in other areas of high landscape values or visibility.

To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.

To recognise, and protect, the landscape of Anderson Inlet as places of significant Aboriginal cultural heritage value.

3.0

Permit requirement

Native Vegetation

A permit is required to remove, destroy or lop native vegetation. This does not apply in the following circumstances:

Dead Vegetation

Vegetation that is dead.

Fences

The minimum extent of vegetation necessary for:

- The construction of a fence on a boundary between properties in different ownership; or
- Operation or maintenance of an existing fence.

The combined maximum width of clearing permitted either side of the fence under this exemption is 4 metres.

Lopping or pruning for maintenance

The native vegetation is to be pruned or lopped for maintenance only and no more than 1/3 of the foliage is removed from any individual plant. This exemption does not apply to:

- Pruning or lopping of the trunk of a tree or shrub.
- Native vegetation within a road or railway reservation.
Grasses
The native vegetation is a grass and is to be mown or slashed for maintenance only. Under this exemption the grass must be:

- Located within a lawn, garden or other planted area; or
- Maintained at a height of at least 100 millimetres above ground level.

Regrowth
The native vegetation is regrowth which has naturally established or regenerated on land lawfully cleared of naturally established native vegetation and is;

- Less than ten years old at the time of approval of a relevant Property Vegetation Plan (Farm Management Plan?) where it is certified regrowth and the area affected is shown on the Plan as intended for use for cultivation or pasture during the life of the Plan.

Planted vegetation
The native vegetation is a tree or shrub within a garden area.

Existing and approved buildings
The native vegetation is to be removed, destroyed or lopped to enable the:

- Construction of a building approved by a planning permit granted under this planning scheme or by building permit granted under Building Act 1993, before 15 September 2008.
- Use and maintenance of a building constructed or approved by a planning permit granted under this planning scheme or by building permit granted under Building Act 1993, before 15 September 2008.

This exemption does not apply to:

- Native vegetation to be removed destroyed or lopped to enable the operation or maintenance of a fence.
- Native vegetation located more than 10 metres from a building.

Existing buildings and works in the Farming Zone and Rural Activity Zone
The native vegetation is to be removed, destroyed or lopped to enable the use or maintenance of a building or works used for Agricultural production, including a dam, utility service, bore, in the Farming Zone or the Rural Activity Zone.

This exemption does not apply to:

- Native vegetation to be removed destroyed or lopped to enable the use or maintenance of a Dwelling.
- Native vegetation to be removed destroyed or lopped to enable the operation or maintenance of a fence.
- Native vegetation located more than 10 metres from a building.

Vehicle access from public roads
The native vegetation is to be removed, destroyed or lopped to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road, subject to authorisation from the relevant public land manager.

This exemption only applies to properties that share a common boundary with the road reserve.

The maximum total width of native vegetation permitted to be removed, destroyed or lopped under this exemption is 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.
**Personal Use**

The native vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use includes wood used for firewood, the construction of fences and buildings on the same land, and hobbies such as craft.

This exemption does not apply to:

- Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.

**Grazing**

The native vegetation is to be removed, destroyed or lopped as a result of grazing by domestic stock.

This exemption allows the removal, destruction and lopping of native vegetation on unused roads specified under Section 400 of the *Land Act 1958*.

**Stock movement on roads**

The native vegetation is removed, destroyed or lopped as a result of moving stock along a road.

This exemption does not apply to the removal, destruction or lopping of native vegetation as a result of holding stock in a temporary fence (including an electric fence) on a roadside for the purpose of feeding.

**Fences**

A permit is required to construct a fence other than a post and wire fence up to 1.8 metres in height.

**Buildings and Works**

A permit is not required for:

An alteration or extension to an existing dwelling where all of the following are met:

- The alterations and additions are single storey and no more than 5 metres in height above natural ground level; and,
- The alterations and additions are no more than 50 square metres in additional floor area.

A building used for agriculture where all of the following are met:

- The building is an open sided or unroofed rural structure;
- The floor area of the building is no more than 130 square metres; and,
- The building is single storey and no more than 5 metres in height above natural ground level.

An alteration or extension to a building used for agriculture where all of the following are met:

- The alteration or extension is no more than 100 square metres in floor area;
- The total footprint area is not greater than 200 square metres; and,
- The alterations and extensions are single storey and no more than 5 metres in height above natural ground level.

Buildings and works associated with informal outdoor recreation.

Works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.

**Application requirements**

None specified.
Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The key objectives and strategies at Clause 21.08-1, Landscape.

Native Vegetation

- The impact of the vegetation removal on the valued character of the State significant Phillip Island Western and Southern Coast.
- The species of vegetation, its age, health and growth characteristics.
- Whether the vegetation is isolated or part of a vegetation patch.
- The availability of sufficient unencumbered land to provide for offset planting.
- The impact of maintenance activities on the retained vegetation, for example, maintenance of a structure or infrastructure.
- The impact of the vegetation on the structural integrity of existing or future buildings, including foundations. Whether the buildings and works have been located to avoid or minimise impacts on vegetation.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.

Building and Works

- Whether the proposed buildings are sited and designed to maximise retention of existing vegetation, and provide for the planting of new indigenous coastal vegetation wherever possible.
- Whether the visibility of the proposal is minimised in landscapes visible within 500 metres of formal scenic lookouts in the area.
- On large rural lots that extend further than 500 metres back from the southern coast, whether the proposed development is sited on the side of ridgelines and hills away from the coast to avoid built intrusion into the coastal viewshed.
- The cumulative impact of developments visible from all key viewing corridors (e.g. from Phillip Island Tourist Road) and scenic lookouts on the open rural character of these views, and the availability of scenic views to the ocean, coastal dunes/cliffs.
- Whether the proposed development is an extension or alteration to a development already in existence on the land.

Background documents

State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)

Bass Coast Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006).

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.

**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 system 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.
- 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Clause 59.07</td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td></td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- 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.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td></td>
</tr>
<tr>
<td>- 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.</td>
<td></td>
</tr>
</tbody>
</table>
### Class of application

- 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.

<table>
<thead>
<tr>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 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.</td>
</tr>
<tr>
<td>• Demolish or remove a fence unless the fence is specified in the schedule to the Heritage Overlay.</td>
</tr>
<tr>
<td>• Externally alter a non-contributory building.</td>
</tr>
<tr>
<td>• External painting.</td>
</tr>
<tr>
<td>• Construct a fence.</td>
</tr>
<tr>
<td>• Construct a carport, garage, pergola, verandah, deck, shed or similar structure.</td>
</tr>
<tr>
<td>• Construct and install domestic services normal to a dwelling.</td>
</tr>
<tr>
<td>• Construct and install a non-domestic disabled access ramp.</td>
</tr>
<tr>
<td>• Construct a vehicle cross-over.</td>
</tr>
<tr>
<td>• Construct a domestic swimming pool or spa and associated mechanical equipment and safety fencing.</td>
</tr>
<tr>
<td>• Construct a rainwater tank.</td>
</tr>
<tr>
<td>• Construct or display a sign.</td>
</tr>
<tr>
<td>• Lop a tree.</td>
</tr>
<tr>
<td>• Construct or install a solar energy system attached to a dwelling.</td>
</tr>
<tr>
<td>• Construct and install an electric vehicle charging station.</td>
</tr>
<tr>
<td>• 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.</td>
</tr>
</tbody>
</table>

### 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.
43.01-3
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.

43.01-4
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.
43.01-5
24/01/2020
VC160

**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.
- A registered heritage place included in the Victorian Heritage Register established under Part 3 of the *Heritage Act 2017*.
- A heritage place included in the schedule to this overlay on an interim basis.

43.01-6
31/07/2018
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.

43.01-7
31/07/2018
VC148

**Application requirements**

An application must be accompanied by any information specified in the schedule to this overlay.

43.01-8
24/01/2020
VC160

**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 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 system will adversely affect the significance, character or appearance of the heritage place.
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.

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**

**Application requirements**
None specified.

**Heritage places**
The requirements of this overlay apply to both the heritage place and its associated land.

<table>
<thead>
<tr>
<th>PS map ref</th>
<th>Heritage place</th>
<th>External paint controls apply?</th>
<th>Internal alteration controls apply?</th>
<th>Tree controls apply?</th>
<th>Outbuildings or fences not exempt under Clause 43.01-3</th>
<th>Included on the Victorian Heritage Register under the Heritage Act 2017?</th>
<th>Prohibited uses permitted?</th>
<th>Aboriginal heritage place?</th>
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<td>ALMURTA</td>
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<td>HO1</td>
<td>Heidelberg Springs, 200 Almurta-Glen Forbes Road, Almurta</td>
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<td>Almurta Hall, Grantville-Glen Alvie Road, Almurta</td>
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<td>HO5</td>
<td>House, 8 Railway Road, Anderson</td>
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<td>ARCHIES CREEK</td>
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<td>HO6</td>
<td>Archies Creek Dairy Produce Company Building</td>
<td>yes</td>
<td>no</td>
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<td>HO8</td>
<td>House, 55 Archies Creek Road, Archies Creek</td>
<td>no</td>
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<td>BASS</td>
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<td>Pender House, 2485 Bass Highway, Bass</td>
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<td>House, 30 Bass Road, Bass</td>
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<td>HO13</td>
<td>Bass Community Centre, 2-4 Bass School Road, Bass</td>
<td>no</td>
<td>no</td>
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<td>no</td>
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<td>HO14</td>
<td>Bass River Bridge, Hade Avenue, Bass</td>
<td>no</td>
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<td>Aboriginal heritage place?</td>
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<td>HO15</td>
<td>Bass War Memorial, Cnr Hade Avenue &amp; Bass Road, Bass</td>
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<td>no</td>
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<td>HO16</td>
<td>Bass Park, 70 Nolan Road, Bass</td>
<td>no</td>
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<td>HO23</td>
<td>House, 130 Cape Paterson-Inverloch Road, Cape Paterson</td>
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<td>no</td>
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<td>HO24</td>
<td>Holiday House, 2 Nardoo Street, Cape Paterson</td>
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<td>no</td>
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<td>yes</td>
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<tr>
<td></td>
<td><strong>CAPE WOOLAMAI</strong></td>
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<tr>
<td>HO180</td>
<td>Wollomai House, also known as Woolamai House, 7 Cleveland Road Cape Woolamai</td>
<td>-</td>
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<td>-</td>
<td>yes Ref No H666</td>
<td>no</td>
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<td><strong>CHURCHILL ISLAND</strong></td>
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<td>HO27</td>
<td>Churchill Island</td>
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<td>yes Ref No H1614</td>
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<tr>
<td>HO28</td>
<td>1826 Settlement Site, Corinella</td>
<td>no</td>
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<td>yes</td>
<td>yes</td>
<td>no</td>
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<td>HO29</td>
<td>Corinella Cemetery, 50 Cemetery Road, Corinella</td>
<td>no</td>
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<td>HO30</td>
<td>House, 58 Cuthbert Street, Corinella</td>
<td>no</td>
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<td>no</td>
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<td>HO31</td>
<td>Former General Store and Post Office, 145 Smythe Street, Corinella</td>
<td>no</td>
<td>no</td>
<td>yes</td>
<td>no</td>
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<td><strong>CORONET BAY</strong></td>
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<td>HO32</td>
<td>Elgas Hot Shop/House, 69 Cutty Sark Road, Coronet Bay</td>
<td>no</td>
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<tr>
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<td>HO34</td>
<td>House, 3 Victoria Court, Cowes</td>
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<td>Aboriginal heritage place?</td>
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<td>House, 11-13 Carapooka Way, Cowes</td>
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<td>Tallawallah Homestead, 16 Chillingworth Road, Cowes</td>
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<td>Amaroo Park Cabin &amp; Camping Ground, 97 Church Street, Cowes</td>
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<td>St Claire, 161-163 Church Street, Cowes</td>
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<td>Glen Isla, 4-6 Glen Isla Court, Cowes</td>
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<td>Jetty Shed, Cowes</td>
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<td>HO43</td>
<td>Cowes Foreshore, The Esplanade, Cowes</td>
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<td>HO45</td>
<td>Bennan Lodge, 3 Genesta Street, Cowes</td>
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<td>House, 8 Osbourne Avenue, Cowes</td>
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<td>Avenue of Golden Cypress, Thompson Avenue between Ventnor Road &amp; Chapel Street, Cowes</td>
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<td>HO58</td>
<td>St Phillip's Church Complex – Parish Hall, Church, Manse, 102-112 Thompson Avenue, Cowes</td>
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<td>Rhylston Park, 190 Thompson Avenue, Cowes</td>
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<td>Goshen, 3995 Bass Highway, Dalyston</td>
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<td>O’Halloran’s Hotel, 4205-4211 Bass Highway, Dalyston</td>
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<td>Powlett River Primary School, 9-21 Bent Street, Dalyston</td>
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<td>no</td>
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<td>Aberfeldie, 1465 Loch-Wonthaggi Road, Glen Alvie</td>
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<td>Farmhouse, Membrey Road, Glen Alvie</td>
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<td>Inverloch Esplanade Hotel, 1 A’Beckett Street, Inverloch</td>
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<td>Morningside, 1 Freda Street, Inverloch</td>
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<td>Aboriginal heritage place?</td>
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<td>Anderson’s Inlet Angling Club, Foreshore, The Esplanade, Inverloch</td>
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<td>House, 73 The Esplanade, Inverloch</td>
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<td>Shirwell, 8 Western Street, Inverloch</td>
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<td>House, 605A Sheeeways Road, Krowera</td>
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<td>House, 735 Sheeeways Road, Krowera</td>
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<td>HO120</td>
<td>Lang Lang Foreshore, Jetty Road, Lang Lang</td>
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<td>St Paul's Discovery Centre, 54-61 Forrest Avenue, Newhaven</td>
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<td>HO123</td>
<td>Newhaven entrance to Churchill Island, Samuel Amess Drive, Newhaven</td>
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<td>Redcliffe House, 37-38 Forrest Avenue, Newhaven</td>
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<td>Aboriginal heritage place?</td>
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<td>Chicory Kilns</td>
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<td>Churchill Island (d/s 280);</td>
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<td>Phillip Island Wildlife Park, 2115 Phillip Island Road, Cowes (d/s 131);</td>
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<td>Phillip Island Golf Driving Range, 2120 Phillip Island Road, Cowes;</td>
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<td>Graydon's Kiln, 79-83 Lyall St, Ventnor</td>
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<td>(d/s 572);</td>
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<td>549 Back Beach Road, Ventnor (d/s 111);</td>
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<td>14-26 Jeury Court, Cowes (d/s 512);</td>
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<td>DSE Reserve, Harbison Road, Rhyll (d/s 283);</td>
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<td>511 Ventnor Road, Ventnor;</td>
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<td>30A Settlement Road, Cowes;</td>
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<td>217 Ventnor Beach Road, Ventnor;</td>
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<td>230 Rhyll-Newhaven Road, Rhyll (d/s 115);</td>
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<td>1635 Phillip Island Road, Sunderland Bay (d/s 113);</td>
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<td>1700 Phillip Island Road, Rhyll (kiln located on Rhyll-Newhaven Road boundary);</td>
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<td>48 McFees Road, Rhyll (d/s 282);</td>
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<td>Banksia Park Estate, 910 Phillip Island Road, Newhaven (d/s 134);</td>
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<td>9-11 Ventnor Beach Road, Ventnor</td>
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### BASS COAST PLANNING SCHEME

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<td>Tree controls apply?</td>
<td>Outbuildings or fences not exempt under Clause 43.01-3</td>
<td>Included on the Victorian Heritage Register under the Heritage Act 2017?</td>
<td>Prohibited uses permitted?</td>
<td>Aboriginal heritage place?</td>
</tr>
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<td>House, 7 Dunn Street, Wonthaggi</td>
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<td>HO208</td>
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<td>HO209</td>
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<tr>
<td><strong>WOOLAMAI</strong></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
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<td></td>
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<td>HO181</td>
<td>Former Woolamai State School, 722 Turnbull-Woolamai Road, Woolamai, also</td>
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<td>PS map ref</td>
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<td>Tree controls apply?</td>
<td>Outbuildings or fences not exempt under Clause 43.01-3</td>
<td>Included on the Victorian Heritage Register under the Heritage Act 2017?</td>
<td>Prohibited uses permitted?</td>
<td>Aboriginal heritage place?</td>
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<td>HO182</td>
<td>Marathon, 695 Turnbull-Woolamai Road, Woolamai</td>
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<td>no</td>
<td>no</td>
<td>no</td>
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</tr>
</tbody>
</table>

* Denotes interim protection

Notes:
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.

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.

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a fence.</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>Construct a building or construct or carry out works for:</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>- A carport, garage, pergola, verandah, deck, shed or similar structure.</td>
<td></td>
</tr>
<tr>
<td>- An outdoor swimming pool.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The buildings and works must be associated with a dwelling.</td>
</tr>
</tbody>
</table>
## Class of application

### 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.

## 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

### Subdivide land to realign the common boundary between 2 lots where:

- 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:

- 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:

- The construction of a building or the construction or carrying out of works on the land:

Clause 59.02
Class of application

- 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 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.
SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO1.

RESIDENTIAL AREAS NEAR THE COAST

1.0

Design objectives
To protect views from the coast to adjacent residential areas.
To protect views to the coast from adjacent residential areas.
To minimise the impact of development along the coastline.
To protect and enhance the visual amenity and landscape of the coastal area.
To respond to the potential coastal impacts of climate change.

2.0

Buildings and works

Permit not required:

Pioneer Bay, Grantville and Coronet Bay
A permit is not required:

- For a shed, carport or rainwater tank on land below 5 metres Australian Height Datum (AHD).
- On land above 5m AHD for buildings and works that have a height less than 7 metres above ground level.

All other areas
A permit is not required for buildings and works that have a height less than 7 metres above ground level.

Permit requirements
All buildings and works must be located and constructed so as to retain as much as possible existing native vegetation on the site. The proponent must justify the removal of any native vegetation.

An application on land below 5m AHD in Pioneer Bay, Grantville, and Coronet Bay must be accompanied by a Coastal Hazard Vulnerability Assessment

Notice of application must be given to the Department of Environment, Land, Water and Planning in accordance with Section 52(1)(c) of the Planning and Environment Act 1987 where the land adjoins coastal Crown land as defined under the Coastal Management Act 1995.

3.0

Subdivision
None specified.

4.0

Signs
None specified.

5.0

Application requirements
None specified.

6.0

Decision guidelines
The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The risks and coastal impacts associated with climate change, including:
- Tides;
- Storm surges;
- Coastal processes; and
- Local topography and geology

Any Coastal Hazard Vulnerability assessment undertaken for the Western Port, Bass Strait and Anderson Inlet coastal areas

The maintenance and improvement of the visual quality of the coastal landscape.

The preservation of views from the waters of Western Port, Bass Strait, and Anderson Inlet.

The protection of views from coastal roads.

The intensity of human activity that the coastal landscape and environment can sustain.

The siting, colour and design of buildings.

The protection of the area for its recreational value.

The extent of any proposed removal of native vegetation.

The need for landscaping or vegetation screening.

The location, dimension and level of any excavation or alteration to the natural surface including works to stabilise buffers in areas of fill or excavation.

The works to control drainage and stormwater run-off from any building, access road or driveway.

The impact the provision of physical infrastructure (particularly electricity and telephone) will have on the landscape.

The location of building envelopes and siting of services in any proposed subdivision.

The views, if any, of the Department of Environment, Land, Water and Planning.

**Background documents**

*Shire of Woorayl Coastal Landscape Study* (Scenic Spectrums Pty. Ltd., Henshall Hansen Associates, School of Environmental Planning University of Melbourne, 1990).


*Western Port Bay Strategy* (Westernport Regional Planning and Coordination Committee, 1992).

SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO2.

AIRFIELD ENVIRONS

1.0 Design objectives
To ensure the safe and efficient operation of the Phillip Island airfield, particularly the use of the east-west runway.

2.0 Buildings and works
A permit is not required for any proposed buildings and works that have a height less than 4.5 metres above ground level.

3.0 Subdivision
None specified.

4.0 Signs
None specified.

5.0 Application requirements
None specified.

6.0 Decision guidelines
The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact any proposed buildings or works will have on the safe and efficient operation of the airfield, particularly the approach gradients to the east-west runway.
SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO4.

BUSINESS & MIXED USE ZONES (SAN REMO)

1.0 Design objectives

To ensure that development is compatible with traditional town scale and development patterns within San Remo.

- To encourage high quality development design.
- To ensure that development design enhances the coastal context, the fine grain appearance and the variety of styles that characterises San Remo.
- To protect views of the urban areas from the waters of Western Port.
- To encourage developments to be outwardly focussed so as to support safe and active streets and public places.

2.0 Buildings and works

Permit not required

A permit is not required to construct a building or construct or carry out works for:

- Navigational aids.
- A radio mast.
- A television antenna.
- A television mast associated with a building.

Permit requirements

Building height on Marine Parade, west of Bergin Grove and between Bergin Grove and Back Beach Road should not exceed three storeys (or 10.5 metres to top of wall) measured from natural ground level, with the third storey set back from the street.

Building height on Phillip Island Road, east of Back Beach Road should not exceed two storeys (seven metres to the top of the wall and eight metres to the ridgeline), measured from natural ground level.

3.0 Subdivision

None specified.

4.0 Advertising signs

None specified.

5.0 Application requirements

None specified.

6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- How the development responds to the design guidelines of the Phillip Island and San Remo Design Framework.
SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO5.

EMERGENCY SERVICES FLIGHT PATH AREA: COWES

1.0 Design objectives

To ensure that the height of new development does not encroach on the flight path areas associated with the Blue Gum Reserve, Cowes helicopter landing site.

To ensure that the height of new development avoids creating a hazard to aircraft using the Blue Gum Reserve, Cowes helicopter landing site and to facilitate safe emergency medical service helicopter operations.

To implement the Airports policy set out in the Planning Policy Framework of this planning scheme.

2.0 Buildings and works

A permit is not required to construct a building or carry out works with a height less than 6.83 metres above the Australian Height Datum (AHD) with exception of the following:

- Development proposals exceeding 6.83 metres AHD in height where the proposed development is adjacent to an existing building and the height of the proposed development does not exceed the height of the existing building (measured at the rooftop).

A permit is required to construct a fence with a height greater than 6.83 metres above the AHD.

Notes:

The Blue Gum Reserve, Cowes is at an elevation of 6.83 metres above the AHD.

For the purposes of this clause, buildings and works include radio masts antennae and flagpole and any construction equipment with buildings and works.

Referral of applications

An application must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

3.0 Subdivision

None specified.

4.0 Signs

None specified.

5.0 Application requirements

None specified.

6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height and design of any proposed buildings and works will have an impact on the flights associated with the EMS helicopter landing site in Blue Gum Reserve, Cowes.
SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO6.

EMERGENCY SERVICES FLIGHT PATH AREA: COWES

1.0

Design objectives

To ensure that the height of new development does not encroach on the flight path areas associated with the Blue Gum Reserve, Cowes helicopter landing site.

To ensure that the height of new development avoids creating a hazard to aircraft using the Blue Gum Reserve, Cowes helicopter landing site and to facilitate safe emergency medical service helicopter operations.

To implement the Airports policy set out in the Planning Policy Framework of this planning scheme.

2.0

Buildings and works

A permit is not required to construct a building or carry out works with a height less than 18.8 metres above the Australian Height Datum (AHD) with exception of the following:

- Development proposals exceeding 18.8 metres AHD in height where the proposed development is adjacent to an existing building and the height of the proposed development does not exceed the height of the existing building (measured at the roofline).

A permit is required to construct a fence with a height greater than 6.83 metres above the AHD.

A permit is not required to construct a dwelling in a residential zone within the overlay, if the proposed dwelling has a height less than 6 metres above the ground level.

Notes:

The Blue Gum Reserve, Cowes is at an elevation of 6.83 metres above the AHD.

For the purposes of this clause, buildings and works include radio masts, antennae and flagpole and any construction equipment with buildings and works.

Referral of applications

Except where a permit is not required for buildings or works under the underlying zone, all applications to construct a building must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

Where a permit is required to use land or the construction or carrying out of works under another provision in this scheme, notice must be given under section 52(1)(c) of the Planning & Environment Act 1987 to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.

3.0

Subdivision

None specified.

4.0

Signs

None specified.

5.0

Application requirements

None specified.
Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height and design of any proposed buildings and works will have an impact on the flights associated with the EMS helicopter landing site in Blue Gum Reserve, Cowes.
SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO7.

EMERGENCY SERVICES FLIGHT PATH AREA: WONTHAGGI

1.0 Design objectives

To ensure that the height of new development does not encroach on the flight path areas associated with the Wonthaggi Hospital helicopter landing site.

To ensure that the height of new development avoids creating a hazard to aircraft using the Wonthaggi Hospital helicopter landing site and to facilitate safe emergency medical service helicopter operations.

2.0 Buildings and works

A permit is not required to construct a building or carry out works with a height less than 31.6 metres above the Australian Height Datum (AHD)

A permit is required to construct a fence with a height greater than 31.6 metres above the AHD.

Notes:

The Wonthaggi Hospital helicopter landing site is at an elevation of 31.6 metres above the AHD.

For the purposes of this clause, buildings and works include radio masts, antennae and flagpole and any construction equipment with buildings and works.

Referral of applications

An application must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

3.0 Subdivision

None specified.

4.0 Signs

None specified.

5.0 Application requirements

None specified.

6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height and design of any proposed buildings and works will have an impact on the flights associated with the Wonthaggi Hospital EMS helicopter landing site.
SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO8.

EMERGENCY SERVICES FLIGHT PATH AREA: WONTHAGGI

1.0 Design objectives

To ensure that the height of new development does not encroach on the flight path areas associated with the Wonthaggi Hospital helicopter landing site.

To ensure that the height of new development avoids creating a hazard to aircraft using the Wonthaggi Hospital helicopter landing site and to facilitate safe emergency medical service helicopter operations.

2.0 Buildings and works

A permit is not required to construct a building or carry out works with a height less than 41.6 metres above the Australian Height Datum (AHD) with exception of the following:

- Dwelling additions and dwelling alterations exceeding 41.6 metres above the AHD, providing the dwelling additions and dwelling alterations do not exceed the existing height of the dwelling (measured at the roofline).

A permit is required to construct a fence with a height greater than 41.6 metres above the AHD. This does not apply to the construction of a fence in relation to the residential use of land and the fence height does not exceed the maximum height of the dwelling.

A permit is not required to construct a dwelling in a residential zone within the overlay, if the proposed dwelling has a height less than 6 metres above the ground level.

Notes:

The Wonthaggi Hospital helicopter landing site is at an elevation of 31.6 metres above the AHD.

For the purposes of this clause, buildings and works include radio masts, antennae and flagpole and any construction equipment with buildings and works.

Referral of applications

Except where a permit is not required for buildings or works under the underlying zone, all applications to construct a building must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

Where a permit is required to use land or the construction or carrying out of works under another provision in this scheme, notice must be given under section 52(1)(c) of the Planning & Environment Act 1987 to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.

3.0 Subdivision

None specified.

4.0 Signs

None specified.

5.0 Application requirements

None specified.
Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height and design of any proposed buildings and works will have an impact on the flights associated with the Wonthaggi Hospital EMS helicopter landing site.
SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO9.

RESIDENTIAL AREAS WITH ENVIRONMENTAL VALUE

1.0 Design objectives
To protect environmental assets within residential areas.
To minimise the impact of development on vegetation.
To minimise the impact of development on coastal character.
To protect and enhance the visual amenity and landscape of the residential areas.

2.0 Buildings and works
Permit requirement
A permit is not required if the building footprint, including attached balconies or patios, driveways and all paving, is to occupy a maximum of 30% of the lot.
A permit is not required if a minimum of 40% of the lot is to be retained as lawn or landscaping.
A permit is not required for front fencing to a maximum height of 1.5m and a minimum 80% transparency and permeability.

Subdivision
Any subdivision of land should involve the creation of building envelopes for each newly created lot, where relevant.
The building envelopes must be responsive to existing vegetation.

3.0 Subdivision
None specified.

4.0 Advertising signs
None specified.

5.0 Application requirements
The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to construct a building or to construct or carry out works must be accompanied by the following information, as appropriate:
  - A landscape plan that shows the location, species and height of existing vegetation that is to be retained and/or removed.

6.0 Decision guidelines
The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The protection of the area for its environmental value.
- The reason for any removal of any vegetation and whether an alternative option can be developed which conserves the vegetation.
- The protection the established treed environment.
- The maintenance of a low level of redevelopment and consolidation.
- The protection of the dominant character of low density, detached housing.

**Background documents**

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO10.

INVERLOCH MARINE SITE, INVERLOCH

1.0

Design objectives

To create strong orientation toward the foreshore and integration with surrounding public open space, in particular, The Glades Picnic Ground.

To minimise the impact of development on surrounding areas by utilising contemporary coastal design principles and landscaping.

To protect and enhance the visual permeability of the site.

Development should provide a high quality interface to the street and commercial frontage.

To encourage a high quality design outcome with a community focus on the private land within the foreshore precinct.

2.0

Buildings and works

Building height is required to be a maximum of 9.5 metres from natural ground level to roof line, with a minimum front setback of 1.5 metres for first floor development. First floor residential should also achieve a minimum rear setback of 1 metre.

3.0

Subdivision

None specified.

4.0

Signs

None specified.

5.0

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan that shows:
  - The location, species and height of existing vegetation that is to be retained and/or removed.
  - How visual permeability of the site will be maintained and/or enhanced.
  - How the proposed development will be integrated with surrounding public open spaces.

- A Coastal Hazard Vulnerability Assessment

6.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The maintenance and improvement of visual permeability between the site and public open space.

- The siting, colour and design of buildings.

- The need for landscaping and integration with the foreshore reserve.

- The works to control drainage and stormwater run off from any buildings and paved areas.
Background documents

SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO11.

COWES ACTIVITY CENTRE

1.0 Design objectives

To create a coherent coastal village character through consistent built form within each precinct of the Activity Centre and to promote design excellence.

To facilitate development in commercial and mixed use areas which fosters street activation.

To ensure development fronting The Esplanade and in residential areas does not detract from the landscape significance of Cowes, as viewed from the water, foreshore, and beach.

To facilitate a greater diversity and density of housing and accommodation.

To encourage a transition in built form at the northern and southern edges of the Activity Centre.

2.0 Buildings and works

Permit not required

A permit is not required to construct a building or construct or carry out works for:

- The installation of an automatic teller machine.
- An alteration of an existing building façade provided:
  - The alteration does not involve or include the installation of an external roller shutter.
  - At least 80 per cent of the building façade at street level is maintained as an entry or window with clear glazing.
- Internal alterations within the building(s).
- Construction or works normal to a dwelling.
- The construction or extension of an out-building, provided the building is not visible from the street and the construction or extension does not exceed 10 square metres in areas and 3 metres in height.

Permit requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Development should be in accordance with the built form requirements specified in Table 1.
- Development must provide continuous awnings:
  - At its frontage to The Esplanade, between Warley Avenue and Bass Avenue.
  - At its frontage to Thompson Avenue, between The Esplanade and Settlement Road, with the exclusion of the church and community centre sites at the intersection of Thompson Avenue and Church Street.
- Development should feature quality architecture, be highly articulated and provide distinctive facades to create a visually interesting interface with the streetscape.
<table>
<thead>
<tr>
<th>Preferred height</th>
<th>Preferred street wall height</th>
<th>Preferred street level setbacks</th>
<th>Preferred upper level setbacks (above preferred street wall)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Precinct 1 – Waterfront Mixed Use</strong>&lt;br&gt; (The Esplanade, between Warley Avenue and Steele Street)</td>
<td>17 metres (5 storeys)</td>
<td>8 metres (2 storeys)</td>
<td>0 metres</td>
</tr>
<tr>
<td><strong>Precinct 2</strong>&lt;br&gt; (Thompson Avenue and the Activity Centre generally)</td>
<td>11 metres (3 storeys)</td>
<td>8 metres (2 storeys)</td>
<td>0 metres</td>
</tr>
<tr>
<td><strong>Precinct 3 – Waterfront Gateway</strong>&lt;br&gt; (Gateway sites on Thompson Avenue and Chapel Street)</td>
<td>14 metres (4 storeys)</td>
<td>8 metres (2 storeys)</td>
<td>0 metres</td>
</tr>
<tr>
<td><strong>Precinct 4 – Northern Activity Centre Edge</strong>&lt;br&gt; (Transitional sites between the Activity Centre and residential areas)</td>
<td>14 metres (4 storeys)</td>
<td>8 metres (2 storeys)</td>
<td>Maximum 4 metres</td>
</tr>
<tr>
<td><strong>Precinct 5 – Southern Activity Centre Edge</strong>&lt;br&gt; (Mixed use sites on Settlement Road, east of Thompson Avenue)</td>
<td>11 metres (3 storeys)</td>
<td>Not applicable</td>
<td>0 metres</td>
</tr>
<tr>
<td><strong>Precinct 6 – Southern Activity Centre Edge</strong>&lt;br&gt; (Mixed use sites on Settlement Road, west of Thompson Avenue)</td>
<td>11 metres (3 storeys)</td>
<td>Not applicable</td>
<td>Maximum 4 metres</td>
</tr>
</tbody>
</table>

**Notes**<br>Preferred maximum height is the height in metres, measured from natural ground level.<br>Preferred maximum height excludes rooftop plant and lift overruns, provided these elements are well setback from the roof edge.
Map 1: Area Subject to DDO11

3.0
04/07/2019
C151basc

Subdivision
None specified.

4.0
04/07/2019
C151basc

Advertising signs
None specified.
5.0 Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A planning permit application must be accompanied by a site analysis plan and a written urban context report.
- An application that does not meet the built form requirements in Table 1 of this schedule must document how the development will achieve the design objectives and outcomes of this schedule.

6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the design of the development compliments the landscape character of Cowes, as viewed from the water, foreshore, and beach.
- The extent to which the facade of the development is articulated to break up building mass.
SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO12.

FORMER ISLE OF WIGHT SITE

1.0 Design objectives

To facilitate a landmark redevelopment that features a high level of architectural and landscape design excellence.

To encourage development that contributes to the coastal village character through high quality materials and finishes.

To ensure development retains the existing Moreton Bay Fig tree.

To ensure development is designed to provide visual interest and active frontages along The Esplanade that take advantage of the unique vista of the north facing foreshore.

2.0 Buildings and works

Permit requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Development should be in accordance with the tree protection and built form requirements specified in Table 1.

- 'Back of house' features such as parking, loading areas, air conditioning, plant, and other such features must be located so that they are not visible from the waterfront and should be located behind buildings fronting Bass Avenue to the extent practicable.

- Development should provide articulation measures which create visual interest and break up the bulk of the building(s).

- Development should provide active frontages to The Esplanade, featuring glazing, in combination with a vertical articulation, that is consistent with the existing buildings between the site and Thompson Avenue.

- Development must provide pedestrian scale street frontage(s) which have regard to street width, view lines from the opposite side of the street, and the topography of the foreshore.

- Development must provide continuous awnings on The Esplanade, except where it conflicts with existing trees.

- Development must provide passive surveillance of The Esplanade, Bass Avenue, and internal pedestrian spaces within the site.

- Development should provide an east-west pedestrian link from Bass Avenue to Thompson Avenue.

- Development should minimise direct access points onto Bass Avenue.

Table 1: Building Heights, Setbacks and Tree Protection Zone

<table>
<thead>
<tr>
<th>Location</th>
<th>Preferred maximum height</th>
<th>Preferred street wall height</th>
<th>Maximum street setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>I1</td>
<td>23 metres (7 storeys)</td>
<td>11 metres (3 storeys)</td>
<td>0 metres to The Esplanade for the first 11 metres (3 storeys), with the remaining storeys stepped back.</td>
</tr>
<tr>
<td>Location</td>
<td>Preferred maximum height</td>
<td>Preferred street wall height</td>
<td>Maximum street setback</td>
</tr>
<tr>
<td>----------</td>
<td>--------------------------</td>
<td>-----------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>I2</td>
<td>17 metres (5 storeys)</td>
<td>11 metres (3 storeys)</td>
<td>4 metres</td>
</tr>
<tr>
<td>I3</td>
<td>Moreton Bay Fig Tree Protection Zone – no buildings or works within the 15 metre Tree Protection Zone.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes

Preferred maximum height is the height in metres, measured from natural ground level.

Preferred maximum height excludes rooftop plant and lift overruns, provided these elements are well setback from the roof edge.

The height transition point between I1 and I2 should be in line with the northern boundary of 4 Bass Avenue as shown on Map 1.

Map 1: Area Subject to Preferred Built Form Controls

Subdivision

None specified.
Advertising signs

None specified.

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A planning permit application must be accompanied by:
  - A site analysis plan and a written urban context report which includes details of the topographic and urban design context.
  - A written statement addressing the built form requirements specified in this schedule.
  - A design response which includes the following details:
    - Site configuration;
    - Building plans, elevations, sections, and 3D modelling; and
    - The location of access, parking, manoeuvring, and waste management areas.
  - A landscaping plan/strategy which includes details of:
    - Street trees to be retained, including heritage and existing mature trees;
    - Additional street trees to be planted;
    - Internal landscaping measures and the treatment of any mature trees proposed to be retained; and
    - Water Sensitive Urban Design measures.

- An application that does not meet the built form requirements specified in this schedule must document how the development will achieve the design objectives and outcomes of this schedule.

- Before any changes may be permitted within the Tree Protection Zone specified in Table 1, a suitably qualified consulting arborist (minimum Australian Qualifications Framework Level 5) must undertake any investigations necessary to determine impacts to the tree above and below ground. The responsible authority should use this information when determining whether or not to permit the works.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the massing and design of the development fronting The Esplanade compliments the landscape character of Cowes, as viewed from the water, foreshore, and beach.
- Whether the development transitions in scale from taller forms in the northern part of the site to lower forms consistent with planned built form fronting Chapel Street.
- Whether car parking areas have been designed so that they are visually concealed when viewed from the street frontage and waterfront.
- The extent to which access points have been minimised.
- Whether landscaping of the site complements the character of the area.
- The extent of tree protection measures for the Moreton Bay Fig tree.
- Whether the development provides for appropriate pedestrian connections through the site.
- Whether the development provides visual and physical connections to the street.
SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO13.

FORMER WARLEY HOSPITAL SITE

1.0

Design objectives

To facilitate a development that features a high level of architectural and landscape design excellence.

To encourage development that contributes to the coastal village character through high quality materials and finishes.

To encourage development that retains significant trees on the site.

To ensure development provides a generous landscape buffer around the site to protect surrounding residential amenity.

2.0

Buildings and works

Permit requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Development should be in accordance with the built form requirements specified in Table 1.
- Development should provide articulation measures which create visual interest and break up the bulk of the building(s).
- Development must provide pedestrian scale street frontage(s), which have regard to street width and view lines from the opposite side of the street.
- Development must provide passive surveillance of Warley Avenue and internal pedestrian spaces within the site.
- Development must minimise adverse amenity impacts from visual bulk and overlooking on adjoining sensitive uses.
- Development should provide a landscape buffer at the northern, western, and southern boundaries of the site.
- Development should minimise direct access points onto Warley Avenue.
- Parking must be located away from Warley Avenue, and behind buildings where possible.

<table>
<thead>
<tr>
<th>Location</th>
<th>Preferred maximum height</th>
<th>Preferred street wall height</th>
<th>Maximum street setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>W1</td>
<td>17 metres (5 storeys)</td>
<td>11 metres (3 storeys)</td>
<td>4 metres</td>
</tr>
<tr>
<td>W2</td>
<td>11 metres (3 storeys)</td>
<td>11 metres (3 storeys)</td>
<td>4 metres</td>
</tr>
</tbody>
</table>

Preferred maximum height is the height in metres, measured from natural ground level.

Preferred maximum height excludes rooftop plant and lift overruns, provided these elements are well setback form the roof edge.

Map 1: Areas Subject to Preferred Built Form Controls
Subdivision
None specified.

Advertising signs
None specified.

Application requirements
The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A planning permit application must be accompanied by:
  - A site analysis plan and a written urban context report which includes details of the topographic and urban design context.
  - A written statement addressing the built form requirements specified in this schedule.
  - A design response which includes the following details:
    - Site configuration;
    - Building plans, elevations, sections, and 3D modelling; and
• The location of access, parking, manoeuvring, and waste management areas.

• A landscaping plan/strategy which includes details of:
  • Street trees to be retained, including heritage and existing mature trees;
  • Additional street trees to be planted;
  • Internal landscaping measures and any mature trees proposed to be retained; and
  • Water Sensitive Urban Design measures.

• An application that does not meet the built form requirements specified in this schedule must document how the development will achieve the design objectives and outcomes of this schedule.

6.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

• Whether the development provides an appropriate visual transition to adjoining sensitive uses, including the church and residential properties.

• Whether the development transitions in scale from taller forms in the northern part of the site to lower forms compatible with the church on the southern boundary and the residential character further south.

• Whether landscaping of the site complements the character of the area and contributes to softening the appearance of built form as viewed from the street frontage and adjoining properties.

• Whether car parking areas have been designed so that they are visually concealed when viewed from the street frontage.

• The extent to which access points have been minimised.
INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as IPO 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 an incorporated plan before a permit can be granted to use or develop the land.
- A planning scheme amendment before the incorporated plan can be changed.

To exempt an application from notice and review if it is generally in accordance with an incorporated plan.

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 an incorporated plan has been incorporated into this scheme.

This does not apply if a schedule to this overlay specifically states that a permit may be granted before an incorporated plan has been incorporated into this scheme.

A permit granted must:

- Be generally in accordance with the incorporated plan, unless a schedule to this overlay specifies otherwise.
- Include any conditions or requirements specified in a schedule to this overlay.

Exemption from notice and review

An application under any provision of this planning scheme which is generally in accordance with the 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.

Decision guidelines

Before deciding on an application under any provision of this scheme which is not generally in accordance with the incorporated plan, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The incorporated plan.
- Any other matters specified in a schedule to this overlay.

Preparation of the incorporated plan

The incorporated plan may consist of plans or other documents and may, with the agreement of the planning authority, be prepared and implemented in stages.

An incorporated 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 incorporated 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.
SCHEDULE 1 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as IPO1.

SALTWATER CREEK AREA, VENTNOR

1.0

Requirement before a permit is granted

None specified.

2.0

Permits not generally in accordance with incorporated plan

None specified.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Any buildings erected must be sympathetic and in character with the locality.
- Trees and shrubs planted in the area must be in keeping with the character and environmental constraints of the area.
- All buildings must be clad in materials that are non-reflective and consistent with the aesthetic values of the area.
- The visual corridor along Saltwater Creek must be retained.

For land zoned Farming, the following conditions or requirements must also be included on any permit:

- No buildings will be permitted outside the permissible building envelopes indicated on the Incorporated Plan “Saltwater Creek Area, Ventnor”.
- Houses or other buildings and associated garages, sheds and outbuildings must be grouped together, rather than spread across the building envelopes.
- A height limit of 6 metres to eaves level will apply for all buildings.
- Beyond an area of 20 metres from the principal building on the site, only plant species native to the area may be planted in accordance with the principles of a landscape plan.
- No solid fences will be erected beyond 20 metres from the principal building on the site.

4.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.03 which is not generally in accordance with the incorporated plan, in addition to those specified in Clause 43.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The desire to retain a visual separation between the townships of Cowes and Ventnor.
- The impact of the proposal on the protection of flora and fauna in and around Saltwater Creek.

5.0

Preparation of the incorporated plan

None specified.
**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.

**Objectives**

A schedule to this overlay may specify objectives to be achieved for the area affected by the overlay.

**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.

**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.

**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.
SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO1.

RUTTLE LANE & ALBERT RUTTLE DRIVE, INVERLOCH

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

None specified.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

Subdivision

The land must be subdivided generally in accordance with the “Ruttle Lane” Development Plan prepared by the Shire of Bass and dated 17 November, 1993.

Prior to any application being made for Certification of a Plan of Subdivision in accordance with the Subdivision Act 1988, a plan must be prepared to the satisfaction of the responsible authority, showing:

- Existing natural features.
- All road and lot boundaries.
- The boundaries of the proposed wetlands and other common property reserves.
- Topographic contours at a contour interval of not less than 2.5 metres.

Utility services must be provided to each lot to the satisfaction of the following authorities:

- SP Ausnet Electricity.
- Telstra.
- South Gippsland Water Authority.

All roads must be constructed to plans and specifications prepared to the satisfaction of the responsible authority.

An access road for Stage 1 of the subdivision must be provided to the satisfaction of the Council.

Provision must be made to the satisfaction of the responsible authority for upgrading of external access roads to serve the subdivision.

The rules of the Body Corporate must be consistent with the objectives of this schedule and must be prepared to the satisfaction of the responsible authority prior to the issue of a statement of compliance.

Changes to the Body Corporate rules must be to the satisfaction of the responsible authority.

Buildings and works

- One house (and ancillary outbuildings) only is permitted on each lot.

- A building envelope on each lot must not exceed 1500 square metres in area. The location of each building envelope must be to the satisfaction of the responsible authority.

- Building envelopes must be sited so as to minimise the disturbance to existing native vegetation.

- All buildings and works (excluding dams, fences and access roads) must be constructed within the specified building envelope.
- All building materials must be non-reflective and coloured to suit the surrounding landscape.
- All buildings must be designed and sited so as to minimise their visual impact.

**Landscaping**
Areas outside the designated building envelopes may only be planted with native vegetation, of a species indigenous to the area.

**Common property**
A wetlands area (shown as Reserve No. 1 on the “Ruttle Lane” Development Plan) must be developed on the land in accordance with a program to the satisfaction of the responsible authority.
All common property must be landscaped and maintained to the satisfaction of the responsible authority.

**Requirements for development plan**
None specified.
SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2.

CORONET BAY

1.0

Objectives
None specified.

2.0

Requirement before a permit is granted
None specified.

3.0

Conditions and requirements for permits
None specified.

4.0

Requirements for development plan
A development plan must include the following requirements:

- The location of drainage easements.
- The location of community and recreational facilities, foreshore recreation area, and residential land.
- The internal road network, and the links with existing roads.
- Any native vegetation to be retained and protected.
- Any pedestrian/bicycle paths linking residential areas with the foreshore.
SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3.

CORNER OF BASS HIGHWAY AND GLEN ALVIE ROAD, GRANTVILLE

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- A fence.
- Minor drainage works.
- Minor earthworks.
- To remove, destroy or lop vegetation.

3.0

Conditions and requirements for permits

The following conditions and requirements apply to permits:

Conditions

A planning permit must include the following conditions, as appropriate:

- Full construction of the existing gravel road on the eastern boundary (Doherty Road) of the site to facilitate access, or provision of alternative access to Lot 8 on LP143125 & Lot 1 on PS427540.
- Provision of reticulated sewerage and water.
- Provision of the service road along the Bass Highway frontage to Lot 8 on LP143125 & Lot 1 on PS427540.
- The access to Lots 1 & 2 PS143125 shall form the start of the required service road and must be designed in such a way to enable the continuation of the service road to occur in the future.
- A condition requiring the preparation and approval of detailed civil construction plans for drainage, vehicle and pedestrian access and car parking, and a Construction Management Plan (CMP) prior to the commencement of works.
- A condition requiring all electricity supplies for the development to be provided underground.
- A condition requiring the provision of the relevant number of bicycles spaces and racks within the site, with showers and change room facilities located within the development.
- A condition requiring truck deliveries and waste collection to not occur on Sundays and not occur before 8:00am and after 6:00pm, Monday to Saturday.
- Any conditions identified in the development plan.

Requirements

An application for a planning permit must be accompanied by the following (where appropriate):

- A town planning report outlining how the proposed development responds to the Planning Policy Framework, the Local Planning Policy Framework and any other relevant sections of the Bass Coast Planning Scheme.
- A report outlining how the proposed development is consistent with the objectives and requirements of the development plan.
- A stormwater management plan detailing how stormwater will be collected and treated within the site, with particular emphasis on the removal of sediment, litter and other urban wastes prior to discharge from the site.
- Site plans, elevations, floor plans, and an external materials and colour palette.
- A landscape concept plan for the site, prepared by a suitably qualified person.
- Details of any signage.
- A Traffic Impact Assessment and Traffic Management Plan, prepared by a suitably qualified person, that provides for the effective, efficient and safe movement of vehicles within and around the development. The traffic management plan should:
  - Outline and justify the location of all accessways, crossovers and traffic management devices.
  - Justify the number of parking spaces provided on the site to serve the development.
  - Outline and map the extent of any improvements to the surrounding road network (including traffic management devices) required as a result of the development.
- Details of the availability and connection to relevant services, including provision for the connection to reticulated gas services.
- Details of how liquid wastes from the proposed development will be treated in a manner that will be capable of re-use.
- Any other matters as deemed appropriate by the responsible authority, which the planning permit should take account of based on the specific characteristics of the land.

### Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

A Development Plan is to be a combination of a report and a diagram and must include the following:

- A site analysis plan and design response, identifying and responding to the site’s opportunities and constraints.
- The location of vehicle access and egress to the site.
- Areas set aside for car parking and loading bays.
- Areas set aside for bicycle parking.
- Turning circles for cars and delivery vehicles, demonstrating that all accessways are capable of handling vehicles expected to use them.
- A conceptual drainage strategy for the site.
- Pedestrian and bicycle paths, accessways and linkages to surrounding areas.
- Landscaping opportunities and treatment for the site.
- The stages for the development (if any), and the treatment of land not immediately required for development.
- The location, proposed use and design of all buildings and works responding to the site in a manner that encourages pedestrian activity and promotes sensitive interfaces with adjoining streets, open space and other public areas.
SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO4.

CORNER OF BASS HIGHWAY AND QUEENSFERRY ROAD, GRANTVILLE

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

None specified.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Habitat corridors between the coast and inland areas must be revegetated with indigenous species.
- The design and siting of development must take into consideration the proximity of the Grantville Industrial Estate.
- Upgrading of Grantville Drive and Queensferry Road.
- Provision of reticulated sewerage and water.
- The minimum lot size for subdivision is 1.0 hectare.

4.0

Requirements for development plan

A development plan must include the following requirements:

- The location of significant habitat and coastal vegetation.
- Areas subject to tidal inundation, and therefore unsuitable for intensive forms of development.
- Access to the township for vehicles, pedestrians and cyclists.
**SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO5**.

**GLEN ALVIE/ACACIA ROADS, GRANTVILLE**

1.0

**Objectives**

None specified.

2.0

**Requirement before a permit is granted**

The Responsible Authority may consider an application to use an existing building, subdivide land, construct a building associated with an existing building or construct or carry out works in the Glen Alvie/Acacia Roads area prior to the approval of a development plan, provided it does not prejudice the preparation and approval of a development plan.

3.0

**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

- Habitat and open space corridors along the site's major drainage line must be revegetated with indigenous species.
- Road access must be sited and constructed to minimise its effect on the natural environment.
- Roads should not be located on steeply sloping land.

4.0

**Requirements for development plan**

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

Any approved development plan may be amended to the satisfaction of the responsible authority.

A development plan must be a combination of a report and a diagram and must include or address the following where relevant:

**General**

- A site description, detailing the site conditions including the topography.
- The location of proposed access routes and pedestrian/cycle paths.

**Environment**

- Identification of steeply sloping land.
- Identification of environmental issues, opportunities and constraints (including native vegetation).
- Identification of remnant vegetation.
- Identification of existing and proposed drainage lines.

**Open Space**

- An open space link between Glen Alvie Road and Acacia Road.
SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO6.

COWES SOUTH-EAST INDUSTRIAL AND LOW DENSITY RESIDENTIAL AREA

1.0

Objectives
None specified.

2.0

Requirement before a permit is granted
None specified.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits for subdivision:

- Access to the subdivision of Crown Allotment 82 must be gained at one location each from the Cowes-Rhyll Road and access to the subdivision of Part Crown Allotment 85 must be gained at one location from Settlement Road, Cowes.

- No vehicular access must be given from the Dunsmore Road to the lots to be created within subdivisions of Crown Allotment 82.

- 0.5m wide reserves must be created within Crown Allotment 82 along the boundaries of Cowes-Rhyll Road and Dunsmore Road, and within Part Crown Allotment 85 along the boundary of Settlement Road to prohibit legal access to the subdivided lots.

- The developer of Crown Allotment 85 must provide a 10 metre tree planting buffer on the northern and eastern boundaries of the site and must not be used for buildings. This must be planted at the time the land is subdivided.

- The open space required for the industrial subdivision of Crown Allotment 85 must be provided within that subdivision to the satisfaction of the responsible authority.

- Provision must be made for public car parking spaces within the proposed road reserves for the industrial subdivision of Part Crown Allotment 85.

- The developer of Part Crown Allotment 85 must provide a drainage system to adequately drain the area to the complete satisfaction of the responsible authority and for this purpose, if necessary, a temporary retarding basin must be provided at a suitable location in Part Crown Allotment 85.

- The industries which are likely to contaminate the surface water drainage with toxic and obnoxious wastes must not be developed in the industrial subdivision of Crown Allotment 85.

- The developer must provide sealed roads, water supply, electric supply, drainage, sewerage, telephone service, landscaping and other services in the subdivisions to the complete satisfaction of the responsible authority before the lots are used for permitted purposes.

4.0

Requirements for development plan
None specified.
SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO7.

RURAL HAMLETS

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

None specified.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- All lots must be capable of adequately disposing of effluent on-site.
- Any proposed buildings or works must not prejudice the future restructuring of existing small lots.

4.0

Requirements for development plan

A development plan must include the following requirements:

- A description of the location of all lots to be consolidated or otherwise, within the hamlet.
SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO8.

INVERLOCH PARKLANDS ESTATE AND LOT 122 LP 132220, INVERLOCH-TARWIN LOWER ROAD, INVERLOCH

1.0 Objectives
None specified.

2.0 Requirement before a permit is granted
None specified.

3.0 Conditions and requirements for permits
None specified.

4.0 Requirements for development plan
A development plan must include the following requirements:

- All areas of existing indigenous vegetation.
- Wetland areas and how they will be protected from grazing and the effects of stormwater discharge.
- All natural watercourses and how they will be protected.
- All existing and proposed drainage lines.
- Areas subject to flooding.
- Stormwater discharge points and any retardation system.
- Areas requiring excavation and fill.
- Any sites of cultural, archaeological, historical or heritage value.
- Any sites of geological and geomorphological significance.
- Roads, reserves and walkways.
- Lots of varying sizes to provide diverse housing choices.
- Building envelopes on each lot that contains existing indigenous vegetation and areas subject to inundation.
- Contours of the land to the Australian Height Datum at an interval of not more than 0.5 metres.

The development plan must show how areas set aside for reserves or public open space:

- Integrate with existing areas of public open space, public access points onto Council or Crown land, existing walkways or cycle paths.
- Protect and enhance the aesthetic and environmental qualities of Screw Creek and Little Screw Creek.
- Will be utilised to provide a natural filtration and retardation system for stormwater flows emanating from watercourses and urban drainage infrastructure.
- Will be used to re-establish areas of indigenous vegetation to provide habitat, wildlife corridors and the protection of biodiversity of indigenous species.

The areas to be set aside for reserves and public open space areas should aim to include significant trees and stands of indigenous vegetation.
SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO9.

CORNER OF KORUMBURRA ROAD & BIGGS DRIVE, WONTHAGGI

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

None specified.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- The owner of the land must enter into a Section 173 Agreement that stipulates if, in the opinion of the responsible authority, vehicle and/or pedestrian access is required to the subject land from adjoining land south of the Bass Coast Rail Trail, a vehicle crossover(s) and/or pedestrian link(s) will be constructed within six (6) months of being notified in writing of such by the responsible authority. The agreement must provide for the crossover(s) and/or pedestrian link(s) to be constructed to the satisfaction of, and at no cost to, the responsible authority. Traffic management devices may be required at any or all of the crossovers.

4.0

Requirements for development plan

A development plan must include the following requirements:

Discount Department store and other retail premises 2-10 Korumburra Road, Wonthaggi

- Up to 9,000sq.m of leasable floor area for a discount department store.

Shopping Centre at Biggs Drive, Wonthaggi (Crown Allotment 20L Sec 100)

- Up to 12,000sq.m of leasable floor area for retail premises. The floor area provided must include a discount department store of no more than 4500sq.m of leasable floor area, a super market with a floor area of no more than 3500sq.m and may include no more than 4,000sq.m of leasable floor area for other retail premises.

- Proposed landscaping treatment along the north boundary abutting the existing Wonthaggi Wetlands.

All areas affected by the overlay

- The stages of development (if any) and the treatment of land not immediately required for development.

- The location, proposed use and design of all buildings and works responding to the site in a manner that encourages pedestrian activity and promotes sensitive interfaces with adjoining streets, the Bass Coast Rail Trail and other public areas.

- Vehicle accessways.

- Car parking areas and the number of car parking spaces (including disabled car parking).

- Loading bays.

- Turning circles demonstrating all accessways are capable of handling vehicles expected to use them.
- Pedestrian and bicycle paths, accessways and linkages, including across the Bass Coast Rail Trail, and linkages to the existing commercial areas, and between the sites.

- Landscaping areas.

A development plan must take into account the following:

**All areas affected by the overlay**

- A site analysis plan and design response, identifying and responding to the site’s opportunities and constraints.

- A stormwater management plan detailing how stormwater will be collected and treated within the site, with particular emphasis on the removal of sediment, litter and other urban wastes prior to discharge from the site.

- A traffic management plan, prepared by a suitably qualified person, that provides for the effective, efficient and safe movement of vehicles within and around the development. The traffic management plan should:
  - Outline and justify the location of all accessways, crossovers and traffic management devices.
  - Justify the number of parking spaces provided on the site to serve the development.
  - Outline and map the extent of any improvements to the surrounding road network (including traffic management devices) required as a result of the development.

- A landscaping plan, prepared by a suitably qualified person, identifying all proposed landscaping with particular regard to the interface with all adjacent roads and the Bass Coast Rail Trail.

- Any relevant components of an Urban Design Framework prepared for the area.

**Shopping Centre at Biggs Drive, Wonthaggi (Crown Allotment 20L Sec 100)**

In addition to the above, the following is required to be addressed:

- A Cultural Heritage Assessment.

- A Flora, Fauna and Habitat Hectare Assessment.

- A Geotechnical Report assessing the land subject to subsidence on the subject site.

- Prior to works being undertaken on designated waterways within the vicinity of the above property, a Works on Waterways application for a permit be completed and sent to the Authority for assessment.

- Prior to any works commencing on wetlands abutting the northern boundary of the above property, the Authority be contacted and informed of proposed works.

- A buffer in the form of native trees to be planted on the east side of the development to reduce amenity impacts to the residents in Murray Street.
SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO10.

BASS COAST ADULT EDUCATION CENTRE, WONTHAGGI

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

None specified.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- An application for a planning permit must be accompanied by a report, which outlines how the proposal enhances the educational use of the land.

4.0

Requirements for development plan

A development plan must show:

- The use of the land for an education centre.

The development plan may show:

- Activities ancillary to the use of the land for an education centre.
SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO11.

LAND CONTAINED IN CERTIFICATE OF TITLE VOL. 9940 FOLIO. 442, WHICH IS DESCRIBED AS BEING CROWN ALLOTMENTS 14, 15, 16, 17 & 18, PARISH OF PHILLIP ISLAND, COUNTY OF MORNINGTON.

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority, for the following:

- Agriculture and any buildings or works associated with the use of the land for agricultural purposes.
- A fence.

3.0

Conditions and requirements for permits

A permit must include any conditions identified in the development plan.

4.0

Requirements for development plan

A development plan must include the following requirements:

- The proposed use and development of each part of the land.
- Building envelopes on any lots which contain significant vegetation.
- A vegetation strip to be planted out on the boundary of all lots that adjoin existing residential lots and the western boundary of the site, including the width and appropriate species.
- A stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge off the site.
- A traffic management plan that considers minimising access points onto Settlement Road and McKenzie Road to reduce roadside vegetation fragmentation associated with individual access crossovers.
- The need for financial or other contributions towards the provision of physical, community and social infrastructure, implemented through an agreement under section 173 of the Planning and Environment Act 1987.
- The proposed layout pattern which:
  - Provides a convenient and safe internal road network.
  - Provides a convenient and safe pedestrian network.
  - Provides convenient and safe pedestrian and road linkages to surrounding areas.
  - Provides for a variety of lot sizes and housing types.
  - Does not have lots backing onto public open space reserves and roads (where appropriate).
  - Provides a sensitive residential interface with adjoining residential land.
  - Provides for non-residential land uses where appropriate.
SCHEDULE 12 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO12**.

FUTURE RESIDENTIAL AREAS

Crown Allotments 83 & 84, Settlement, Coghlan and Cowes-Rhyll Roads, Cowes East, Phillip Island

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

Any planning permit issued must include any conditions identified in the development plan.

A planning permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Subject to consent from the responsible authority a planning permit may be granted for one dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works associated with the use of the land for agricultural purposes;
- A fence.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A site analysis and design response demonstrating how the plan responds to the opportunities and constraints of the land.
- A flora and fauna study, covering the whole land, prepared by a suitably qualified expert which includes, but is not limited to, the identification of vegetation on the site (including species), its current health, its significance in the local, regional, state and national context, measures required to protect the identified vegetation, and the identification of any vegetation to be removed.
- A heritage assessment involving the following:
  - An archaeological assessment, covering the whole site subject to the amendment, prepared to the requirements of Aboriginal Affairs Victoria;
  - A cultural heritage assessment of any apparent sites of heritage significance, including, but not limited to, vegetation, buildings and ruins.
- A stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge off the site.
- A traffic management plan including consideration of any likely traffic impacts on the Coghlan Road/Phillip Island Road and the Settlement Road/Phillip Island Road intersections.
- A report which addresses how community sustainability issues are incorporated in the proposed layout and how community infrastructure needs generated by the proposed development will be met by relevant providers.
- A management plan detailing the rationale for any wildlife or similar corridor to be provided along the western boundary of the site and, if provided, how it is to be managed to meet appropriate conservation and land use interface issues.

- A buffer report detailing recommended distances from existing and potential future industrial uses on adjoining land to sensitive uses on the subject land.

- The need for financial or other contributions towards the provision of physical, community and social infrastructure.

- Assessment against Clause 56 of the Bass Coast Planning Scheme.

- Any other matters, as deemed appropriate by the responsible authority, which the development plan should take account of based on the specific characteristics of the land.

- Any planning permit issued must include any conditions identified in the development plan.

### Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

A development plan must include the following requirements:

- A clear indication of the location of all proposed land uses with the plan area.

- The proposed layout pattern which:
  - Provides a convenient and safe internal road network;
  - Provides a convenient and safe pedestrian network, including any future footpath networks on the subject site being appropriately connected to the existing Cowes footpath network;
  - Provides convenient and safe pedestrian and road linkages to surrounding areas;
  - Provides for a variety of lot sizes and housing types;
  - Does not provide lots backing onto public open space reserves and roads (where appropriate);
  - Provides a sensitive residential interface with adjoining residential and all adjoining non-residential land uses;
  - Provides for non-residential land uses (including community and commercial uses) where appropriate;
  - Provides for appropriate and water sensitive drainage for the site;
  - Does not impact on any significant vegetation.

- Provides useable public open space (where required) which is:
  - Clearly visible and accessible to residents within the subject site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents;
  - Located with any natural features which may exist on the subject land, including creeks, rivers, existing established vegetation;
  - Where appropriate, located adjoining open space areas (existing or planned) on neighbouring land.

- A list of any special conditions that should be applied to any permit issued.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.
SCHEDULE 13 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO13.

LAND CONTAINED IN ALLOTMENTS 9, 10, 13, 14, 15 AND 16 (PS203121X) AND LOTS 1 & 2 (PS525132F), GLENDALE COURT, INVERLOCH

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

None specified.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A site analysis and design response demonstrating how the plan responds to the lands opportunities and constraints.
- A heritage assessment involving the following:
  - An archaeological assessment, covering the whole to be prepared to the requirements of Aboriginal Affairs Victoria;
  - A stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge off the site.
  - A traffic management plan that provides for clear linkages to existing internal and external road networks. The plan must show how proposed roads on adjoining land will integrate with the future development of the land.
  - The need for financial or other contributions towards the provision of physical, community and social infrastructure.
- Assessment against Clause 56 of the Bass Coast Planning Scheme.
- Any other matters, as deemed appropriate by the responsible authority, which the development planshouldtakeaccountofbasedonthespecificcharacteristics of the land.

Any planning permit issued must include any conditions identified in the development plan.

4.0

Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

A development plan must include the following requirements:

- A clear indication of the location of all proposed land uses with the plan area.
- The proposed layout pattern which:
  - Provides a convenient and safe internal road network;
  - Provides a convenient and safe pedestrian network; in accordance with Bass Coast Shire’s adopted background document *Bass Coast Bicycle Strategy (2000)*.
  - Provides convenient and safe pedestrian and road linkages to Surrey Place, Glendale Court and surrounding areas;
• Provides for a variety of lot sizes and housing types;
• Does not provide lots backing onto public open space reserves and roads (where appropriate);
• Provides a sensitive residential interface with adjoining residential and reserved land;
• Provides for non-residential land uses where appropriate;
• Provides for appropriate and water sensitive drainage for the site;
• Does not impact on any significant vegetation.

• Provides safe and accessible pedestrian access to the Ayr Creek Reserve which is:
  • Clearly visible and accessible to residents within the subject site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents;
  • Located with any natural features which may exist on the subject land, including creeks, rivers, existing established vegetation;
  • Where appropriate, located adjoining open space areas (existing or planned) on neighbouring land.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.
SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO14.

LAND CONTAINED IN LOT 1 AND 2 (LP214757M) AND LOT 4 AND 5 (LP138760) IN CASHIN STREET, INVERLOCH

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

None specified.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits (where appropriate):

- A site analysis and design response demonstrating how the plan responds to the opportunities and constraints of the land.
- A stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge off the site.
- The need for financial or other contributions towards the provision of physical, community and social infrastructure.
- Assessment against Clause 56 of the Bass Coast Planning Scheme.
- Determination of any potential salinity hazard risks by testing depth of the water table from ground level.
- Any other matters, as deemed appropriate by the responsible authority, which the development plan should take account of based on the specific characteristics of the land.

Any planning permit issued must include any conditions identified in the development plan.

4.0

Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

A development plan must include the following requirements:

- A clear indication of the location of all proposed land uses with the plan area.
- The proposed layout pattern which:
  - Provides a convenient and safe internal road network;
  - Provides a convenient and safe pedestrian network; in accordance with Bass Coast Shires adopted background document Bass Coast Bicycle Strategy (2000).
  - Provides convenient and safe pedestrian and road linkages to Cashin Street and surrounding areas;
  - Provides for a variety of lot sizes and housing types;
  - Does not provide lots backing onto public open space reserves and roads (where appropriate);
  - Provides a sensitive residential interface with adjoining residential and reserved land;
. Provides for non-residential land uses where appropriate;
. Provides for appropriate and water sensitive drainage for the site;
. Does not impact on any significant vegetation.

. Provides safe and accessible pedestrian access to the Ayr Creek Reserve which is:
  . Clearly visible and accessible to residents within the subject site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents;
  . Located with any natural features which may exist on the subject land, including creeks, rivers, existing established vegetation;
  . Where appropriate, located adjoining open space areas (existing or planned) on neighbouring land.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.
SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO15.

FUTURE RESIDENTIAL AREAS

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

Any planning permit issued must include any conditions identified in the development plan.

A planning permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works associated with the use of the land for agricultural purposes;
- A fence.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits (where appropriate):

- A site analysis and design response demonstrating how the plan responds to the opportunities and constraints of the land.
- A flora and fauna study, covering the whole land, prepared by a suitably qualified expert which includes, but is not limited to, the identification of vegetation on the site (including species), its current health, its significance in the local, regional, state and national context, measures required to protect the identified vegetation, and the identification of any vegetation to be removed.
- Building envelopes must be provided on all lots containing vegetation that has been identified as being significant in a flora and fauna study.
- Landscape buffers and vegetation corridors with a minimum width of 5 metres must be provided around the internal perimeter of all development sites that are in excess of five hectares in area.
- A heritage assessment involving the following:
  - An archaeological assessment, covering the whole site subject to the amendment, prepared to the requirements of Aboriginal Affairs Victoria;
  - A cultural heritage assessment of any apparent sites of heritage significance, including, but not limited to, vegetation, buildings and ruins.
- A stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge off the site.
- A traffic management plan.
- The need for financial or other contributions towards the provision of physical, community and social infrastructure.
- Clause 56 of the Bass Coast Planning Scheme.
Any planning permit that is issued for subdivision of the subject site should include the following conditions where relevant:

- Settlement Road must be widened at the developer’s expense, in accordance with the recommendations of the traffic management plan.
- Stormwater must be discharged to the underground drain in Settlement Road at the developer’s expense.

- Any other matters, as deemed appropriate by the responsible authority, which the development plan should take account of based on the specific characteristics of the land.

4.0

Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

A development plan must include the following requirements:

- A clear indication of the location of all proposed land uses with the plan area.

- The proposed layout pattern which:
  - Provides a convenient and safe internal road network;
  - Provides a convenient and safe pedestrian network;
  - Provides convenient and safe pedestrian and road linkages to surrounding areas;
  - Provides for a variety of lot sizes and housing types;
  - Does not provide lots backing onto public open space reserves and roads (where appropriate);
  - Provides a sensitive residential interface with adjoining residential land;
  - Provides for non-residential land uses where appropriate;
  - Prevents any lots from gaining direct access from the subject land to Ventnor Road;
  - Shows large lots abutting the Ventnor Road frontage;
  - Facilitates the retention of all remnant vegetation, including isolated significant trees such as the Moonah.

- Provides useable public open space (where required) which is:
  - Clearly visible and accessible to residents within the subject site and from surrounding areas, providing a safe a convenient area to serve the recreational needs of future residents;
  - Located with any natural features which may exist on the subject land, including creeks, rivers, existing established vegetation;
  - Where appropriate, located adjoining open space areas (existing or planned) on neighbouring land.

- A Development Plan must be generally in accordance with the Development Plan prepared by Chris Dance Land Design Pty Ltd that is referenced in the Panel Report for Amendment C25 to the Bass Coast Planning Scheme.

- A list of any special conditions that should be applied to any permit issued.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.
SCHEDULE 16 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO16**.

GRANTVILLE-GLEN ALVIE ROAD, GRANTVILLE RESIDENTIAL LAND

Land known as 45 Grantville-Glen Alvie Road (Lot 1 on Plan of Subdivision 304710Y), 25 Grantville-Glen Alvie Road (Lot 2 on Plan of Subdivision 304710Y) and part of 1499 Bass Highway (Lot 2 on Plan of Subdivision 085489), Grantville.

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

Any planning permit issued must include any conditions identified in the development plan.

A planning permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Subject to consent from the responsible authority a planning permit may be granted for one dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- A fence.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A buffer report detailing recommended distances from the existing and future operations of the sand extraction use on the adjoining land to the east of the site. The buffer assessment must be undertaken in consultation with Department of Primary Industries and the current registered owner of the adjoining sand quarry at 111 Grantville-Glen Alvie Road, Grantville.
- A site analysis and design response demonstrating how the plan responds to the lands opportunities and constraints.
- A flora and fauna study, covering the whole land, prepared by a suitably qualified expert which includes, but is not limited to:
  - The identification of vegetation on the site (including species);
  - The current health of the vegetation;
  - The significance of the vegetation in the local, regional, state and national context;
  - Measures required to protect the identified vegetation; and
  - The identification of any vegetation to be removed.
- A report detailing how the development plan takes into account and responds to the findings of an orchid specific flora study on the subject land.
- A stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge off the site and ways to treat and retain stormwater to prevent discharge into Colbert Creek.
- A heritage assessment involving the following:
. An archaeological assessment (including sub-surface testing), covering the whole site subject to the amendment, prepared to the requirements of Aboriginal Affairs Victoria; and

. A cultural heritage assessment of any apparent sites of heritage significance, including, but not limited to, vegetation, buildings and ruins.

. A traffic management plan including consideration of any likely traffic impacts on adjacent roads.

. The need for financial or other contributions towards the provision of physical, community and social infrastructure.

. Assessment against Clause 56 of the Bass Coast Planning Scheme.

. Any other matters, as deemed appropriate by the responsible authority, which the development plan should take account of based on the specific characteristics of the land.

Any planning permit issued must include any conditions identified in the development plan.

**4.0 Requirements for development plan**

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority and in consultation with the current registered owner of the adjoining sand quarry at 111 Grantville-Glen Alvie Road, Grantville.

A development plan must include the following requirements:

. A clear indication of the location of all proposed land uses within the plan area.

. A Habitable Building Exclusion Area, 200 metres from the western boundary of the extraction zone of the quarry located at 111 Grantville-Glen Alvie Road, Grantville, as shown on Work Authority Order 470.

. The proposed layout pattern which:
  . Provides a convenient and safe internal road network;
  . Provides a convenient and safe pedestrian network, including any future footpath networks on the subject site being appropriately connected to the existing Grantville footpath network;
  . Provides convenient and safe pedestrian and road linkages to surrounding areas;
  . Provides for a variety of lot sizes and housing types;
  . Does not provide lots backing onto public open space reserves and roads (where appropriate);
  . Provides a sensitive residential interface with adjoining residential and all adjoining non-residential land uses (especially the existing and future operations of the sand quarry to the east of the site at 111 Grantville-Glen Alvie Road, Grantville);
  . Provides for appropriate and water sensitive drainage for the site;
  . Does not impact on any significant vegetation.

. Provides useable public open space (where required) which is:
  . Clearly visible and accessible to residents within the subject site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents;
  . Located with any natural features which may exist on the subject land, including creeks, rivers, existing established vegetation;
  . Where appropriate, located adjoining open space areas (existing or planned) on neighbouring land.

A list of any special conditions that should be applied to any permit issued.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.
SCHEDULE 18 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO18.

4136 BASS HIGHWAY, DALYSTON

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

Any planning permit issued must include any conditions identified in the development plan.

A planning permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Subject to the consent from the responsible authority a planning permit may be granted for one dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- A fence.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits (where appropriate):

- A site analysis and design response demonstrating how the plan responds to the development plan, and opportunities and constraints of the site.
- A Stormwater Management Plan detailing how stormwater will be collected and treated within the site, with particular emphasis on sediment, litter and other urban wastes from stormwater prior to its discharge off the site. The Stormwater Management Plan should comply with EPA Best Practice Guidelines.
- A landscape plan prepared by a suitably qualified person, identifying all proposed landscaping with particular regard to the interface with surrounding crown land and roads;
- Building envelopes must be provided on all lots to ensure that there are adequate boundary setbacks from streets and the open space area.
- Assessment against Clause 56 of the Bass Coast Planning Scheme.
- Any other matters, as deemed appropriate by the Responsible Authority, which the development plan should take account of based on the specific characteristics of the land.

4.0

Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

A development plan must include the following requirements:

- A clear indication of the location of all proposed land uses with the plan area.
- The proposed layout pattern which:
  - Provides a convenient and safe internal road network;
  - Provides a convenient and safe pedestrian network in accordance with the Bass Coast Shire adopted background document Bass Coast Bicycle Strategy (2000);
  - Provides convenient and safe pedestrian and road linkages to surrounding areas;
  - Provides for a variety of lot sizes and housing types;
  - Does not provide lots backing onto public open space reserves and roads (where appropriate);
. Provides a sensitive residential interface with neighbouring residential land;
. Prevents any lots from gaining direct access from the subject land to the Bass Highway;
. Does not impact on significant vegetation

- Provides useable public open space (where required) which is:
  - Clearly visible and accessible to residents within the subject site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents;
  - Located with any natural features which may exist on the subject sites, including existing established vegetation;

- Staging of the subdivision.

- A list of any special conditions that should be applied to any permit issued.

A Development Plan must be accompanied by:

- A Management Plan detailing how community sustainability issues are incorporated in the proposed layout and how physical, community and social infrastructure will be provided for by the relevant providers.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.
SCHEDULE 19 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO19.

JUSTICE ROAD, COWES

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

Any planning permit issued must include any conditions identified in the development plan.

A planning permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- A fence.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits (where appropriate):

- A site analysis and design response demonstrating how the plan responds to the opportunities and constraints of the subject lots.
- A flora and fauna study, covering the whole land, prepared by a suitably qualified expert which includes, but is not limited to; the identification of vegetation on the site (including species), its current health, its significance in the local, regional, State and national context, measures required to protect the identified vegetation, and the identification of any vegetation to be removed.
- Building envelopes must be provided on all lots containing vegetation that has been identified as being significant in a flora and fauna study.
- A heritage assessment involving the following:
  - An archaeological assessment, covering the whole site subject to the amendment, prepared to the requirements of Aboriginal Affairs Victoria;
  - A cultural heritage assessment of any apparent sites of heritage significance, including, but not limited to, vegetation, buildings, and ruins.
- A stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge off the site.
- A traffic management plan.
- The need for financial or other contributions towards the provision of physical, community and social infrastructure.
- Assessment against Clause 56 of the Bass Coast Planning Scheme.
- Any other matters, as deemed appropriate by the responsible authority, which the development plan should take account of based on the specific characteristics of the land.
Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

A development plan must include the following requirements:

- A clear indication of the location of all proposed land uses with the plan area.
- The proposed layout pattern which:
  - Provides a convenient and safe internal road network;
  - Provides a convenient and safe pedestrian network in accordance with Bass Coast Shire’s adopted background document *Bass Coast Bicycle Strategy (2000)*;
  - Provides convenient and safe pedestrian and road linkages to surrounding areas;
  - Provides for a variety of lot sizes and housing types;
  - Does not provide lots backing onto public open space reserves and roads (where appropriate);
  - Provides a sensitive residential interface with adjoining residential land in the form of the existing vegetation buffer zone on the eastern boundary of the lots;
  - Prevents any lots from gaining direct access from the subject land to Ventnor Road;
  - Does not impact on significant vegetation.
- A list of any special conditions that should be applied to any permit issued.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.
SCHEDULE 20 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO20.

RESIDENTIAL AREAS - WONTHAGGI

Lot A on Plan of Subdivision 531081L (Wentworth Road site), Lots 1-13 on Plan of Subdivision 5562 (Vicars Avenue site), and Crown Allotment 20M, Section 100, Wonthaggi (South Dudley Road site).

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

Any planning permit issued must include any conditions identified in the development plan.

A planning permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- A fence.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits (where appropriate):

- A site analysis and design response demonstrating how the plan responds to the development plan, and opportunities and constraints of the sites.

- A Stormwater Management Plan detailing how stormwater will be collected and treated within the sites, with particular emphasis on sediment, litter and other urban wastes from stormwater prior to its discharge off the site.

- A traffic management plan, prepared by a suitably qualified person, that provides for the effective, efficient and safe movement of vehicles within and around the development.

- A landscaping plan, prepared by a suitably qualified person, identifying all proposed landscaping with particular regard to the interface with surrounding crown land and roads.

- Assessment against Clause 56 of the Bass Coast Planning Scheme.

- A management plan detailing how community sustainability issues are incorporated in the proposed layout and how physical, community and social infrastructure will be provided for by the relevant providers.

- Any other matters, as deemed appropriate by the Responsible Authority, which the development plan should take account of based on the specific characteristics of the land.

- A Cultural Heritage Management Plan in accordance with the requirements of Aboriginal Affairs Victoria.

CFA Requirements

- Site plans and an analysis demonstrating that all accessways including driveways within multi unit developments longer than 60 metres or serving 16 or more dwellings meet the requirements of the relevant standards of Clauses 56.06-7 and 56.06-8.

- Site plans and an analysis demonstrating that the provision of the fire hydrants meet the requirements of standard C29 of Clause 56.09-3.

4.0

Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the Responsible Authority.
A development plan must include the following requirements:

- A clear indication of the location of all proposed land uses within the plan area.
- The proposed layout pattern which:
  - Provides a convenient and safe internal road network;
  - Provides a convenient and safe pedestrian network;
  - Provides a convenient and safe pedestrian and road linkages to surrounding areas;
  - Provides for a variety of lot sizes and housing types;
  - Does not provide lots backing onto public open space reserves and roads (where appropriate);
  - Provides a sensitive residential interface with adjoining residential land;
  - Provides for non-residential land uses where appropriate;
  - Facilitates the retention of all remnant vegetation, including Ecological Vegetation Class 53 - Swamp Scrub and Ecological Vegetation Class 136 – Sedge Wetland.
- Provides useable public open space (where required) which is:
  - Clearly visible and accessible to residents within the subject site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents;
  - Located with any natural features which may exist on the subject sites, including existing established vegetation;
- Staging of the subdivision.

South Dudley Site

In addition to the requirements set out above, a Development Plan for Crown Allotment 20M, Section 100, Wonthaggi (South Dudley Road site), must reflect the recommendations of the following background documents:

- The Flora and Fauna Assessment prepared by Brett Lane and Associates Pty Ltd, March 2008, that identifies vegetation on the site, its condition, its significance, measures to retain vegetation and identification of vegetation proposed to be removed.

- The Geotechnical Report prepared by AMC Consultants, November 2003, investigating past coal mining activities and impact on the sites potential to be developed for residential purposes.

- The Cultural Heritage Assessment, prepared by Ochre Imprints, June 2008, including an archaeological and cultural heritage assessment in accordance with the report recommendations and the requirements of Aboriginal Affairs Victoria.

The Development Plan must include the following

- A proposed subdivision layout indicating building envelopes that reflect the:
  - The conditions and requirements of the Environmental Significance Overlay – Schedule 4
  - Areas of Ecological Vegetation Class identified within the site.

Any approved Development Plan may be amended to the Satisfaction of the Responsible Authority.
SCHEDULE 21 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO21.

WONTHAGGI NORTH-EAST GROWTH AREA

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

Before a permit is issued, offsets for native vegetation will be required to be determined to the satisfaction of the Department of Environment, Land, Water and Planning.

Agreement

Before a permit is issued the owners of the land must enter into an Agreement with the responsible authority pursuant to Section 173 of the Planning and Environment Act 1987.

This Agreement must make provision for contributions to be made by the owners towards the provision of on-site and off-site road and traffic improvements (including the provision of land and/or the payment of financial levies), required as a consequence of the intended use and development of the land.

A planning permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works associated with the use of the land for agricultural purposes.
- A fence.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits (where appropriate):

- A site analysis and design response demonstrating:
  - How the plan responds to the opportunities and constraints of the land.
  - How the plan responds to the Wonthaggi North East Growth Area Concept Plan.
- A flora and fauna study, covering the whole land, prepared by a suitably qualified expert which includes, but is not limited to, the identification of vegetation on the site (including species), its current health, its significance in the local, regional, state and national context, measures required to protect the identified vegetation, and the identification of any vegetation to be removed. This report should be prepared to the satisfaction of Department of Sustainability and Environment.
- A heritage assessment involving the following:
  - An archaeological assessment prepared to the requirements of Aboriginal Affairs Victoria.
  - A cultural heritage assessment of any apparent sites of heritage significance, including, but not limited to, vegetation, buildings and ruins.
A stormwater management plan detailing how stormwater is to be collected and managed. The plan should demonstrate how it integrates with the *Wonthaggi North East Growth Area Concept Plan*.

A traffic management plan demonstrating how the proposed layout of the site integrates with the *Wonthaggi North East Growth Area Concept Plan*. The plan should include consideration of any likely traffic impacts on the surrounding road network.

Any planning permit issued must include any conditions identified in the development plan.

**Requirements for development plan**

A development plan must be prepared for any parcel of land in the area covered by this Schedule. Development Plans must generally be in accordance with the *Wonthaggi North East Growth Area Concept Plan* attached to this schedule.

The development plan must be prepared to the satisfaction of the responsible authority.

A development plan must include the following requirements:

- A clear indication of the location of all proposed land uses within the plan area.
- Development fronts that form a logical extension to the existing urban area.
- Development fronts that have convenient and logical access points.
- Development fronts that can be readily serviced.
- Development that delivers, and does not compromise, the achievement of the ultimate drainage strategy.
- Development fronts that contribute to the achievement of sustainable neighbourhood principles; avoiding isolated pockets of development for an extended period of time.

**Residential Area**

- The proposed layout pattern which:
  - Provides for integration with adjacent residential areas.
  - Provides for a variety of lot sizes and housing types, including identification of areas for medium density housing and assisted residential care in high amenity areas where appropriate.
  - Provides a convenient and safe internal road network and connections to existing road networks including existing subdivisions within the growth area and the following key collector and arterial roads: Fullers Road, Oates Road, Griffiths Street, Wentworth Road, Nelson Street, Turner Street, Korumburra Road and Inverloch Road.
  - Provides allowance for public transport within the road network.
  - Provides a safe and convenient pedestrian and cycling network along main internal and external roads and creates appropriate links with the surrounding residential areas and open space.
  - Provides lots that front public open space reserves and roads (where appropriate).
  - Provides for appropriate drainage for the site including Water Sensitive Urban Design where appropriate and indicates how the drainage relates to the *Wonthaggi North East Growth Area Concept Plan*.
  - Does not impact on any significant vegetation.
  - Responds to cultural heritage.
  - Where appropriate, provides useable public open space that is generally in accordance with the locations indicated on the *Wonthaggi North East Growth Area Concept Plan*. 
Where required, incorporates drainage reserves as identified in the *Wonthaggi North East Growth Area Concept Plan*.

Provides pedestrian and bicycle paths within and between areas of public open space and along the drainage reserve where appropriate.

**Industrial and Bulky Goods Area**

- The proposed layout pattern which:
  - Provides for integration with existing industrial uses.
  - Provides a road network that is convenient and accessible, and that provides clear connections to the external road network in particular the future bypass road and Inverloch Road.
  - Where appropriate, indicates pedestrian and cycling networks.
  - Where appropriate, incorporates the extension of the heritage rail trail.
  - Provides for a mix of lot sizes to accommodate a range of industrial and Business 4 Zone uses.
  - Provides for a diversity of lot sizes and development fronting Inverloch Road and the bypass road.
  - Provides for larger lots for more intensive uses internal to the site in the Industrial 1 Zone.
  - Provides for minimal front setbacks and building envelopes for all lots fronting Inverloch Road and the bypass road, to encourage rear of lot car parking.
  - Avoids lots backing on to open space or internal streets.
  - Provides for landscaping within the street network, including at interfaces to key external streets.
  - Provides for appropriate drainage for the site including Water Sensitive Urban Design where appropriate and indicates how the drainage relates to the Wonthaggi North East Growth Area Concept Plan.
  - Does not impact on any significant vegetation.
  - Responds to cultural heritage.

- The need for financial or other contributions towards the provision of physical, community, and social infrastructure.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.
SCHEDULE 22 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO22.

SAN REMO RESIDENTIAL GROWTH AREA

This schedule applies to land contained within Lots 1 & 2 TP78297W, Lots 1 & 2 TP821186R and Lot 7 PS302496J. This land is bound by Phillip Island Road (north), Potters Hill Road (east) and the existing residential land (west).

1.0 Objectives

None specified.

2.0 Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Agriculture and any buildings or works associated with the use of the land for agricultural purposes.
- A fence.
- Minor drainage works.
- Minor earthworks.
- To remove, destroy or lop vegetation.

3.0 Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

**Conditions**

- Any conditions identified in the development plan.
- A condition requiring the preparation of an Environment Management Plan for both the construction and operational phases prior to the commencement of works.
- A condition requiring the preparation of a Landscape Plan that shows the location, size and species of existing vegetation, vegetation to be retained, removed or lopped and new planting on road reserves and open space areas.
- A condition requiring the preparation and approval of a Construction Management Plan prior to the commencement of any works.
- A condition requiring detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- A condition requiring all electricity supplies for the development to be provided underground.
- A condition requiring the preparation and approval of detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- A condition requiring street lighting to be designed and provided.

**Requirements**

- A town planning report outlining how the proposed development responds to the Municipal Planning Strategy and Planning Policy Framework, and other relevant sections of the Bass Coast Planning Scheme including Clause 56.
- A report outlining how the proposed development is consistent with the objectives and requirements of the development plan.
A stormwater management plan detailing how stormwater will be collected, treated and re-used within the development, with particular emphasis on minimising impacts on the Western Port Ramsar site, and the removal of sediment, litter and other wastes from stormwater prior to discharging from the site.

A flora and fauna report for the site prepared by a suitably qualified expert, which includes, but is not limited to, the identification of vegetation on the site (including species), its current health, its significance in the local, regional, state and national context, measures required to protect significant vegetation, and the identification of any vegetation to be removed.

Building envelopes on lots that contain significant vegetation.

A report which addresses how community sustainability issues are incorporated in the proposed development and how community infrastructure needs generated by the proposed development will be met by the relevant providers.

A Cultural Heritage and Archaeological Assessment for the site.

A Traffic Impact Assessment and Management Plan for the proposed development prepared by a suitably qualified person.

Details of the availability and connection to relevant services, including provision for the connection to reticulated gas services.

Details of how liquid wastes from the proposed development will be treated in a manner that will be capable of re-use.

Any other matters as deemed appropriated by the responsible authority, which the planning permit should take account of based on the specific characteristics of the land.

4.0

Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

Any approved development plan may be amended to the satisfaction of the responsible authority.

A development plan is to be a combination of a report and a diagram and must include the following, where relevant:

**General**

- A site description, detailing the site conditions including its topography.
- Indicative staging of the subdivision.
- Subdivision and road layouts that integrate with and facilitate access to the existing San Remo township to the west, and future residential development to the south.

**Infrastructure**

- Transport connections including main internal road layouts and connections to existing road networks.
- Transport connections to the south of the site to provide for future links.
- Opportunities for public transport.
- A convenient and safe pedestrian network in accordance with the Bass Coast Shire adopted background document *Bass Coast Bicycle Strategy (2000).*
- A north – south pedestrian / bicycle link.
- A direct pedestrian link along the frontage of the subject site on Phillip Island Road to Marine Parade, and Potters Hill Road.
- No lots having direct vehicular access from the subject land to Phillip Island Road.
• A conceptual drainage strategy for the entire area.

• Identification of servicing constraints and opportunities.

**Open Space**

• Provides useable public open space (as required) which:

  • Is in accordance with Clause 56.05-2 of the Bass Coast Planning Scheme.

  • Is clearly visible and accessible to residents within the site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents.

  • Is located with any natural features that may exist on the site including creeks, rivers and existing vegetation.

  • Does not provide for lots backing onto the public open space reserve and roads (where appropriate).

  • Includes shared path linkages internally and with nearby coastal environs.

**Environment**

• Identification of areas not suitable for development.

• Details of the treatment interface with and setback of development from Phillip Island Road.

• Identification of environmental issues, opportunities and constraints (including native vegetation precincts).

• Protection of significant vegetation.

**Development**

• Identification of any areas suitable for medium density housing.

• Linkages and connections to existing and future residential areas.

• The layout of the development, detailing the various precincts within the site.
SCHEDULE 23 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO23.

SAN REMO RESIDENTIAL GROWTH AREA

This schedule applies to land bound by Shetland Heights Road (south), Potters Hill Road (east) and the existing residential land (west).

1.0 Objectives

None specified.

2.0 Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Agriculture and any buildings or works associated with the use of the land for agricultural purposes.
- A fence.
- Minor drainage works
- Minor earthworks.
- To remove, destroy or lop vegetation.

3.0 Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

**Conditions**

- Any conditions identified in the development plan.
- A condition requiring the preparation of an Environment Management Plan (EMP) for both the construction and operational phases prior to the commencement of works.
- A condition requiring the preparation of a Landscape Plan that shows the location, size and species of existing vegetation, vegetation to be retained, removed or lopped and new planting on road reserves and open space areas.
- A condition requiring the preparation and approval of a Construction Management Plan (CMP) prior to the commencement of any works.
- A condition requiring detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- A condition requiring all electricity supplies for the development to be provided underground.
- A condition requiring the preparation and approval of detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- A condition requiring street lighting to be designed and provided.

**Requirements**

*Agreement*

Before a permit is issued the owners of the land must enter into an Agreement with the responsible authority pursuant to Section 173 of the Planning and Environment Act 1987.
This Agreement must make provision for contributions to be made by the owners towards the provision of on-site and off-site drainage work, and road and traffic improvements (including the provision of land and/or the payment of financial levies), required as a consequence of the intended use and development of the land.

An application for a planning permit must be accompanied by the following (where appropriate and relevant):

- A town planning report outlining how the proposed development responds to the Municipal Planning Strategy and Planning Policy Framework, and any other relevant sections of the Bass Coast Planning Scheme.
- A report outlining how the proposed development is consistent with the objectives and requirements of the development plan.
- A stormwater management plan detailing how stormwater will be collected, treated and re-used within the development, with particular emphasis on the minimising impacts on the Western Port Ramsar site, and the removal of sediment, litter and other wastes from stormwater prior to discharging from the site.
- A flora and fauna report for the site prepared by a suitably qualified expert, which includes, but is not limited to; the identification of vegetation on the site (including species), its current health, its significance in the local, regional, state and national context, measures required to protect significant vegetation, and the identification of any vegetation to be removed.
- Building envelopes on lots that contain significant vegetation.
- A Cultural Heritage and Archaeological Assessment for the site.
- A Traffic Impact Assessment and Management Plan for the proposed development prepared by a suitably qualified person.
- Details of the availability and connection to relevant services, including provision for the connection to reticulated gas services.
- Details of how liquid wastes from the proposed development will be treated in a manner that will be capable of re-use.
- Assessment against Clause 56 of the Bass Coast Planning Scheme.
- Any other matters as deemed appropriated by the responsible authority, which the planning permit should take account of based on the specific characteristics of the land.

Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.

A Development Plan is to be a combination of a report and a diagram and must include the following where relevant:

General

- A site description, detailing the site's conditions and its topography
- Staging of the subdivision
- Subdivision and road layouts that integrate with and facilitate access to the existing San Remo township to the west, future residential development to the north and the retention of existing dwellings where appropriate.

Infrastructure
- Transport connections including main internal road layouts and connections to existing road networks
- Transport connections external to the site for future linkage opportunities
- Provide a convenient and safe pedestrian network in accordance with the adopted background document *Bass Coast Bicycle Strategy (2000)*
- Provides a north – south pedestrian / bicycle link
- Provides a direct pedestrian link to Bonwick Avenue
- A conceptual drainage strategy that recognises the requirements of the entire area
- Identification of servicing constraints and opportunities

**Specific Implementation - Lot 1 LP208362**

- A road layout for vehicles that precludes:
  - Road links to and access through the Anderson Street Reserve
  - Road links to land to the north and east of the subject site

**Environment**

- Identification of areas not suitable for development
- Identification of environmental issues, opportunities and constraints, (including native vegetation precincts)
- Protection of significant vegetation

**Development**

- Provides a sensitive residential interface with adjoining residential land
- Methods to be used to integrate the new development with surrounding areas
- Identification of any areas suitable for medium density housing
- Long term linkages and connections to existing and future residential areas
- The layout of the development, detailing the various precincts within the site
SCHEDULE 24 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO24.

INVERLOCH GROWTH AREAS

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Agriculture and any buildings or works associated with the use of the land for agricultural purposes.
- A fence.
- Minor drainage works.
- Minor earthworks.
- To remove, destroy or lop vegetation.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits (where appropriate and relevant):

- A town planning report outlining how the proposal responds to the Municipal Planning Strategy and Planning Policy Framework, and other relevant sections of the Bass Coast Planning Scheme including Clause 56.
- A report outlining how the proposed development is consistent with the requirements of this schedule.
- A stormwater management plan detailing how stormwater will be collected, treated and re-used within the development, with particular emphasis on minimising impacts on Anderson Inlet, and the removal of sediment, litter and other wastes from stormwater prior to discharging from the site.
- A flora and fauna report for the site prepared by a suitably qualified expert, which includes, but is not limited to; the identification of vegetation on the site (including species), its current health, its significance in the local, regional, state and national context, measures required to protect significant vegetation, and the identification of any vegetation to be removed.
- Building envelopes on lots that contain significant vegetation.
- A Cultural Heritage and Archaeological Assessment for the site.
- A Traffic Impact Assessment and Management Plan for the proposed development prepared by a suitably qualified person.
- Details of the availability and connection to relevant services, including provision for the connection to reticulated gas services.
- Any other matters as deemed appropriate by the responsible authority, which the planning permit should take account of based on the specific characteristics of the land.

Except for a permit granted before a development plan has been approved in accordance with Clause 2.0 of the schedule or unless otherwise agreed by the responsible authority, a permit must provide for the following matters:

- Prior to the commencement of any development, the owners of the land must enter into an agreement with the responsible authority pursuant to section 173 of the Planning and
Environment Act 1987. The Agreement must make provision for contributions to be made by
the owners towards the provision of on-site and off-site infrastructure (including the provision
of land and/or the payment of financial levies), required as a consequence of the intended use
and development of the land.

- Offsets for native vegetation, where relevant, which will be required to be determined to the
  satisfaction of the Department of Environment, Land, Water and Planning.
- Preparation of an Environment Management Plan for both the construction and operational
  phases prior to the commencement of works.
- Preparation of a Landscape Plan that shows the location, size and species of existing vegetation,
  vegetation to be retained, removed or lopped and new planting on road reserves and open space
  areas.
- Preparation and approval of a Construction Management Plan prior to the commencement of
  any works.
- Detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- All electricity supplies for the development to be provided underground.
- Preparation and approval of detailed civil construction plans for drainage, vehicle and pedestrian
  access and car parking.
- Street lighting to be designed and provided.

4.0

Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the
satisfaction of the responsible authority.

Separate development plans may be prepared for the areas to the east and to the west of Ullathornes
Road.

Any approved development plan may be amended to the satisfaction of the responsible authority.

A development plan is to be a combination of a report and a diagram and must include or address
the following where relevant:

General
- A site description, detailing the site conditions including its topography.
- Indicative staging of the subdivision.
- Subdivision and road layouts that integrate with and facilitate access to the surrounding areas.
- Safe and efficient pedestrian links to surrounding areas.

Infrastructure
- Access to new residential areas.
- Transport connections including main internal road layouts and connections to existing road
  networks.
- Identification of servicing constraints and opportunities.

Open Space
- Provision of useable public open space (as required) which:
  - Is in accordance with Clause 56.05-2 of the Bass Coast Planning Scheme.
  - Is clearly visible and accessible to residents within the site and from surrounding areas,
    providing a safe and convenient area to serve the recreational needs of future residents.
. Is located with any natural features that may exist on the site including creeks, rivers and existing vegetation.
. Does not provide for lots backing onto the public open space reserve and roads (where appropriate).

**Environment**

- Identification of areas not suitable for development.
- Identification of environmental issues, opportunities and constraints (including native vegetation).
- Protection of significant vegetation.
- Identification of the overland flow paths north of Nesci Court.

**Development**

- An average density of 13-15 dwellings per hectare to maximise residential yield.
- Identification of any areas suitable for medium density housing.
- Identification of the location of a site for a local convenience centre.

**Decision Guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate, the relevant views of the Department of Environment, Land, Water and Planning.

**Background documents**

SCHEDULE 25 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO25.

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Agriculture and any buildings or works associated with the use of the land for agricultural purposes.
- Any buildings or works associated with the use of land for a caravan park.
- A fence.
- Minor drainage works.
- Minor earthworks.
- To remove, destroy or lop vegetation.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits (where appropriate and relevant):

- A town planning report outlining how the proposal responds to the Municipal Planning Strategy and Planning Policy Framework, and other relevant sections of the Bass Coast Planning Scheme including Clause 56.
- A report outlining how the proposed development is consistent with the requirements of this schedule.
- A stormwater management plan detailing how stormwater will be collected, treated and re-used within the development, with particular emphasis on minimising impacts on Anderson Inlet, and the removal of sediment, litter and other wastes from stormwater prior to discharging from the site.
- A flora and fauna report for the site prepared by a suitably qualified expert, which includes, but is not limited to, the identification of vegetation on the site (including species), its current health, its significance in the local, regional, state and national context, measures required to protect significant vegetation, and the identification of any vegetation to be removed.
- Building envelopes on lots that contain significant vegetation.
- A Cultural Heritage and Archaeological Assessment for the site.
- A Traffic Impact Assessment and Management Plan for the proposed development prepared by a suitably qualified person.
- Details of the availability and connection to relevant services, including provision for the connection to reticulated gas services.
- Any other matters as deemed appropriated by the responsible authority, which the planning permit should take account of based on the specific characteristics of the land.

Except for a permit granted before a development plan has been approved in accordance with Clause 2.0 of the schedule or unless otherwise agreed by the responsible authority, a permit must provide for the following matters:

- Prior to the commencement of any development, the owners of the land must enter into an agreement with the responsible authority pursuant to section 173 of the Planning and
**Environment Act 1987.** The Agreement must make provision for contributions to be made by the owners towards the provision of on-site and off-site infrastructure (including the provision of land and/or the payment of financial levies), required as a consequence of the intended use and development of the land.

- Offsets for native vegetation, where relevant, which will be required to be determined to the satisfaction of the Department of Environment, Land, Water and Planning.
- Preparation of an Environment Management Plan for both the construction and operational phases prior to the commencement of works.
- Preparation of a Landscape Plan that shows the location, size and species of existing vegetation, vegetation to be retained, removed or lopped and new planting on road reserves and open space areas.
- Preparation and approval of a Construction Management Plan prior to the commencement of any works.
- Detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- Electricity supplies for the development to be provided underground.
- Preparation and approval of detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- Street lighting to be designed and provided.

### Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

Any approved development plan may be amended to the satisfaction of the responsible authority.

A development plan is to be a combination of a report and a diagram and must include or address the following requirements, where relevant:

#### General

- A site description, detailing the site conditions including its topography.
- Indicative staging of the subdivision.
- Subdivision and road layouts that integrate with and facilitate access to the surrounding areas.
- Safe and efficient pedestrian links to surrounding areas.
- An appropriate response to the Municipal Planning Strategy and Planning Policy Framework, in particular Clause 13.01 Climate Change Impacts. The report should include drainage and flooding assessments to the satisfaction of the responsible authority and the West Gippsland Catchment Management Authority.
- A Development Plan application for land below 5m AHD must be accompanied by a Coastal Hazard Vulnerability Assessment.

#### Infrastructure

- Access to new residential areas should be provided from new roads rather than the foreshore road.
- Transport connections including main internal road layouts and connections to existing road networks.
- A convenient and safe pedestrian network, particularly along The Esplanade.
- Identification of servicing constraints and opportunities.

#### Environment
- Identification of areas not suitable for development.
- Identification of environmental issues, opportunities and constraints (including native vegetation).
- All areas of existing indigenous vegetation.
- Wetland areas and how they will be protected from grazing and the effects of stormwater discharge.
- All natural watercourses and how they will be protected.
- All existing and proposed drainage lines.
- Areas subject to flooding.
- Stormwater discharge points and any retardation system.
- Areas requiring excavation and fill.
- Any sites of cultural, archaeological, historical or heritage value.
- Any sites of geological and geomorphological significance.
- Roads, reserves and walkways.
- Lots of varying sizes to provide diverse housing choices.
- Building envelopes on each lot that contains existing indigenous vegetation and areas subject to inundation.
- Contours of the land to the Australian Height Datum at an interval of not more than 0.5 metres.

**Open Space**

- Integrate open space with existing areas of public open space, public access points onto Council or Crown land, existing walkways or cycle paths.
- Use open space to protect and enhance the aesthetic and environmental qualities of Screw Creek and Little Screw Creek.
- Use open space to provide a natural filtration and retardation system for stormwater flows emanating from watercourses and urban drainage infrastructure.
- Use open space to re-establish areas of indigenous vegetation to provide habitat, wildlife corridors and the protection of biodiversity of indigenous species.
- The areas to be set aside for reserves and public open space areas should aim to include significant trees and stands of indigenous vegetation.
- Provide useable public open space (as required) which:
  - Is in accordance with Clause 56.05-2 of the Bass Coast Planning Scheme.
  - Is clearly visible and accessible to residents within the site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents.
  - Is located with any natural features that may exist on the site including creeks, rivers and existing vegetation.
  - Does not provide for lots backing onto the public open space reserve and roads (where appropriate).

**Decision Guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate, the relevant views of the Department of Environment, Land, Water and Planning.

**Background documents**

LAND MANAGEMENT OVERLAYS
EROSION MANAGEMENT OVERLAY
Shown on the planning scheme map as EMO with a number (if shown).

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.

Erosion management objectives and statement of risk
A schedule to this overlay may contain:
- Erosion management objectives to be achieved.
- A statement of risk.

Buildings and works
A permit is required to construct a building or construct or carry out works, including:
- Roadworks.
- Buildings and works associated with a dependent person’s unit.
- A domestic swimming pool or spa and associated mechanical and safety equipment.
- Any matter specified in Clause 62.02-2 if specified in a schedule to this overlay.
This does not apply if a schedule to this overlay specifically states that a permit is not required.

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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a fence.</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>Construct a building or construct or carry out works for:</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>- A carport, garage, pergola, verandah, deck, shed or similar structure.</td>
<td></td>
</tr>
<tr>
<td>- A rainwater tank.</td>
<td></td>
</tr>
<tr>
<td>The buildings and works must be associated with a dwelling.</td>
<td></td>
</tr>
</tbody>
</table>

Vegetation removal
A permit is required to remove, destroy or lop any vegetation. This does not apply:
- If a schedule to this overlay specifically states that a permit is not required.
- If the table to Clause 44.01-4 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.
### Table of exemptions

<table>
<thead>
<tr>
<th>The requirement to obtain a permit does not apply to:</th>
<th>Vegetation that is to be removed, destroyed or lopped:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency works</td>
<td>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.</td>
</tr>
<tr>
<td>Extractive industry</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the <em>Mineral Resources (Sustainable Development) Act 1990</em> and authorised by a work authority granted under that Act.</td>
</tr>
<tr>
<td>Fire protection</td>
<td>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: 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; making of 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 <em>Conservation, Forests and Lands Act 1987</em>); 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: - Section 65 of the <em>Forests Act 1958</em>; or - Section 41 of the <em>Country Fire Authority Act 1958</em>. 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 <em>Electricity Safety Act 1998</em>; 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 <em>Conservation, Forests and Lands Act 1987</em>). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the <em>Road Management Act 2004</em>. Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.</td>
</tr>
<tr>
<td>Geothermal energy exploration and extraction</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Geothermal Energy Resources Act 2005</em>.</td>
</tr>
<tr>
<td>Greenhouse gas sequestration and exploration</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Greenhouse Gas Geological Sequestration Act 2008</em>.</td>
</tr>
<tr>
<td>Land management or directions notice</td>
<td>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 <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
<tr>
<td>Land use conditions</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
<tr>
<td>Mineral exploration and extraction</td>
<td>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 <em>Mineral Resources (Sustainable Development) Act 1990</em>:</td>
</tr>
<tr>
<td>The requirement to obtain a permit does not apply to:</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>• that is low impact exploration within the meaning of Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990; or</td>
<td></td>
</tr>
<tr>
<td>• in accordance with a work plan approved under Part 3 of the Mineral Resources (Sustainable Development) Act 1990.</td>
<td></td>
</tr>
</tbody>
</table>

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.

**Noxious weeds**
Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the Catchment and Land Protection Act 1994. This exemption does not apply to Australian Dodder (*Cuscuta australis*).

**Pest animal burrows**
Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows.

In the case of native vegetation the written agreement of an officer of the department responsible for administering the Flora and Fauna Guarantee Act 1988 is required before the vegetation can be removed, destroyed or lopped.

**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 Conservation, Forests and Lands Act 1987).

**Regrowth**
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:
- bracken (*Pteridium esculentum*); 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.

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.

**Road safety**
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 public 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 Conservation, Forests and Lands Act 1987).

**Stone exploration**
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 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:
- 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.

This exemption does not apply to costeaming and bulk sampling activities.

**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 Surveying Act 2004) 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).

### Subdivision

A permit is required to subdivide land.

### Application requirements

An application must be accompanied by any information specified in a schedule to this overlay and information showing:

- The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation.
- The extent of any proposed earthworks.
- The means proposed to stabilise disturbed areas.
- Any other application requirements specified in a schedule to this overlay.

### Exemption from notice and review

An application under this overlay is exempt from the notice requirements of sSection 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:

- Regional Catchment Strategy (*Catchment and Land Protection Act 1994*).
- Control of Erosion on Construction Sites, Soil Conservation Authority.
- Your Dam, an Asset or a Liability, Department of Conservation and Natural Resources.
- Any proposed measures to manage concentrated runoff and site drainage.
- Any proposed measures to minimise the extent of soil disturbance.
- Whether the removal of vegetation will increase the possibility of erosion, the susceptibility to landslip or other land degradation processes, and whether such removal is consistent with sustainable land management.
- The need to stabilise disturbed areas by engineering works or revegetation.
- Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.
• Whether buildings or works are likely to cause erosion or landslip.
• Whether access and servicing of the site or building envelope is likely to result in erosion or landslip.
• Land Capability Report (if prepared) as developed by the Department of Environment, Land, Water and Planning.
• The need to remove, destroy or lop vegetation to a create defendable space to reduce the risk of bushfire to life and property.
• Any technical information or reports required to be provided by a schedule to this overlay.
• Any other matters specified in a schedule to this overlay.
SCHEDULE 1 TO CLAUSE 44.01 EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as EMO.

1.0

Erosion management objectives to be achieved

None specified.

2.0

Statement of risk

None specified.

3.0

Permit requirement

A planning permit is not required to construct a building or to construct or carry out works for the following:

**Agricultural activities:**
- Agricultural activities including ploughing, fencing, gates, windmills and solar units.
- Dams less than 3000 cubic metres capacity.

**Power lines:**
- Telephone or power lines provided they do not involve the construction of towers.

**Buildings:**
- An extension to an existing dwelling provided the additional floor area is less than 50 square metres and provided that the construction is carried out in accordance with Construction Techniques for Sediment Pollution Control (EPA May, 1991) and Control of Erosion on Construction Sites (Soil Conservation Authority)
- Non-habitable outbuildings associated with agriculture provided the gross floor area does not exceed 100 square metres.

4.0

Application requirements

The following application requirements apply to an application for a permit under Clause 44.01, in addition to those specified in Clause 44.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A planning permit application should be accompanied by a report that addresses the impact of the proposed development and works on land instability and erosion. Such a report should identify appropriate methods of erosion control and slope stability for the proposed development.

5.0

Decision guidelines

None specified.
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.

**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.

**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.

**Subdivision**

A permit is required to subdivide land.

**Application requirements**

An application must be accompanied by any information specified in a schedule to this overlay.

**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.

**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.

**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.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- 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.
- 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.
SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSIO.

The map on page 4 of this schedule identifies the administrative areas of the two floodplain management authorities in Bass Coast Shire.

1.0 Land subject to inundation objectives to be achieved

None specified.

2.0 Statement of risk

None specified.

3.0 Permit requirement

Rural Areas (all areas within the Farming Zone, Rural Activity Zone, Rural Living Zone and Rural Conservation Zone)

A permit is not required to construct or carry out works associated with the use of land for agriculture, including:

- Works associated with vine or horticultural trellises or watering systems.
- Works associated with dams with less than 3000 cubic metres capacity, where no fill is imported to the site and where no embankment is proposed above natural ground level.
- Windmills and solar units.
- Outbuildings less than 100 square metres gross floor area, including a pump shed.
- Agricultural and farm buildings with a minimum of one wall fully and permanently open, such as hay sheds, cattleyards, covered horse stables or yards.
- Buildings or works in accordance with a whole farm plan prepared to the satisfaction of the responsible authority.

All areas

- A permit is not required to construct a building or construct or carry out works for any of the following:
  - An extension to an existing dwelling, provided the proposed floor level is at or above the highest point of the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
  - A non-habitable building (other than a building associated with the use of land for industry or for a public or commercial activity), provided that the floor levels are above the applicable levels set by the relevant floodplain management authority.
  - An extension to a non-habitable building (other than a building associated with the use of land for industry or for a public or commercial activity), provided that the floor levels are above the applicable levels set by the relevant floodplain management authority.
  - Outbuildings and works normal to an existing dwelling, other than a deck or verandah, including landscaping, a pergola, driveway, carport, in-ground swimming pool and associated fencing, barbeques and water tank.
  - A deck or verandah associated with an existing dwelling, provided the proposed floor level is at or above the highest point of the existing floor level and the gross floor area of the deck or verandah does not exceed 20 square metres.
  - A footpath, bicycle path or boardwalk, provided that they are constructed at ground level.
- An elevated boardwalk, provided that the new surface levels are above the applicable levels set by the relevant floodplain management authority.
- An upper storey extension to an existing building within the existing building footprint.
- An open building with no walls.
- A replacement fence of the same material as the existing fence, in the same location.
- A tennis court or other sports ground at natural ground level.
- A radio mast, telecommunications tower, antenna, power pole or light pole.
- A non-domestic disabled access ramp.
- An outdoor sign/structure, provided that it does not alter flows or floodplain storage capacity.
- Earthworks associated with the construction of a dam, provided no fill is imported to the site and no embankment is proposed above ground level.
- Works carried out by a Water Corporation to maintain and replace infrastructure related to sewer and water supply.
- Earthworks associated with the receipt, importation, stockpiling or placement of less than 100 cubic metres of fill.

Note: Contact the relevant floodplain management authority to determine the appropriate floor level height. Map 1 on page 4 shows the boundaries of the two floodplain management authorities in Bass Coast Shire.

4.0
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Application requirements

Unless agreed in writing by the relevant floodplain management authority, an application to construct a building or construct or carry out works must be accompanied by four sets of plans, drawn to scale, which show:

- A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works.
- Elevation plans showing natural ground level, ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction and supervision of a licensed surveyor.
- A detailed site plan with 0.5m contour intervals showing the layout of existing and proposed buildings and works, watercourses and access roads, taken by or under the direction of a licensed land surveyor;
- The 1 in 100 year flood level from the relevant floodplain management authority. The flood level information must not be greater than six months old.

Coastal Development

For land below 5m AHD, the responsible authority or relevant floodplain management authority may require that a coastal hazard vulnerability assessment or similar statement be prepared to accompany the following planning permit application types:

- Subdivision.
- Accommodation (including Dwelling, Residential building, Residential village, Retirement village, Camping and caravan park, Corrective institution, Dependent persons unit, Group accommodation, Host farm).
- Earthworks involving the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.

This requirement does not apply where the information has been previously published in a regional Local Coastal Hazard Assessment.
The report must be prepared by a suitably qualified coastal processes engineer and/or coastal processes specialist and prepared in accordance with any approved coastal hazard guidelines to the satisfaction of the responsible authority. The assessment is to be prepared in accordance with the Victorian Coastal Hazard Guide, must not be more than six months old and must contain the following information at a minimum:

- A location plan drawn to scale, showing the boundaries and dimensions of the site, surrounding uses, the layout of existing and proposed buildings and works and the distance to coast or estuary.

- Elevation plans showing natural ground level, ground level and the floor levels of any proposed buildings in relation to both Australian Height Datum and the highest recorded coastal inundation event as nominated by the relevant floodplain management authority, taken by or under the direction and supervision of a licensed land surveyor.

- A detailed site plan with 0.5m contours showing the layout of existing and proposed buildings and works, watercourses, access roads, vegetation and all infrastructure that may be affected by flooding, sea level rise or coastal inundation, taken by or under the direction and supervision of a licensed land surveyor.

- An assessment by a suitably qualified person to the satisfaction of the responsible authority of the combined effects of any area affected by the 1 in 100 year average recurrence interval (ARI) flood event together with sea level rise of 0.8m by 2100, storm tides, storm surges, coastal processes and topography. The assessment should give consideration to sediment budget, geotechnical risk and instability, shoreline erosion and recession, wave set up and run up, overtopping, flood extent from adjacent estuary or catchment, and sand drift. The assessment should detail expected flood levels (AHD) and the depth of inundation above existing surface levels (in cm) across the property for the following planning periods: present day, 2040, 2070 and 2100.

- Any statements from the assessment should be supported by scientific or numeric analysis.

- A set of coastal hazard maps for the sediment compartment for the planning periods: present day, 2040, 2070 and 2100 showing the geographic extent of the coastal hazards in relation to the site.

- An outline prepared by a suitably qualified person to the satisfaction of the responsible authority stating actions or measures required, if any, to the siting and design of the buildings or works, or in association with the use and occupation of all aspects of the proposal in order to reduce the risk to individuals, property, infrastructure and the environment over the predicted life of the buildings or works. These actions may include the consideration of adaptation options such as planned retreat, setbacks, accommodation of changes through floor heights, site and land forming and drainage works.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- An application to construct a building or construct or carry out works, or an application to amend a permit, does not require referral to the relevant floodplain management authority if the application:
  - Is accompanied by the relevant floodplain management authority’s written approval, which must be granted not more than three months prior to lodging with the responsible authority; and which must quote the reference number of the plan and other details approved by the relevant floodplain management authority; and which must state the applicable flood level and any required floor levels.
Is in accordance with an adopted local floodplain development plan.
- Complies with a building envelope, filling levels and floor levels specified by the relevant floodplain management authority in the previous six months.

5.0 Decision guidelines
None specified.

6.0 Map 1 to the Schedule to Clause 44.04

7.0 Background documents

*Final Report Volume 1, Victoria* (Coastal Climate Change Advisory Committee, 2010)

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.

**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.

**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)
- 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.

### 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 53.02. 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.

### 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.

### 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 Class 10c 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.

**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.

**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.

**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:
- Any other matters specified in a schedule to this overlay.

**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.
SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as **BMO1**.

**CAPE PATERNON, CAPE WOOLAMAI, GRANTVILLE, NEWHAVEN, PIONEER BAY, VENTNOR, COWES, Wonthaggi BAL-12.5 AREAS**

1.0

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.

2.0

Application

An application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02 applies in all other circumstances.

3.0

Permit requirement

None specified.

4.0

Application requirements

The following application requirements apply to an application for a permit under Clause 44.06:

- 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.

5.0

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 52.4753.02 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 53.02, and

- Vehicle access must be provided in accordance with Clause 53.02.

If these requirements are not met, the requirements of Clause 53.02 apply.

6.0

Substitute approved measures for Clause 53.02

None specified.

7.0

Additional alternative measures for Clause 53.02

None specified.
Mandatory Condition
An application must include the mandatory conditions as specified in Clause 44.06-5.

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.

Notice and review
None specified.

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.
**SCHEDULE 2 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY**

Shown on the planning scheme map as BMO2.

**CAPE PATTERSON, CAPE WOOLAMAI, GRANTVILLE, PIONEER BAY, VENTNOR, THE GURDIES BAL–29 AREAS**

1.0

**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.

2.0

**Application**

An application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02 applies in all other circumstances.

3.0

**Permit requirement**

None specified.

4.0

**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.

5.0

**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 53.02 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 53.02, and
- Vehicle access must be provided in accordance with Clause 53.02.

If these requirements are not met, the requirements of Clause 53.02 apply.

6.0

**Substitute approved measures for Clause 53.02**

None specified.

7.0

**Additional alternative measures for Clause 53.02**

None specified.
Mandatory Condition
An application must include the mandatory conditions as specified in Clause 44.06-5.

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.

Notice and review
None specified.

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.
PUBLIC ACQUISITION OVERLAY

Shown on the planning scheme map as PAO with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify land which is proposed to be acquired by a Minister, public authority or municipal council.
To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.
To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.

Permit required

A permit is required to:

- Use land for any Section 1 or Section 2 use in the zone.
- Construct a building or construct or carry out works, including:
  - A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
  - 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.
- Damage, demolish or remove a building or works.
- Damage, remove, destroy or lop any vegetation. This does not apply:
  - If the vegetation has been planted for pasture, timber production or any other crop.
  - 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 vegetation presents an immediate risk of personal injury or damage to property.
- Subdivide land.

This does not apply:

- To the acquiring authority for the land if the land has been acquired and any of the above matters for which a permit is required is consistent with the purpose for which the land was acquired.
- To an authority or a municipal council if the responsible authority, after consulting with the acquiring authority for the land, is satisfied that any of the above matters for which a permit is required is consistent with the purpose for which the land is to be acquired.

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.
Referral of applications
An application must be referred under Section 55 of the Act to the acquiring authority for the land.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The effect of the proposed use or development on the purpose for which the land is to be acquired as specified in the schedule to this overlay.

A permit granted under this clause may be conditional on:

- The extent of alterations and extensions to an existing building and works, and the materials that may be used.
- The location, dimensions, design and material or a new building or works.
- The demolition, removal or alteration of any buildings or works.
- The demolition or removal of buildings or works constructed or carried out in accordance with a permit under this clause.
- No compensation being payable for the demolition or removal of any buildings or works constructed under the permit.

Land not to be spoiled or wasted
Land must not be spoiled or wasted so as to adversely affect the use of the land for the purpose for which it is to be acquired.

Reservation for public purpose
Any land included in a Public Acquisition Overlay is reserved for a public purpose within the meaning of the Planning and Environment Act 1987, the Land Acquisition and Compensation Act 1986 or any other act.

Acquiring authority
An acquiring authority is the Minister, public authority or municipal council specified in the schedule to this overlay as the acquiring authority for the land.
### SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

**Public acquisition**

<table>
<thead>
<tr>
<th>PS map ref</th>
<th>Acquiring Authority</th>
<th>Purpose of acquisition</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAO1</td>
<td>Roads Corporation</td>
<td>Road widening</td>
</tr>
<tr>
<td>PAO2</td>
<td>Bass Coast Shire Council</td>
<td>Drainage</td>
</tr>
<tr>
<td>PAO3</td>
<td>Bass Coast Shire Council</td>
<td>Right of way</td>
</tr>
<tr>
<td>PAO4</td>
<td>Bass Coast Shire Council</td>
<td>Proposed Public Open Space</td>
</tr>
</tbody>
</table>
AIRPORT ENVIRONS OVERLAY

Shown on the planning scheme map as AEO with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are or will be subject to high levels of aircraft noise, including areas where the use of land for uses sensitive to aircraft noise will need to be restricted.

To ensure that land use and development are compatible with the operation of airports in accordance with the appropriate airport strategy or master plan and with safe air navigation for aircraft approaching and departing the airfield.

To assist in shielding people from the impact of aircraft noise by requiring appropriate noise attenuation measures in new dwellings and other noise sensitive buildings.

To limit the number of people residing in the area or likely to be subject to significant levels of aircraft noise.

Use of land

Any requirement in a schedule to this overlay must be met.

Construction of buildings

Any new building must be constructed so as to comply with any noise attenuation measures required by Section 3 of Australian Standard AS 2021-2015, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction, issued by Standards Australia Limited.

Note: In Section 3 of Australian Standard AS 2021-2015, Table 3.3 refers to both building types and activities within those buildings. Each building type listed has its ordinary meaning and should not be interpreted as defined in this scheme.

Subdivision

A permit is required to subdivide land.

An application to subdivide land must be referred to the airport owner 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 airport owner.

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.

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 proposal will result in an increase in the number of dwellings and people affected by aircraft noise.
- Whether the proposal is compatible with the present and future operation of the airport in accordance with the appropriate airport strategy or master plan.
- Whether the design of the building incorporates appropriate noise attenuation measures.
- The views of the airport owner.
SCHEDULE 2 TO CLAUSE 45.02 AIRPORT ENVIRONS OVERLAY

Shown on the planning scheme map as AEO2.

Requirements

An application to use land for the following must be referred to the airport owner 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 airport owner:

- Accommodation.
- Art and craft centre.
- Bar.
- Display home centre.
- Education centre.
- Hospital.
- Hotel.
- Office.
- Place of assembly.
- Research and development centre.
- Research centre.
- Restricted recreation facility.
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.

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.
**RESTRICTURE OVERLAY**

Shown on the planning scheme map as RO with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify old and inappropriate subdivisions which are to be restructured.

To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

**Subdivision**

A permit is required to subdivide land.

A subdivision must be in accordance with a restructure plan for the land listed in the schedule to this overlay. This does not apply if the subdivision is for one of the following purposes and no additional lots or subdivision potential is created:

- To realign boundaries between lots that have been consolidated in accordance with the restructure plan.
- To consolidate a restructure lot with a section of closed road or other land not included in a proposed restructure lot.

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 report which demonstrates that each lot is capable of treating and retaining all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- A plan which indicates the building envelope and effluent disposal area for each lot.

Before deciding on an application to subdivide land into residential lots, the responsible authority must consider Clause 56.

**Dwellings and other buildings**

A permit is required to construct or extend a dwelling or other building.

A permit must be in accordance with a restructure plan for the land listed in a schedule to this overlay. This does not apply if:

- No restructure plan is listed in the schedule and the permit is required to extend an existing dwelling or other building.
- The land is a lot for which a permit has been granted under Clause 45.05-1.

**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.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The objectives of the restructure plan for the area.
- Appropriate measures to cope with any environmental hazard or constraint affecting the land, including slope, drainage, salinity and erosion.

- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and fauna habitats and the need to revegetate along waterways, gullies, ridge lines and property boundaries.

- The availability of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.

- The relationship of the intended use and development to the existing or likely use and development of adjoining and nearby land.

- The effect on surrounding uses, especially agricultural uses and nearby public land.

- The design of buildings.
## Restructure plan

<table>
<thead>
<tr>
<th>PS map ref</th>
<th>Land</th>
<th>Title of restructure plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>RO1</td>
<td>Dudley Township</td>
<td>Dudley Restructure Plan</td>
</tr>
<tr>
<td>RO2</td>
<td>Adams Estate</td>
<td>Adams Estate Restructure Plan</td>
</tr>
<tr>
<td>RO3</td>
<td>Queensferry Township</td>
<td>Queensferry Restructure Plan</td>
</tr>
<tr>
<td>RO4</td>
<td>Kilcunda Township</td>
<td>Kilcunda Restructure Plan</td>
</tr>
<tr>
<td>RO5</td>
<td>Woolamai Township</td>
<td>Woolamai Restructure Plan</td>
</tr>
<tr>
<td>RO6</td>
<td>Dalyston Township</td>
<td>Dalyston Restructure Plan</td>
</tr>
<tr>
<td>RO7</td>
<td>Wonthaggi South</td>
<td>South Wonthaggi Restructure Plan</td>
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</table>
SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

Specific controls

<table>
<thead>
<tr>
<th>PS Map Ref</th>
<th>Name of incorporated document</th>
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<tbody>
<tr>
<td>SCO1</td>
<td>158 Gap Road, Cowes (January 2019)</td>
</tr>
</tbody>
</table>
PARTICULAR PROVISIONS

This section sets out Particular Provisions which apply to the matters specified.
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.

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.

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.
### SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

#### Specific sites and exclusion

<table>
<thead>
<tr>
<th>Address of land</th>
<th>Title of incorporated document</th>
</tr>
</thead>
<tbody>
<tr>
<td>Volume 9705 Folio 318</td>
<td>Philip Island Grand Prix Circuit Associated Facilities Incorporated Plan 2006</td>
</tr>
<tr>
<td>Volume 10521 Folio 808</td>
<td></td>
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<tr>
<td>Volume 3893 Folio 495</td>
<td></td>
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<tr>
<td>Part Volume 6069 Folio 700</td>
<td></td>
</tr>
<tr>
<td>Part Volume 10286 Folio 774</td>
<td></td>
</tr>
</tbody>
</table>

- The area serviced by Westernport Water within the Shire of Bass Coast

- The land in the vicinity of Lower Powlett Road Wonthaggi shown on the Map at Appendix 1 of the Incorporated Document, including but not limited to Lot 1 on Plan of Subdivision 501595, Volume 10907 Folio 010
  - Lot 2 on Plan of Subdivision 501595, Volume 10907 Folio 011
  - Lot 1 on Plan of Subdivision 538458, Volume 10985 Folio 540
  - Lot 2 on Plan of Subdivision 201963G, Volume 09658 Folio 544
  - Lot 1 on Plan of Subdivision 201963G, Volume 09658 Folio 543
  - Crown Allotment 23A Parish of Wonthaggi, Volume 3798 Folio 500

- Together with land to be used for utility connection and investigative activity for the desalination project

- 2255 Dalyston-Glen Forbes Road and part of 1905 Bass Highway, Glen Forbes.
- 2255 Dalyston-Glen Forbes Road and part of 1905 Bass Highway, Glen Forbes – August 2007.

- The Victorian Desalination Project Land as identified in the incorporated document
- Victorian Desalination Project Incorporated Document, June 2009
COMBUSTIBLE CLADDING RECTIFICATION EXEMPTIONS

Purpose

To facilitate the rectification of combustible cladding on buildings.

Permit exemption

Any requirement of this planning scheme to obtain a permit does not apply to the rectification of combustible cladding on a building:

- In accordance with an emergency order, building notice or building order made under Part 8 of the Building Act 1993.
- Owned by the Crown, a Minister, municipal council or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Exemption from notice and review

An application to amend a permit to allow the rectification of combustible cladding on a building:

- In accordance with an emergency order, building notice or building order made under Part 8 of the Building Act 1993; or
- Owned by the Crown, a Minister, municipal council or public authority, including a public authority established for a public purpose under a Commonwealth Act,

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.
EASEMENTS, RESTRICTIONS AND RESERVES

Purpose

To enable the removal and variation of an easement or restriction 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 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.
## SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

### Under Section 23 of the Subdivision Act 1988

<table>
<thead>
<tr>
<th>Land</th>
<th>Easement or restriction</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>23 Sandymount Avenue, Inverloch being Lot 23 on Plan of Subdivision 9106, Parish of Kirrak.</td>
<td>Restrictive Covenant contained within instrument of transfer No 1484206</td>
<td>Removal</td>
</tr>
<tr>
<td>35 Freda Street, Inverloch, being Lot 20 No 10678, Parish of Kirrak.</td>
<td>Restrictive Covenant contained within instrument of transfer No 17-10696</td>
<td>Removal</td>
</tr>
<tr>
<td>25 The Crescent, Inverloch, being Lot 3 on Plan of Subdivision No. 9406, Parish of Kirrak.</td>
<td>Restrictive Covenant contained within instrument of transfer No 1259376</td>
<td>Removal</td>
</tr>
<tr>
<td>18 Fern Street, Inverloch, being Lot 353 on Plan of Subdivision No. 10678. Parish of Kirrak.</td>
<td>Restrictive Covenant contained within instrument of transfer No 1258606</td>
<td>Removal</td>
</tr>
<tr>
<td>15 Golf Street Inverloch Lot 45 on Plan of Subdivision No. 10981, Parish of Kirrak.</td>
<td>Restrictive Covenant contained within instrument of transfer No 1709041</td>
<td>Removal</td>
</tr>
<tr>
<td>19 Sandymount Avenue, Inverloch being Lots 1 &amp; 2 on Plan of Subdivision No. 9406, Parish of Kirrak.</td>
<td>Restrictive Covenant contained within instrument of transfer No 1259376</td>
<td>Removal</td>
</tr>
<tr>
<td>1 &amp; 3 Abbott Street, Inverloch being Lots 221 &amp; 220 on Plan of Subdivision No. 10678, Parish of Kirrak.</td>
<td>Restrictive Covenant contained within instrument of transfer No 1252843 &amp; 1279868</td>
<td>Removal</td>
</tr>
<tr>
<td>21 Sandymount Avenue, Inverloch. being Lot No. 22 on Plan of Subdivision No. 9406, Parish of Kirrak.</td>
<td>Restrictive Covenant contained within instrument of transfer No 1484206</td>
<td>Removal</td>
</tr>
<tr>
<td>14 Park Street, Inverloch, being Lot No. 34 on Plan of Subdivision No. 10981, Parish of Kirrak.</td>
<td>Restrictive Covenant contained within instrument of transfer No 1365563</td>
<td>Removal</td>
</tr>
<tr>
<td>8 Golf Street, Inverloch, being Lot No. 31 on Plan of Subdivision No. 10981, Parish of Kirrak.</td>
<td>Restrictive Covenant contained within instrument of transfer No 1304269</td>
<td>Removal</td>
</tr>
</tbody>
</table>

### Under Section 24A of the Subdivision Act 1988

<table>
<thead>
<tr>
<th>Land</th>
<th>Person</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Under Section 36 of the Subdivision Act 1988

<table>
<thead>
<tr>
<th>Land</th>
<th>Easement or right of way</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
LEVEL CROSSING REMOVAL PROJECT

Purpose

To facilitate the Level Crossing Removal Project.

Application

This clause applies to the use and development of land (other than the subdivision of land) for projects undertaken by the Level Crossing Removal Project and declared under section 10(1)(b) of the Major Transport Projects Facilitation Act 2009.

This clause does not apply to a project for which a document has been incorporated into this planning scheme expressly for that project.

Exemption from planning scheme requirements

Any requirement of this planning scheme to obtain a permit or any provision of this planning scheme that prohibits the use or development of land, requires the use or development of land to be carried out in a particular manner, or requires a specified thing to be done to the satisfaction of a specified person or body, does not apply to any use or development this Clause 52.03 applies to if the requirements of Clause 52.03 are met.

The provisions of this clause prevail over any inconsistent provision in this planning scheme.

Use and development requirements

The use and development of land must be undertaken in accordance with the plans and documents approved under this clause, to the satisfaction of the Minister for Planning.

The construction of a building or the construction or carrying out of works in a Floodway Overlay, Land Subject to Inundation Overlay, Special Building Overlay or Urban Floodway Zone must be undertaken to the satisfaction of the relevant floodplain management authority.

The creation or alteration of access to a road in a Road Zone, Category 1, or land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road, must be undertaken to the satisfaction of the Roads Corporation.

The use and development of land in a Public Acquisition Overlay must be undertaken to the satisfaction of the relevant acquiring authority.

Consultation requirement

Prior to the commencement of the use or development:

- Public consultation, and consultation with the relevant municipal council, must be undertaken to the satisfaction of the Minister for Planning.

- A report that summarises the feedback provided during consultation and explains how the feedback has been considered and responded to must be prepared to the satisfaction of the Minister for Planning.

Project boundary requirement

Prior to the commencement of the use or development, a plan that shows the boundary of the land on which the use or development will be undertaken must be prepared to the satisfaction of the Minister for Planning.
Other pre-commencement requirements

The following requirements may be satisfied for separate components or stages of a project but each requirement must be satisfied prior to the commencement of the use or development for that component or stage.

The following requirements may be varied or waived by the Minister for Planning.

Prior to the commencement of the use or development (other than a preparatory use or development), the following plans and documents must be prepared to the satisfaction of the Minister for Planning:

- An environmental management framework, prepared in consultation with each relevant municipal council, that includes:
  - A summary of key construction methodologies.
  - An overarching framework of measures to reduce and manage environmental and amenity effects during construction.
  - A summary of performance monitoring and reporting processes, including auditing, to ensure environmental and amenity effects are reduced and managed during construction.
  - A summary of how each relevant municipal council, the community and other stakeholders will be engaged during construction, including enquiries and complaints management.

The environmental management framework must be accompanied by a summary of the consultation with each relevant municipal council that informed the preparation of the environmental management framework.

- If the land is in the Heritage Overlay and the development would require a permit under the overlay were it not for the exemption in Clause 52.03-2:
  - A report that addresses the impact of that development on the heritage significance of the heritage place.
  - Site plans and elevations showing the extent of that development on the land.
  - Photographs of any buildings or works to be demolished or removed, including photographs of the exterior and interior of the building and contextual images of the building’s environs and setting.

- If the land is in an Environmental Significance Overlay, a Significant Landscape Overlay or a Vegetation Protection Overlay and the development would require a permit under the overlay were it not for the exemption in Clause 52.03-2, a report that addresses the impact of the development on any environmental, vegetation or landscape significance or objective specified in a schedule to the overlay.

- Any other information the Minister for Planning considers necessary to assist the Minister’s assessment of the plans and documents required to be submitted under this clause.

Prior to the commencement of the use of any new open space, an environmental assessment (or similar) that demonstrates that the environmental conditions of the land are suitable for that use must be undertaken to the satisfaction of the Minister for Planning.

Native vegetation requirements

The following requirements may be satisfied for separate components or stages of a project. However, each requirement must be satisfied prior to the removal, destruction or lopping of native vegetation for that component or stage.

Prior to the removal, destruction or lopping of native vegetation to enable a preparatory use or development, information about that native vegetation must be submitted to the Secretary to the Department of Environment, Land, Water and Planning. The information must include a description
of, and maps showing, the native vegetation to be removed, destroyed or lopped in accordance
with application requirement 1 in Table 4 of the *Guidelines for the removal, destruction or lopping

Prior to the removal, destruction or lopping of native vegetation (other than to enable a preparatory
use or development):

- Information about that native vegetation in accordance with application requirements 1, 5 and
9 in Table 4 of the *Guidelines for the removal, destruction or lopping of native vegetation*
(Department of Environment, Land, Water and Planning, 2017) must be provided to the
satisfaction of the Secretary to the Department Environment, Land, Water and Planning. The
information provided to the Secretary must include information about any native vegetation
that has been or is to be removed, destroyed or lopped to enable a preparatory use or
development.

- The biodiversity impacts from the removal, destruction or lopping of that native vegetation
must be offset in accordance with the *Guidelines for the removal, destruction or lopping of
native vegetation* (Department of Environment, Land, Water and Planning, 2017). The
biodiversity impacts from the removal, destruction or lopping of native vegetation to enable a
preparatory use or development must be included in the total biodiversity impacts when
determining the offset.

- Evidence that the required offset has been secured must be provided to the satisfaction of the
Secretary to the Department Environment, Land, Water and Planning.

The Secretary to the Department Environment, Land, Water and Planning may vary the timing of
the above offset requirement if the Secretary considers there are exceptional circumstances to
warrant the variation.

The secured offset for the project may be reconciled at the completion of a project in accordance
with the *Assessor’s handbook – Applications to remove, destroy or lop native vegetation*
(Department of Environment, Land, Water and Planning, October 2018).

52.03-8
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**Preparatory use and development**

For the purposes of Clause 52.03, a preparatory use or development is a use or development
required to prepare for the construction of a project. It is limited to the following:

- Use and development that would not require a permit under a provision of this planning scheme
were it not for the exemption in Clause 52.03-2.

- Works associated with investigating, testing and surveying land.

- Creation and use of construction access points, accessways and working platforms.

- Site establishment works including construction of temporary site fencing and hoarding, site
offices, and hardstand and laydown areas.

- Construction and use of temporary car parking.

- Construction or installation of environment and traffic controls.

- Construction, protection, modification, removal or relocation of utility services, rail signalling,
and overhead and associated infrastructure.

- Salvage and relocation of cultural heritage material and other management actions required to
be undertaken in compliance with:
  - a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006* or
otherwise in compliance with that Act; or
  - the conditions of any permit or consent granted under the *Heritage Act 2017* or otherwise
in compliance with that Act.
• Demolition or removal of a building (other than a building in a Heritage Overlay) or works to the minimum extent necessary to enable another preparatory use or development.

• Removal, destruction or lopping of vegetation (other than a tree in the Heritage Overlay specified below) to the minimum extent necessary to enable another preparatory use or development.

For the purposes of Clause 52.03, preparatory development does not include:

• Demolition or removal of a building in a Heritage Overlay.

• Removal, destruction or lopping of a tree in a Heritage Overlay if the schedule to the overlay specifies the heritage place as one where tree controls apply.
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.

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.

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.

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.
### 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.

#### Application
This clause applies to the development of land for signs.

#### 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.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>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:</td>
<td>Clause 59.09</td>
</tr>
<tr>
<td>The sign is not within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
</tbody>
</table>
### Class of application

- 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.

### 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.

### 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.

### 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.

### 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.

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.

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 temporarily 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.
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.

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*.

### 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**

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast sign</td>
<td>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</td>
</tr>
<tr>
<td>Business identification sign</td>
<td>1.5 sqm that is below a verandah or, if no verandah, that is less than 3.7 m above pavement level.</td>
</tr>
<tr>
<td>Home based business sign</td>
<td></td>
</tr>
<tr>
<td>Promotion sign</td>
<td></td>
</tr>
</tbody>
</table>
Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast sign</td>
<td>The total display area of all signs to each premises must not exceed 8 sqm.</td>
</tr>
<tr>
<td>Business identification sign</td>
<td>This does not include a direction sign.</td>
</tr>
<tr>
<td>Home based business sign</td>
<td></td>
</tr>
<tr>
<td>Pole sign</td>
<td></td>
</tr>
<tr>
<td>Direction sign</td>
<td>Only one to each premises.</td>
</tr>
<tr>
<td>Internally illuminated sign</td>
<td>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.</td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td>None specified</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast sign</td>
<td>Only one to each premises.</td>
</tr>
<tr>
<td>Home based business sign</td>
<td>The display area must not exceed 0.2 sqm.</td>
</tr>
<tr>
<td>Direction sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above-verandah sign</td>
<td>None specified</td>
</tr>
<tr>
<td>Business identification sign</td>
<td>The display area must not exceed 3 sqm.</td>
</tr>
<tr>
<td>Electronic sign</td>
<td>None specified</td>
</tr>
<tr>
<td>Floodlit sign</td>
<td>None specified</td>
</tr>
<tr>
<td>High-wall sign</td>
<td>Must be a business logo or street number.</td>
</tr>
<tr>
<td>Internally illuminated sign</td>
<td>None specified</td>
</tr>
<tr>
<td>Pole sign</td>
<td>The display area must not exceed 3 sqm.</td>
</tr>
<tr>
<td>Promotion sign</td>
<td>None specified</td>
</tr>
<tr>
<td>Reflective sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any sign not in Sections 1 or 2</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Category 4 - Sensitive areas

Maximum limitation

Purpose

To provide for unobtrusive signs in areas requiring strong amenity control.
Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast sign</td>
<td>Only one to each premises.</td>
</tr>
<tr>
<td>Home based business sign</td>
<td>The display area must not exceed 0.2 sqm.</td>
</tr>
<tr>
<td>Direction sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business identification sign</td>
<td>The total display area to each premises must not exceed 3 sqm.</td>
</tr>
<tr>
<td>Floodlit sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any sign not in Sections 1 or 2</td>
<td>None specified</td>
</tr>
</tbody>
</table>
### SCHEDULE TO CLAUSE 52.05 SIGNS

#### Exemption from notice and review

<table>
<thead>
<tr>
<th>Land</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

---

**BASS COAST PLANNING SCHEME**
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.

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.

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.

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.

**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.

**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.
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

<table>
<thead>
<tr>
<th>Use</th>
<th>Rate Column A</th>
<th>Rate Column B</th>
<th>Car Parking Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Art &amp; craft centre</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Bar</td>
<td>0.4</td>
<td>3.5</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Space to each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Betting agency</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Bowling green</td>
<td>6</td>
<td>6</td>
<td>To each rink plus 50 per cent of the relevant requirement of any ancillary use</td>
</tr>
<tr>
<td>Child care centre</td>
<td>0.22</td>
<td>0.22</td>
<td>To each child</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td>0.3</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>0.3</td>
<td></td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Use</td>
<td>Rate Column A</td>
<td>Rate Column B</td>
<td>Car Parking Measure</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---------------</td>
<td>---------------</td>
<td>--------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Convenience shop if the leasable floor area exceeds 80 sq m</td>
<td>10</td>
<td>3.5</td>
<td>To each premises</td>
</tr>
<tr>
<td>Display home centre</td>
<td>5</td>
<td></td>
<td>To each dwelling for five or fewer contiguous dwellings, plus</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>3.5</td>
<td>To each additional contiguous dwelling</td>
</tr>
<tr>
<td>Dwelling</td>
<td>1</td>
<td>1</td>
<td>To each one or two bedroom dwelling, plus</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>2</td>
<td>To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>0</td>
<td>For visitors to every 5 dwellings for developments of 5 or more dwellings</td>
</tr>
<tr>
<td>Education centre other than listed in this table</td>
<td>0.4</td>
<td>0.3</td>
<td>To each student that is part of the maximum number of students on the site at any time</td>
</tr>
<tr>
<td>Food and drink premises other than listed in this table</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Freezing and cool storage,</td>
<td>1.5</td>
<td>1</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Fuel depot</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Funeral Parlour</td>
<td>0.3</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Gambling premises other than listed in this table</td>
<td>0.4</td>
<td></td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Golf course</td>
<td>4</td>
<td>4</td>
<td>To each hole plus 50 per cent of the relevant requirement of any ancillary uses.</td>
</tr>
<tr>
<td>Home based business</td>
<td>1</td>
<td>0</td>
<td>To each employee not a resident of the dwelling</td>
</tr>
<tr>
<td>Hotel</td>
<td>0.4</td>
<td></td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Industry other than listed in this table</td>
<td>2.9</td>
<td>1</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Mail centre</td>
<td>3.5</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Market</td>
<td>8</td>
<td>3.5</td>
<td>To each 100 sq m of site area</td>
</tr>
<tr>
<td>Materials recycling</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Medical centre</td>
<td>5</td>
<td></td>
<td>To the first person providing health services plus</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td></td>
<td>To every other person providing health services</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Milk depot</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Use</td>
<td>Rate Column A</td>
<td>Rate Column B</td>
<td>Car Parking Measure</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>----------------</td>
<td>----------------</td>
<td>-------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Motel</td>
<td>1</td>
<td>1</td>
<td>To each unit, and one to each manager dwelling, plus 50 per cent of the relevant requirement of any ancillary use</td>
</tr>
<tr>
<td>Motor repairs</td>
<td>3</td>
<td>3</td>
<td>To each 100 sq m of net floor area plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>1</td>
<td>for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be serviced, repaired, fitted with accessories or collected by owners</td>
</tr>
<tr>
<td>Office other than listed in this table</td>
<td>3.5</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Place of assembly other than listed in this table</td>
<td>0.3</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Postal agency</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Primary produce sales</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Primary school</td>
<td>1</td>
<td>1</td>
<td>To each employee that is part of the maximum number of employees on the site at any time</td>
</tr>
<tr>
<td>Research and development centre</td>
<td>3.5</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td>0.3</td>
<td>0.3</td>
<td>To each lodging room</td>
</tr>
<tr>
<td>Residential village</td>
<td>1</td>
<td>1</td>
<td>To each one or two bedroom dwelling plus</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>2</td>
<td>To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>0</td>
<td>For visitors to every five dwellings for developments of five or more dwellings</td>
</tr>
<tr>
<td>Retirement village</td>
<td>1</td>
<td>1</td>
<td>To each one or two bedroom dwelling plus</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>2</td>
<td>To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>0</td>
<td>For visitors to every five dwellings for developments of five or more dwellings</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0.4</td>
<td></td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td>3</td>
<td>2.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Rooming house</td>
<td>1</td>
<td>1</td>
<td>To each four bedrooms</td>
</tr>
<tr>
<td>Saleyard</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Secondary school</td>
<td>1.2</td>
<td>1.2</td>
<td>To each employee that is part of the maximum number of employees on the site at any time</td>
</tr>
<tr>
<td>Shop other than listed in this table</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Squash court – other than in conjunction with a dwelling</td>
<td>3</td>
<td>3</td>
<td>To each court plus 50 per cent of the relevant requirement of any ancillary use</td>
</tr>
<tr>
<td>Use</td>
<td>Rate Column A</td>
<td>Rate Column B</td>
<td>Car Parking Measure</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>---------------</td>
<td>---------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Store other than listed in this table</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Supermarket</td>
<td>5</td>
<td>5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Swimming pool – other than in conjunction with a dwelling</td>
<td>5.6</td>
<td>5.6</td>
<td>To each 100 sq m of the site</td>
</tr>
<tr>
<td>Tennis court – other than in conjunction with a dwelling</td>
<td>4</td>
<td>4</td>
<td>To each court plus 50% of the requirement of any ancillary use</td>
</tr>
<tr>
<td>Trade supplies</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Veterinary centre</td>
<td>5</td>
<td>5</td>
<td>To the first person providing animal health services plus</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td></td>
<td>To every other person providing animal health services</td>
</tr>
<tr>
<td></td>
<td>3.5</td>
<td></td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Warehouse other than listed in this table</td>
<td>2</td>
<td>2</td>
<td>To each premises plus</td>
</tr>
<tr>
<td></td>
<td>1.5</td>
<td>1</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Winery</td>
<td>0.4</td>
<td></td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td>3.5</td>
<td></td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
</tbody>
</table>

**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.

**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.
• 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

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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 matters 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.

**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**

<table>
<thead>
<tr>
<th>Angle of car parking spaces to access way</th>
<th>Accessway width</th>
<th>Car space width</th>
<th>Car space length</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parallel</td>
<td>3.6 m</td>
<td>2.3 m</td>
<td>6.7 m</td>
</tr>
<tr>
<td>45°</td>
<td>3.5 m</td>
<td>2.6 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td>Angle of car parking spaces to access way</td>
<td>Accessway width</td>
<td>Car space width</td>
<td>Car space length</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>----------------</td>
<td>----------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>60°</td>
<td>4.9 m</td>
<td>2.6 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td>90°</td>
<td>6.4 m</td>
<td>2.6 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td></td>
<td>5.8 m</td>
<td>2.8 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td></td>
<td>5.2 m</td>
<td>3.0 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td></td>
<td>4.8 m</td>
<td>3.2 m</td>
<td>4.9 m</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Type of car park</th>
<th>Length of ramp</th>
<th>Maximum grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public car parks</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>20 metres or less</td>
<td>1:5 (20%)</td>
</tr>
<tr>
<td></td>
<td>longer than 20</td>
<td>1:6 (16.7%)</td>
</tr>
<tr>
<td></td>
<td>metres</td>
<td></td>
</tr>
<tr>
<td>Private or residential car</td>
<td></td>
<td></td>
</tr>
<tr>
<td>parks</td>
<td>20 metres or less</td>
<td>1:4 (25%)</td>
</tr>
<tr>
<td></td>
<td>longer than 20</td>
<td>1:5 (20%)</td>
</tr>
<tr>
<td></td>
<td>metres</td>
<td></td>
</tr>
</tbody>
</table>

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.

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.

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
- 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.
**BUSHFIRE RECOVERY**

**Purpose**

To facilitate and support recovery from a bushfire.

To facilitate the construction and use of temporary accommodation following a bushfire.

To enable businesses and services to continue operating following a bushfire.

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**Exemption from planning scheme requirements**

Any requirement of this planning scheme to obtain a permit or any provision of this planning scheme that prohibits the use or development of land, requires the use or development of land to be carried out in a particular manner, or requires a specified thing to be done to the satisfaction of a specified person or body, does not apply to any of the following use or development if requirements of Clause 52.07 are met:

- The use of land or the construction of a building or the construction or carrying out of works:
  - Associated with bushfire recovery carried out by or on behalf of a municipal council or public authority; or
  - For accommodation; or
  - For a use (other than accommodation) that was lawfully carried out in a building immediately before that building was damaged or destroyed by a bushfire.

- The removal, destruction or lopping of vegetation.

This exemption does not apply to:

- The requirement in Clause 45.03-1.

- The use or development of land to which Clause 52.13 or Clause 52.14 applies.

- The use or development of land identified in a schedule to Clause 51.01.

- The use or development of land in the Specific Controls Overlay.

The provisions of this clause prevail over any inconsistent provision in this planning scheme.

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**Information to responsible authority**

Before the commencement of a use or the construction of a building under Clause 52.07, the following information must be given in writing to the responsible authority and to the satisfaction of the responsible authority:

- A description of the proposed use.

- A description of the proposed building.

- A description of the land on which the use will be carried out or the building will be constructed by:
  - Stating the address of the land; or
  - Stating the title particulars of the land; or
  - Including a plan showing the land; or
  - Any combination of these.

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**Temporary accommodation requirements**

The following requirements do not apply to the use or development of land associated with bushfire recovery carried out by or on behalf of a municipal council or public authority.
Land must only be used for accommodation under this clause to accommodate a person whose principal place of residence was damaged or destroyed by a bushfire on the same land or contiguous land in the same ownership.

Land used for accommodation under this clause must meet the following requirements:

- Access to the accommodation must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.

- The accommodation 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 or treated and disposed of to the satisfaction of the responsible authority.

- The accommodation must be connected to a reticulated potable water supply or have an alternative potable water supply.

- The accommodation must be connected to a reticulated electricity supply or have an alternative energy source.

The use of land for accommodation under this clause must not continue after 3 years of the commencement of the use unless in accordance with the requirements of this planning scheme.

A building or works constructed or carried out under this clause for accommodation must be on the same land, or on contiguous land in the same ownership, as a building used for accommodation that was damaged or destroyed by a bushfire and must be completed within 18 months of the date that building was damaged or destroyed.

Unless in accordance with the written agreement of the responsible authority, the combined gross floor area of all buildings constructed for accommodation under this clause on contiguous land in the same ownership must not exceed 60 square metres.

### Other use and development requirements

The following requirements do not apply to the use or development of land:

- For accommodation; or

- Associated with bushfire recovery carried out by or on behalf of a municipal council or public authority.

Unless in accordance with the written agreement of the responsible authority, the use of land under this clause for a use that was carried out in a building immediately before that building was damaged or destroyed by a bushfire must be carried out on the same land, or on contiguous land in the same ownership, as the damaged or destroyed building.

A use commenced under this clause must not continue after 3 years of its commencement unless in accordance with this planning scheme.

A building or works constructed or carried out under this clause for a use that was carried out in a building damaged or destroyed by a bushfire, must be on the same land, or on contiguous land in the same ownership, as the damaged or destroyed building and must be completed within 18 months of the date that building was damaged or destroyed by a bushfire.

Unless in accordance with the written agreement of the responsible authority, the combined gross floor area of all buildings constructed under this clause on contiguous land in the same ownership must not exceed 100 square metres.

### Vegetation removal requirement

Vegetation must only be removed, destroyed or lopped to the minimum extent necessary:
To enable the removal of a building, equipment or other material that was damaged or destroyed by a bushfire within 3 years of the date it was damaged or destroyed; or

To enable the repair or reconstruction of a fence that was damaged or destroyed by a bushfire within 3 years of the date it was damaged or destroyed for a combined maximum width of 4 metres either side of the fence.

This requirement does not apply to:

- The removal, destruction or lopping of vegetation within 10 metres of a building constructed for accommodation under this clause; or
- The removal, destruction or lopping of vegetation (other than a tree) within 30 metres of a building constructed for accommodation under this clause; or
- The removal, destruction or lopping of vegetation (other than a tree) within 50 metres of a building constructed for accommodation under this clause in a Bushfire Management Overlay.

Overlay requirements

Development of land in a Bushfire Management Overlay or Erosion Management Overlay that would require a permit, or would be prohibited, under the overlay were it not for the exemption in Clause 52.07-1, must be sited to the satisfaction of the responsible authority.

Development of land in a Heritage Overlay that would require a permit, or would be prohibited, under the overlay were it not for the exemption in Clause 52.07-1, must be undertaken to the satisfaction of the responsible authority.

Development of land in a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay that would require a permit, or would be prohibited, under the overlay were it not for the exemption in Clause 52.07-1, must be sited to the satisfaction of the relevant floodplain management authority.
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 geothermal energy extraction, greenhouse gas sequestration, mining and petroleum production 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.

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: |
|---|---|
| Extractive industry | Complies with Section 77T of the Mineral Resources (Sustainable Development) Act 1990. |
| Geothermal energy exploration | Complies with the Geothermal Energy Resources Act 2005. |
| Geothermal energy extraction | Complies with Section 62 of the Geothermal Energy Resources Act 2005. |
| Mineral exploration | Complies with Section 43(3) of the Mineral Resources (Sustainable Development) Act 1990. |
| Mining | Complies with Section 42(7) or Section 42A Mineral Resources (Sustainable Development) Act 1990; or Complies with Section 47A of the Electricity Industry Act 1993. |
| Petroleum exploration | Complies with Section 118 of the Petroleum Act 1998. |
| Petroleum production | Complies with Section 120 of the Petroleum Act 1998. |
| Stone exploration | Must not be costeaming or bulk sampling. |

Application requirements for mining
An application to use and develop land for mining 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.
Referral requirements for mining

An application to use or develop land for mining must be referred under section 55 of the Act to the person or body specified as the referral authority in Clause 66.

Unless the referral authority is the Roads Corporation, the referral requirement in Clause 66 does not apply if a copy of a work plan or variation to an approved work plan accompanying the application was given to the referral authority under section 77TE of the *Mineral Resources (Sustainable Development) Act 1990*. 
EXTRACTIVE INDUSTRY AND EXTRACTIVE INDUSTRY INTEREST AREAS

Purpose
To ensure that use and development of land for extractive industry 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 stone resources, which may be required by the community for future use, are protected from inappropriate use and development.

Application
This clause applies to an application to use or develop land:

- For extractive industry;
- Within an Extractive Industry Interest Area; or
- Within 500 metres of an existing or proposed extractive industry operation.

Application requirements
An application to use and develop land for extractive industry 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 if the proposed extractive industry 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.

Referral of applications
An application to use or develop land for extractive industry must be referred under section 55 of the Act to the person or body specified as the referral authority in Clause 66.

Unless the referral authority is the Roads Corporation, the referral requirement in Clause 66 does not apply if a copy of a work plan or variation to an approved work plan accompanying the application was given to the referral authority under section 77TE of the Mineral Resources (Sustainable Development) Act 1990.

Decision guidelines
Before deciding on an application to use and develop land for extractive industry, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The effect of the proposed extractive industry on any native flora and fauna on and near the land.
- The impact of the proposed extractive industry on sites of cultural and historic significance, including any effects on Aboriginal places.
- The effect of the proposed extractive industry on the natural and cultural landscape of the surrounding land and the locality generally.

- The ability of the proposed extractive industry to contain any emissions within the boundaries of the land in accordance with relevant legislation.

- 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 extractive industry on groundwater quality and the impact on any affected water uses.

- The impact of the proposed extractive industry on surface drainage and surface water quality.

- Any proposed provisions, conditions or requirements in a work plan that has received statutory endorsement under the *Mineral Resources (Sustainable Development) Act 1990*.

### 52.09-5

**Permit conditions for extractive industry**

A permit to use and develop land for extractive industry 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 to use and develop land for extractive industry must include:

- A condition that allows for a period of not less than five years for the use and development to commence before the permit expires under section 68 of the Act.

- Conditions that are consistent with the requirements specified in Clause 52.09-6.

### 52.09-6

**Requirements for extractive industry**

The use and development of land for extractive industry must comply with the following requirements, to the satisfaction of the responsible authority:

- Except in accordance with a permit, no alteration may be made to the natural condition or topography of the land within 20 metres of the boundary of land. This does not apply to driveways, drains, bund walls or landscaping.

- Shrubs and trees must be planted and maintained to screen activity on the land.

- Parking areas must be provided for employees’ cars and all vehicles used on the land.

### 52.09-7

**Notice of an application**

Notice of the following kinds of applications must be given in accordance with section 52(1)(c) of the Act to the Secretary of the Department administering the *Mineral Resources (Sustainable Development) Act 1990*:

- 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*.

This requirement does not apply to an application to extend a building or works.
BUSHFIRE RECONSTRUCTION

Purpose

To facilitate the reconstruction of buildings damaged or destroyed by a bushfire.

To facilitate the re-establishment of businesses and services following a bushfire.

To facilitate the continued use of land for dwellings after a bushfire.

Use exemptions - dwelling

Any requirement of this planning scheme to obtain a permit or any provision of this planning scheme that prohibits the use of land, requires the use of land to be carried out in a particular manner, or requires a specified thing to be done to the satisfaction of a specified person or body, does not apply to the use of land for a dwelling if the following requirements are met:

- A dwelling on the land must have been damaged or destroyed by a bushfire after 1 January 2019.

- The use must commence within 5 years after the date the dwelling was damaged or destroyed.

- The dwelling must not be a building that was constructed under Clause 52.07.

- 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.

Exemption from notice and review

An application under any provision of this planning scheme to use or develop land (other than the subdivision of land) for or in association with a use that was lawfully carried out on the land immediately before a building on the land was damaged or destroyed by a bushfire 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 building was damaged or destroyed by a bushfire after 1 January 2019.

- The application was lodged within 5 years of the date the building was damaged or destroyed.

- If the application is to use or develop land for a dwelling:
  - A dwelling on the land must have been damaged or destroyed by a bushfire.
  - The application must only be for the number of dwellings that were damaged or destroyed.
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.

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.

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.
BUSHFIRE PROTECTION EXEMPTIONS

Purpose

To facilitate the removal of vegetation in specified circumstances to support the protection of human life and property from bushfire.

To facilitate the construction and protection of community fire refuges and private bushfire shelters.

Exemptions 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 any of the following:

- The removal, destruction or lopping of any vegetation within 10 metres of an existing building used for accommodation if all of the following requirements are met:
  - The building must be located in an area that is designated as a bushfire prone area under the Building Act 1993.
  - The building must have been:
    - constructed before 10 September 2009; or
    - approved by a planning permit or a building permit issued 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.

- The removal, destruction or lopping of any vegetation, except trees, within 30 metres of an existing building used for accommodation if all of the following requirements are met:
  - The building must be located in an area that is designated as a bushfire prone area under the Building Act 1993.
  - The building must have been:
    - constructed before 10 September 2009; or
    - approved by a planning permit or a building permit issued 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.

- The removal, destruction or lopping of any vegetation, except trees, within 50 metres of an existing building used for accommodation if all of the following requirements are met:
  - The building must be located in the Bushfire Management Overlay.
  - The building must have been:
    - constructed before 10 September 2009; or
    - lawfully constructed without a planning permit before 18 November 2011; or
    - approved by a planning permit or a building permit issued before 10 September 2009 and constructed 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.
52.12-2  

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 along a boundary fence between properties in different ownership if all of the following requirements are met:

- The fence must be located in an area that is designated as a bushfire prone area under the Building Act 1993.

- The fence must have been constructed before 10 September 2009.

- The clearing alongside 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.

52.12-3  

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 October 2015) of the Project Development and Construction Management Act 1994.

52.12-4  

Exemption for buildings and works associated with a private bushfire shelter

Any requirement in this planning 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 2018), 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.

52.12-5  

Exemption to create defendable space for a dwelling 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 enable the construction of a dwelling, or the alteration or extension of an existing dwelling, and create its defendable 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
- 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.

Note: The effect of clause 52.12-5 is that if an application for building and works is made and all requirements of the clause are met, that application is not required to be accompanied by a permit application to remove the vegetation covered by this clause.
2009 BUSHFIRE - RECOVERY EXEMPTIONS

Purpose
To support recovery operations following the 2009 Victorian bushfires.

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.

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.

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.

### 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.

### 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.

### 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).

### Cessation of use

A use must not continue after 30 June 2020 unless in accordance with the requirements of this scheme.

A building must not be used after 30 June 2020 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.
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.

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.

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.

**52.14-3**

**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.

**52.14-4**

**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 floodplain management authority must be obtained prior to the commencement of construction of a building or the construction or carrying out of works.

**52.14-5**

**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.
HELIPORT AND HELICOPTER LANDING SITE

Purpose

To ensure the amenity impacts of a heliport and a helicopter landing site on surrounding areas is considered.

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

<table>
<thead>
<tr>
<th>No permit is required to use land for a helicopter landing site if any of the following apply:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Emergency services</strong></td>
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<tr>
<td><strong>Agriculture</strong></td>
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<td><strong>Public land management</strong></td>
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<td><strong>General</strong></td>
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</table>

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.

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.
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.

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.

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.

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.

Application requirements

An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines.

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.
**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.

**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.

**Table of exemptions**

<table>
<thead>
<tr>
<th>The requirement to obtain a permit does not apply to:</th>
<th></th>
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<tbody>
<tr>
<td>Conservation work</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of conservation work:</td>
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<td>- which provides an overall improvement for biodiversity; and</td>
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<td>- with 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).</td>
</tr>
<tr>
<td>Crown land</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to manage Crown land:</td>
</tr>
<tr>
<td></td>
<td>- by or on behalf 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), or Parks Victoria, and in accordance with the Procedure for the removal, destruction or lopping of native vegetation on Crown land; or</td>
</tr>
<tr>
<td></td>
<td>- with written permission from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).</td>
</tr>
<tr>
<td>Emergency works</td>
<td>Native vegetation that is to be removed, destroyed or lopped:</td>
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<td>- in an emergency by or on behalf of a public authority or municipal council to create an emergency access associated with emergency works; or</td>
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<tr>
<td></td>
<td>- 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.</td>
</tr>
<tr>
<td>Extractive industry</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the Mineral Resources (Sustainable Development) Act 1990 and authorised by a work authority under that Act.</td>
</tr>
<tr>
<td>Fire protection</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out any of the following fire protection activities:</td>
</tr>
</tbody>
</table>
The requirement to obtain a permit does not apply to:

- 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;
- 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 Conservation, Forests and Lands Act 1987);
- in accordance with a fire prevention notice issued under either:
  - section 65 of the Forests Act 1958; or
- 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 Electricity Safety Act 1998;
- 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 Conservation, Forest 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.

<table>
<thead>
<tr>
<th>Geothermal energy exploration and extraction</th>
<th>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Geothermal Energy Resources Act 2005.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenhouse gas sequestration and exploration</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Greenhouse Gas Geological Sequestration Act 2008.</td>
</tr>
<tr>
<td>Land management or directions notice</td>
<td>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 Catchment and Land Protection Act 1994.</td>
</tr>
<tr>
<td>Land use conditions</td>
<td>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 Catchment and Land Protection Act 1994.</td>
</tr>
</tbody>
</table>
| Mineral exploration and mining             | 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 Mineral Resources (Sustainable Development) Act 1990:
  - that is low impact exploration within the meaning of Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990; or
  - in accordance with a work plan approved under Part 3 of the Mineral Resources (Sustainable Development) Act 1990.
  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. |
| 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 Flora and Fauna Guarantee Act 1988. |
| Planted vegetation                         | 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.

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.
The requirement to obtain a permit does not apply to:

<table>
<thead>
<tr>
<th>Railways</th>
<th>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 Conservation, Forests and Lands Act 1987).</th>
</tr>
</thead>
</table>
| Regrowth | 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:  
  - bracken (*Pteridium esculentum*); 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.  
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. |
| Road safety | 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 Conservation, Forests and Lands Act 1987). |
| 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:  
  - 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.  
This exemption does not apply to costeanning and bulk sampling activities. |
| Surveying | Native vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:  
  - a natural resource agreement under Part 6 of the Traditional Owner 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 Owner Settlement Amendment Act in 2016 (1 May 2017). |
| Traditional owners | Native vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:  
  - a natural resource agreement under Part 6 of the Traditional Owner 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 Owner Settlement Amendment Act in 2016 (1 May 2017). |
| Utility installations | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary:  
  - 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 Conservation, Forests and Lands Act 1987). |
# SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN

## Native vegetation precinct plan

<table>
<thead>
<tr>
<th>Name of plan</th>
<th>None specified</th>
</tr>
</thead>
</table>


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.

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.

Application requirements

An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines.

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.”

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.

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.
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.

Table of exemptions

The requirement to obtain a permit does not apply to:

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation work</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of conservation work:</td>
</tr>
<tr>
<td></td>
<td>- which provides an overall improvement for biodiversity; and</td>
</tr>
<tr>
<td></td>
<td>- with 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).</td>
</tr>
<tr>
<td>Crown land</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to manage Crown land:</td>
</tr>
<tr>
<td></td>
<td>- by or on behalf 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), or Parks Victoria, and in accordance with the Procedure for the removal, destruction or lopping of native vegetation on Crown land; or</td>
</tr>
<tr>
<td></td>
<td>- with written permission from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).</td>
</tr>
<tr>
<td>Dead native vegetation</td>
<td>Native vegetation that is dead.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>Emergency works</td>
<td>Native vegetation that is to be removed, destroyed, or lopped:</td>
</tr>
<tr>
<td></td>
<td>- in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access associated with emergency works; or</td>
</tr>
<tr>
<td></td>
<td>- 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.</td>
</tr>
<tr>
<td>Requirement</td>
<td>Description</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Existing buildings</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>This exemption does not apply to:</td>
</tr>
<tr>
<td></td>
<td>- the operation or maintenance of a fence; or</td>
</tr>
<tr>
<td></td>
<td>- native vegetation located more than 10 metres measured from the outermost point of the building.</td>
</tr>
<tr>
<td>Existing buildings and works in the Farming Zone and Rural Activity Zone</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>This exemption does not apply to:</td>
</tr>
<tr>
<td></td>
<td>- the use or maintenance of a Dwelling; or</td>
</tr>
<tr>
<td></td>
<td>- the operation or maintenance of a fence; or</td>
</tr>
<tr>
<td></td>
<td>- native vegetation located more than 10 metres measured from the outermost point of the building or works.</td>
</tr>
<tr>
<td>Extractive industry</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the Mineral Resources (Sustainable Development) Act 1990 and authorised by a work authority under that Act.</td>
</tr>
<tr>
<td>Fences</td>
<td>Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable:</td>
</tr>
<tr>
<td></td>
<td>- the operation or maintenance of an existing fence; or</td>
</tr>
<tr>
<td></td>
<td>- the construction of a boundary fence between properties in different ownership.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>Fire protection</td>
<td>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:</td>
</tr>
<tr>
<td></td>
<td>- fire fighting;</td>
</tr>
<tr>
<td></td>
<td>- planned burning;</td>
</tr>
<tr>
<td></td>
<td>- making or maintenance of a fuelbreak or firefighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;</td>
</tr>
<tr>
<td></td>
<td>- 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 Conservation, Forests and Lands Act 1987);</td>
</tr>
<tr>
<td></td>
<td>- in accordance with a fire prevention notice issued under either:</td>
</tr>
<tr>
<td></td>
<td>- Section 65 of the Forests Act 1958; or</td>
</tr>
<tr>
<td></td>
<td>- Section 41 of the Country Fire Authority Act 1958.</td>
</tr>
</tbody>
</table>
The requirement to obtain a permit does not apply to:

- 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 *Electricity Safety Act 1998*;

- 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.*

<table>
<thead>
<tr>
<th>Geothermal energy exploration and extraction</th>
<th>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Geothermal Energy Resources Act 2005</em>.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grasses</td>
<td>Native grass that is to be mowed or slashed for maintenance only, provided that the grass is:</td>
</tr>
<tr>
<td></td>
<td>- located within a lawn, garden or other landscaped area; or</td>
</tr>
<tr>
<td></td>
<td>- maintained at a height of at least 10 centimetres above ground level.</td>
</tr>
<tr>
<td>Grazing</td>
<td>Native vegetation that is to be removed, destroyed or lopped by domestic stock grazing on:</td>
</tr>
<tr>
<td></td>
<td>- freehold land; or</td>
</tr>
<tr>
<td></td>
<td>- Crown land in accordance with a license, permit or lease granted under applicable legislation.</td>
</tr>
<tr>
<td>Greenhouse gas sequestration and exploration</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Greenhouse Gas Geological Sequestration Act 2008</em>.</td>
</tr>
<tr>
<td>Harvesting for timber production</td>
<td>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 <em>Code of Practice for Timber Production 2014</em> and are:</td>
</tr>
<tr>
<td>– naturally established native vegetation</td>
<td>- undertaken on public land under a licence or permit issued under section 52 of the <em>Forests Act 1958</em>; or</td>
</tr>
<tr>
<td></td>
<td>- authorised in accordance with Part 5 of the <em>Sustainable Forests (Timber) Act 2004</em>.</td>
</tr>
<tr>
<td>Land management or directions notice</td>
<td>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 <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
<tr>
<td>Land use conditions</td>
<td>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 <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
<tr>
<td>Lopping and pruning for maintenance</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>This exemption does not apply to:</td>
</tr>
</tbody>
</table>
The requirement to obtain a permit does not apply to:

- the pruning or lopping of the trunk of a native tree; or
- native vegetation on a roadside or railway reservation.

| Mineral exploration and extraction | 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 Mineral Resources (Sustainable Development) Act 1990:
|                                | • that is low impact exploration within the meaning of Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990; or
|                                | • in accordance with a work plan approved under Part 3 of the Mineral Resources (Sustainable Development) Act 1990.
|                                | 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. |

| New buildings and works in the Farming Zone and Rural Activity Zone | 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.
|                                      | 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 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 the construction or operation of a pivot irrigation system or horticultural trellising. |

| New dwellings in the Farming Zone and Rural Activity Zone | 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.
|                                      | 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:
|                                      | • 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.
|                                      | This exemption does not apply native vegetation removed, destroyed or lopped to enable the construction of a swimming pool, tennis court or horse ménage. |

| Personal use | 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. |
The requirement to obtain a permit does not apply to:

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.

This exemption does not apply to:

- contiguous land in one ownership that has an area of less than 10 hectares;
- 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

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:

- in accordance with written agreement of an officer of the department responsible for administering the Flora and Fauna Guarantee Act 1988; 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:
  - 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

Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.

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.

### 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 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).

### Regrowth

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:

- less than 10 years old; or
- bracken (Pteridium esculentum); 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 Conservation, Forests and Lands Act 1987), and is:
The requirement to obtain a permit does not apply to:

- 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.

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.

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road safety</td>
<td>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 Conservation, Forests and Lands Act 1987).</td>
</tr>
<tr>
<td>Site area</td>
<td>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.</td>
</tr>
<tr>
<td>Stock movements on roads</td>
<td>Native vegetation that is to be removed, or destroyed by stock being moved along a road.</td>
</tr>
</tbody>
</table>
| 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:  
  - 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 costeasing and bulk sampling activities. |
| 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 Surveying Act 2004) 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:                                                                                               |
|                   |   - a natural resource agreement under Part 6 of the Traditional Owner 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 Owner Settlement Amendment Act in 2016 (1 May 2017). |
| Utility installations | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary:                                                                                                              |
The requirement to obtain a permit does not apply to:

- to maintain the safe and efficient function 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 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.
SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

### Scheduled area

<table>
<thead>
<tr>
<th>Area</th>
<th>Description of native vegetation for which no permit is required to remove, destroy or lop</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land required for construction of the Bass Highway Stage 6, as shown on the Vegetation Removal Exemptions Plans sheets 1 and 2 attached to this schedule</td>
<td>All native vegetation</td>
</tr>
<tr>
<td>Land required for construction of the Bass Highway Stage 7, as shown on the Vegetation Removal Exemptions Plan sheet 1, attached to this schedule</td>
<td>All native vegetation</td>
</tr>
</tbody>
</table>

### Scheduled weed

<table>
<thead>
<tr>
<th>Area</th>
<th>Description of weed</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

Map 1 to the Schedule of Clause 52.17
Map 2 to the Schedule of Clause 52.17
STATE OF EMERGENCY AND RECOVERY EXEMPTIONS

Purpose

To facilitate the delivery of food and other essential goods during and following the coronavirus (COVID-19) pandemic.

To support Victoria’s social and economic recovery from the coronavirus (COVID-19) pandemic through exemptions that enable outdoor dining and facilitate the reopening and safe operation of restaurants and other food and drink businesses.

Operation

This clause contains exemptions from the requirements of this planning scheme and exemptions from conditions of permits.

The exemptions in this clause prevail over any inconsistent provision in this planning scheme or condition of a permit.

The exemptions in this clause do not apply to a requirement in the Heritage Overlay relating to the construction or carrying out of works to an existing building, the alteration of an existing building, or the painting of an existing building, other than a building constructed or placed under an exemption in this clause.

A use or development carried out under an exemption in this clause must comply with the requirements in clauses 52.18-7.

In this clause:

- **drink** includes liquor;
- **exemption period** means the period when a state of emergency declaration under the Public Health and Wellbeing Act 2008 in relation to coronavirus (COVID-19) is in force and for 12 months after;
- **public land** means Crown land and land that is owned by, vested in or controlled by a Minister, government department, public authority or municipal council.

Deliveries exemption

The following exemption applies when a state of emergency declaration under the Public Health and Wellbeing Act 2008 in relation to coronavirus (COVID-19) is in force and for three months after.

Any requirement of a permit, including any condition, or any provision in this planning scheme, that limits, or has the effect of limiting, the hours or days during which goods may be dispatched, delivered, loaded or unloaded does not apply to the dispatch, delivery, loading or unloading of:

- Food, drink, groceries, medicine, or cleaning, sanitising, health, hygiene, medical or personal protection equipment, supplies, or products, or the like.
- Any goods to a supermarket, market, hospital, medical centre, pharmacy, residential aged care facility or retirement village.

Public land exemptions

Any requirement in this planning scheme relating to the use of land does not apply to the use of public land for the preparation or sale of food or drink for immediate consumption on, or off, the land, or for the consumption of food or drink, during the exemption period if the requirements of clause 52.18-7 are met.
Any requirement in this planning scheme relating to the construction of a building or the construction or carrying out of works on public land does not apply to a temporary building or moveable building associated with the preparation, sale or consumption of food or drink on the land during the exemption period if the requirements of clause 52.18-7 are met.

### 52.18-4
**Food and drink business extension exemptions**

Any requirement in this planning scheme relating to the use of land does not apply to the use of land for the preparation or sale of food or drink for immediate consumption on, or off, the land, or for the consumption of food or drink, during the exemption period if the use is associated with the existing use of adjoining land for a food and drink premises, function centre or winery, and the requirements of clause 52.18-7 are met.

Any requirement in this planning scheme relating to the construction of a building or the construction or carrying out of works does not apply to a temporary building or moveable building associated with the use of the land for the preparation or sale of food or drink for immediate consumption on, or off the land, or for the consumption of food or drink, during the exemption period if the requirements of clause 52.18-7 are met.

### 52.18-5
**Car parking exemption**

Any requirement of this planning scheme relating to the provision of car parking does not apply to a use commenced under an exemption in this clause, or the existing use of land for a food and drink premises, function centre or winery, during the exemption period.

### 52.18-6
**Permit condition exemptions**

The following exemptions apply to permits issued before the approval date of Amendment VC193 and which allow:

- the use or development of land for a food and drink premises, function centre or winery; or
- the use or development of land for the sale or consumption of liquor associated with the use of the land for a food and drink premises, function centre or winery.

Any requirement of a permit, including any condition, relating to the layout or location of the preparation, sale or consumption of food or drink on the land does not apply during the exemption period if the requirements of clause 52.18-7 are met.

Any requirement of a permit, including any condition, relating to the layout or location of development on the land does not apply to the construction or placing of a building, or the construction or carrying out of works, under an exemption in this clause if the requirements of clause 52.18-7 are met.

Any requirement of a permit, including any condition, that requires the provision of car parking, or requires land to be set aside for vehicle access or car parking, does not apply during the exemption period if the requirements of clause 52.18-7 are met.

### 52.18-7
**Use and development requirements**

The following requirements apply to the use and development land carried out under an exemption in this clause.

The use of the land must not:

- Continue after the exemption period unless in accordance with the requirements of this planning scheme.
- Unreasonably affect the amenity of the neighbourhood, including through:
  - 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.

Land in, or within 30 metres of, a residential zone must not be used for the outdoor consumption of food or drink between the hours of 10.00pm and 7.00am unless an existing permit allows otherwise. The responsible authority may vary this requirement to extend the hours of the use.

The use or development of land must not impede access required by emergency services or for waste collection.

The height of a building constructed or placed under an exemption in this clause must not exceed 3.6 metres.

A building must not be constructed or placed under an exemption in this clause within 1 metre of adjacent land in a residential zone if the height of the building exceeds 1.8 metres.

The siting of a building in a Bushfire Management Overlay or Erosion Management Overlay that would require a permit under the overlay were it not for an exemption in this clause must be to the satisfaction of the responsible authority.

The siting of a building in a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay that would require a permit under the overlay were it not for an exemption in this clause must be to the satisfaction of the relevant floodplain management authority.

A building constructed or placed under an exemption in this clause must be removed from the land before the end of the exemption period.
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.

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.

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.

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.

### 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.

### 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.
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.

Application

This clause applies to any private tennis court which is used in association with a dwelling.

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.

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 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 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.
COMMUNITY CARE ACCOMMODATION

Purpose
To facilitate the establishment of community care accommodation.
To support the confidentiality of community care accommodation.

Application
This clause applies to the use and development of land for community care accommodation.

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.

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.

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.
52.23
26/10/2018
VC152

ROOMING HOUSE

Purpose
To facilitate the establishment of domestic-scale rooming houses.

52.23-1
26/10/2018
VC152

Application
This clause applies to use and development of land for a rooming house.

52.23-2
24/01/2020
VC160

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, measured from the outside of external walls or the centre of party walls, does not exceed 300 square metres, excluding outbuildings.
- No more than 12 persons are accommodated.
- No more than 9 bedrooms are provided.

52.23-3
24/01/2020
VC160

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, measured from the outside of external walls or the centre of party walls, 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.
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.
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 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.
SCHEDULE TO CLAUSE 52.27 LICENSED PREMISES

1.0 Permit not required

<table>
<thead>
<tr>
<th>Land</th>
<th>Type of licence</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

2.0 Permit may not be granted

<table>
<thead>
<tr>
<th>Land</th>
<th>Type of licence</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>
GAMING

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.

Gaming objectives
A schedule to this clause may specify objectives to be achieved in relation to the installation or use of a gaming machine.

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.

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.

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.

Locations for gaming machines
A schedule to this clause may specify guidelines relating to locations for gaming venues and machines.
Venues for gaming machines
A schedule to this clause may specify guidelines relating to venues for gaming machines.

Application requirements
An application must be accompanied by any information specified in a schedule to this overlay.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- 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.
SCHEDULE TO CLAUSE 52.28 GAMING

1.0 Objectives
None specified.

2.0 Prohibition of a gaming machine in a shopping complex
Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

Table 1

<table>
<thead>
<tr>
<th>Name of shopping complex and locality</th>
<th>Land description</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>

3.0 Prohibition of a gaming machine in a strip shopping centre
A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

4.0 Locations for gaming machines
None specified.

5.0 Venues for gaming machines
None specified.

6.0 Application requirements
None specified.

7.0 Decision guidelines
None specified.
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.

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.

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.

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.

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.

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.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:
- 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.
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.

Application
This clause applies to land used and developed or proposed to be used and developed for a Wind energy facility.

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

<table>
<thead>
<tr>
<th>Location</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Must meet the requirements of clause 52.32-3.</td>
</tr>
<tr>
<td>Land described in a schedule to the National Parks Act 1975</td>
<td>Must be principally used to supply electricity to a facility used in conjunction with conservation, recreation, administration or accommodation use of the land.</td>
</tr>
<tr>
<td>Land declared a Ramsar wetland as defined under section 17 of the Environment Protection and Biodiversity Conservation Act 1999 (Cwth)</td>
<td></td>
</tr>
<tr>
<td>Land listed in a schedule to Clause 52.32-2</td>
<td>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.</td>
</tr>
</tbody>
</table>

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.

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
    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)
- 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.
- Plans and elevations of transmission infrastructure and electricity utility works required to connect the facility to the electricity network, 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.
of the pre-construction (predictive) noise assessment report has been conducted in accordance with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise.

This requirement does not apply to an application to amend a permit under section 72 or 97I of the Planning and Environment Act 1987, if the amendment to the permit sought by the application will not alter the noise assessment of the wind energy facility.

52.32-5

Mandatory condition

If a mandatory noise assessment must accompany an application under Clause 52.32-4, any permit or amended permit issued with respect to that application 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

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, 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.


52.32-7

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

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.

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.
SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY

Wind energy facility prohibition

<table>
<thead>
<tr>
<th>Land where a Wind energy facility is prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td>All land within five kilometres of the high water mark of the coast.</td>
</tr>
</tbody>
</table>
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.
<table>
<thead>
<tr>
<th>Land</th>
<th>None specified</th>
</tr>
</thead>
</table>

Permit requirement for dry stone walls
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.

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.

Permit requirement
A permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

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.

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.
- Any relevant bicycle parking strategy or equivalent.

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.
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

<table>
<thead>
<tr>
<th>Use</th>
<th>Employee/Resident</th>
<th>Visitor/Shopper/Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
<td>None</td>
<td>2 plus 1 to each 50 sq m of net floor area</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>1 to each 25 sq m of floor area available to the public</td>
<td>2</td>
</tr>
<tr>
<td>Dwelling</td>
<td>In developments of four or more storeys, 1 to each 5 dwellings</td>
<td>In developments of four or more storeys, 1 to each 10 dwellings</td>
</tr>
<tr>
<td>Education centre (excluding Child care centre) other than specified in this table</td>
<td>1 to each 20 employees</td>
<td>1 to each 20 full-time students</td>
</tr>
<tr>
<td>Hospital</td>
<td>1 to each 15 beds</td>
<td>1 to each 30 beds</td>
</tr>
<tr>
<td>Hotel</td>
<td>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</td>
<td>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</td>
</tr>
<tr>
<td>Industry other than specified in this table</td>
<td>1 to each 1000 sq m of net floor area</td>
<td>None</td>
</tr>
<tr>
<td>Library</td>
<td>1 to each 500 sq m of net floor area</td>
<td>4 plus 2 to each 200 sq m of net floor area</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
<td>1 to each 1500 spectator places</td>
<td>1 to each 250 spectator places</td>
</tr>
<tr>
<td>Market</td>
<td>1 to each 50 stalls</td>
<td>1 to each 10 stalls</td>
</tr>
<tr>
<td>Medical centre</td>
<td>1 to each 8 practitioners</td>
<td>1 to each 4 practitioners</td>
</tr>
<tr>
<td>Minor sports and recreation facility</td>
<td>1 per 4 employees</td>
<td>1 to each 200 sq m of net floor area</td>
</tr>
<tr>
<td>Motel</td>
<td>1 to each 40 rooms</td>
<td>None</td>
</tr>
<tr>
<td>Office other than specified in this table</td>
<td>1 to each 300 sq m of net floor area if the net floor area exceeds 1000 sq m</td>
<td>1 to each 1000 sq m of net floor area if the net floor area exceeds 1000 sq m</td>
</tr>
<tr>
<td>Place of assembly other than specified in this table</td>
<td>1 to each 1500 sq m of net floor area</td>
<td>2 plus 1 to each 1500 sq m of net floor area</td>
</tr>
<tr>
<td>Primary school</td>
<td>1 to each 20 employees</td>
<td>1 to each 5 pupils over year 4</td>
</tr>
<tr>
<td>Residential building other than specified in this table</td>
<td>In developments of four or more storeys, 1 to each 10 lodging rooms</td>
<td>In developments of four or more storeys, 1 to each 10 lodging rooms</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1 to each 100 sq m of floor area available to the public</td>
<td>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.</td>
</tr>
<tr>
<td>Retail premises other than specified in this table</td>
<td>1 to each 300 sq m of leasable floor area</td>
<td>1 to each 500 sq m of leasable floor area</td>
</tr>
<tr>
<td>Secondary school</td>
<td>1 to each 20 employees</td>
<td>1 to each 5 pupils</td>
</tr>
<tr>
<td>Service industry</td>
<td>1 to each 800 sq m of net floor area</td>
<td>None</td>
</tr>
<tr>
<td>Shop</td>
<td>1 to each 600 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres</td>
<td>1 to each 500 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres</td>
</tr>
</tbody>
</table>
Table 2 to Clause 52.34-5 Showers

<table>
<thead>
<tr>
<th>USE</th>
<th>Employee/Resident</th>
<th>Visitor/Shopper/Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use listed in Table 1</td>
<td>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.</td>
<td>None</td>
</tr>
</tbody>
</table>

Table 3 to Clause 52.34-5 – Change rooms

<table>
<thead>
<tr>
<th>USE</th>
<th>Employee/Resident</th>
<th>Visitor/Shopper/Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use listed in Table 1</td>
<td>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.</td>
<td>None</td>
</tr>
</tbody>
</table>

52.34-6

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.

**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
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.

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.

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.
## Subdivision and public open space contribution

<table>
<thead>
<tr>
<th>Type or location of subdivision</th>
<th>Amount of contribution for public open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>All subdivisions of three or more lots within residential, industrial, mixed use and commercial zones.</td>
<td>5%</td>
</tr>
</tbody>
</table>
**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.

---

**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.

---

**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.

---

**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

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM 1.1</td>
<td>A building is sited to ensure the site best achieves the following:</td>
</tr>
<tr>
<td></td>
<td>• The maximum separation distance between the building and the bushfire hazard.</td>
</tr>
<tr>
<td></td>
<td>• The building is in close proximity to a public road.</td>
</tr>
<tr>
<td></td>
<td>• Access can be provided to the building for emergency service vehicles.</td>
</tr>
<tr>
<td>AM 1.2</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>A building is constructed to the bushfire attack level:</td>
</tr>
<tr>
<td></td>
<td>• That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5, or</td>
</tr>
<tr>
<td></td>
<td>• 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:</td>
</tr>
<tr>
<td></td>
<td>‒ 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.</td>
</tr>
<tr>
<td></td>
<td>‒ A minimum bushfire attack level of BAL12.5 is provided in all circumstances.</td>
</tr>
<tr>
<td>AM 1.3</td>
<td>A building is provided with:</td>
</tr>
<tr>
<td></td>
<td>• 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.</td>
</tr>
<tr>
<td></td>
<td>• Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</td>
</tr>
</tbody>
</table>

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 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

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM 2.1</td>
<td>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</td>
</tr>
<tr>
<td>AM 2.2</td>
<td>A building is sited to ensure the site best achieves the following:</td>
</tr>
<tr>
<td></td>
<td>• The maximum separation distance between the building and the bushfire hazard.</td>
</tr>
<tr>
<td></td>
<td>• The building is in close proximity to a public road.</td>
</tr>
<tr>
<td></td>
<td>• Access can be provided to the building for emergency service vehicles.</td>
</tr>
<tr>
<td>AM 2.3</td>
<td>A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM 3.1</td>
<td>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:</td>
</tr>
<tr>
<td></td>
<td>• Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or</td>
</tr>
<tr>
<td></td>
<td>• If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>AM 3.2</td>
<td>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:</td>
</tr>
<tr>
<td></td>
<td>• 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.</td>
</tr>
<tr>
<td></td>
<td>• Constructed to a bushfire attack level of BAL12.5.</td>
</tr>
</tbody>
</table>

Alternative measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AltM 3.3</td>
<td>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.</td>
</tr>
<tr>
<td>AltM 3.4</td>
<td>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.</td>
</tr>
</tbody>
</table>
AltM 3.5 A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:

- The lot has access to urban, township or other areas where:
  - 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 defendable 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.

This alternative measure only applies where the requirements of AM 3.1 cannot be met.

AltM 3.6 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 defendable 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:

- An integrated approach to risk management has been adopted that considers:
  - 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 defendable 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

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
</table>
| AM 4.1  | 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:
  - 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. 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. |
| AM 4.2  | 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: |
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.

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.

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.

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM 5.1</td>
<td>An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:</td>
</tr>
<tr>
<td></td>
<td>The defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5.</td>
</tr>
<tr>
<td></td>
<td>The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3.</td>
</tr>
<tr>
<td>AM 5.2</td>
<td>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</td>
</tr>
<tr>
<td></td>
<td>Each lot satisfies the approved measure in AM 2.1.</td>
</tr>
<tr>
<td></td>
<td>A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defendable space in accordance with:</td>
</tr>
<tr>
<td></td>
<td>Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or</td>
</tr>
<tr>
<td></td>
<td>Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.</td>
</tr>
<tr>
<td></td>
<td>The bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.</td>
</tr>
<tr>
<td></td>
<td>Defendable space wholly contained within the boundaries of the proposed subdivision.</td>
</tr>
<tr>
<td></td>
<td>Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space.</td>
</tr>
<tr>
<td></td>
<td>Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.</td>
</tr>
<tr>
<td></td>
<td>Water supply and vehicle access that complies with AM 4.1.</td>
</tr>
<tr>
<td>AM 5.3</td>
<td>An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.</td>
</tr>
</tbody>
</table>
**Requirement Measure**

A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

**Alternative measure**

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
</table>
| **AltM 5.5** | A building envelope for a subdivision that creates 10 or more lots required under **AM 5.2** may show defendable space in accordance with Table 2 Column C and Table 6 to Clause 53.02-5 where it can be demonstrated that:  
- All other requirements of **AM 5.2** have been met.  
- Less defendable 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 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.
Tables: Defendable space, construction, water supply, vehicle access, vegetation management and outbuilding construction requirements

Table 1: Defendable space and construction

<table>
<thead>
<tr>
<th>Slope Type</th>
<th>Vegetation Type</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Column A</td>
<td>Column B</td>
</tr>
<tr>
<td>All upslopes and flat land (0 degrees)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest</td>
<td>48</td>
<td>35</td>
</tr>
<tr>
<td>Woodland</td>
<td>33</td>
<td>24</td>
</tr>
<tr>
<td>Scrub</td>
<td>27</td>
<td>19</td>
</tr>
<tr>
<td>Shrubland</td>
<td>19</td>
<td>13</td>
</tr>
<tr>
<td>Mallee/ Mulga</td>
<td>17</td>
<td>12</td>
</tr>
<tr>
<td>Rainforest</td>
<td>23</td>
<td>16</td>
</tr>
<tr>
<td>Grassland</td>
<td>19</td>
<td>13</td>
</tr>
<tr>
<td>Downslope &gt;0 to 5 degrees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest</td>
<td>57</td>
<td>43</td>
</tr>
<tr>
<td>Woodland</td>
<td>41</td>
<td>29</td>
</tr>
<tr>
<td>Scrub</td>
<td>31</td>
<td>22</td>
</tr>
<tr>
<td>Shrubland</td>
<td>22</td>
<td>15</td>
</tr>
<tr>
<td>Mallee/ Mulga</td>
<td>20</td>
<td>13</td>
</tr>
<tr>
<td>Rainforest</td>
<td>29</td>
<td>20</td>
</tr>
<tr>
<td>Grassland</td>
<td>22</td>
<td>15</td>
</tr>
<tr>
<td>Downslope &gt;5 to 10 degrees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest</td>
<td>69</td>
<td>53</td>
</tr>
<tr>
<td>Woodland</td>
<td>50</td>
<td>37</td>
</tr>
<tr>
<td>Scrub</td>
<td>35</td>
<td>24</td>
</tr>
<tr>
<td>Shrubland</td>
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<tr>
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<td>23</td>
<td>15</td>
</tr>
<tr>
<td>Rainforest</td>
<td>36</td>
<td>26</td>
</tr>
<tr>
<td>Grassland</td>
<td>25</td>
<td>17</td>
</tr>
<tr>
<td>Downslope &gt;10 to 15 degrees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest</td>
<td>82</td>
<td>64</td>
</tr>
<tr>
<td>Woodland</td>
<td>60</td>
<td>45</td>
</tr>
<tr>
<td>Scrub</td>
<td>39</td>
<td>28</td>
</tr>
<tr>
<td>Shrubland</td>
<td>28</td>
<td>19</td>
</tr>
</tbody>
</table>
## Table 2 Defendable space and construction

<table>
<thead>
<tr>
<th>Slope</th>
<th>Vegetation</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Column A</td>
<td>Column B</td>
</tr>
<tr>
<td>All upslopes and flat land (0 degrees)</td>
<td>Forest</td>
<td>48</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>33</td>
</tr>
<tr>
<td>Slope</td>
<td>Vegetation</td>
<td>Defendable space distance from building facade (metres)</td>
</tr>
<tr>
<td>---------------------</td>
<td>---------------</td>
<td>--------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Column A</td>
<td>Column B</td>
</tr>
<tr>
<td>Scrub</td>
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<td>19</td>
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<td>12</td>
</tr>
<tr>
<td>Rainforest</td>
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<td>16</td>
</tr>
<tr>
<td>Grassland</td>
<td>19</td>
<td>13</td>
</tr>
<tr>
<td><strong>Downslope &gt;0 to 5 degrees</strong></td>
<td>Forest</td>
<td>57</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>41</td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
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</tr>
<tr>
<td></td>
<td>Shrubland</td>
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<tr>
<td></td>
<td>Rainforest</td>
<td>29</td>
</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>22</td>
</tr>
<tr>
<td><strong>Downslope &gt;5 to 10 degrees</strong></td>
<td>Forest</td>
<td>69</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>35</td>
</tr>
<tr>
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<td>Rainforest</td>
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</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>25</td>
</tr>
<tr>
<td><strong>Downslope &gt;10 to 15 degrees</strong></td>
<td>Forest</td>
<td>82</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>60</td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
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<tr>
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<td>Shrubland</td>
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<tr>
<td></td>
<td>Rainforest</td>
<td>45</td>
</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>28</td>
</tr>
<tr>
<td><strong>Downslope &gt;15 to 20 degrees</strong></td>
<td>Forest</td>
<td>98</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>73</td>
</tr>
</tbody>
</table>
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.

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.

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.

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

<table>
<thead>
<tr>
<th>Vegetation class</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Upslope and flat land (0 degrees)</td>
</tr>
<tr>
<td></td>
<td>&gt;0-5</td>
</tr>
<tr>
<td>Forest</td>
<td>60</td>
</tr>
<tr>
<td>Woodland</td>
<td>40</td>
</tr>
<tr>
<td>Shrubland</td>
<td>25</td>
</tr>
<tr>
<td>Scrub</td>
<td>35</td>
</tr>
<tr>
<td>Mallee/Mulga</td>
<td>23</td>
</tr>
<tr>
<td>Rainforest</td>
<td>30</td>
</tr>
</tbody>
</table>
### Vegetation class

<table>
<thead>
<tr>
<th>Vegetation class</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Upslope and flat land (0 degrees)</td>
</tr>
<tr>
<td></td>
<td>&gt;0-5</td>
</tr>
<tr>
<td>Grassland</td>
<td>35</td>
</tr>
</tbody>
</table>

### Table 4 Water supply requirements

#### Capacity, fittings and access

<table>
<thead>
<tr>
<th>Lot sizes (square meters)</th>
<th>Hydrant available</th>
<th>Capacity (litres)</th>
<th>Fire authority fittings and access required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 500</td>
<td>Not applicable</td>
<td>2,500</td>
<td>No</td>
</tr>
<tr>
<td>500-1,000</td>
<td>Yes</td>
<td>5,000</td>
<td>No</td>
</tr>
<tr>
<td>500-1,000</td>
<td>No</td>
<td>10,000</td>
<td>Yes</td>
</tr>
<tr>
<td>1,001 and above</td>
<td>Not applicable</td>
<td>10,000</td>
<td>Yes</td>
</tr>
</tbody>
</table>

*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.

<table>
<thead>
<tr>
<th>Column A</th>
<th>Column B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Length of access is less than 30 metres</td>
<td>There are no design and construction requirements if fire authority access to the water supply is not required under AM4.1.</td>
</tr>
<tr>
<td>Column A</td>
<td>Column B</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Length of access is less than 30 metres</td>
<td>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.</td>
</tr>
<tr>
<td>Length of access is greater than 30 metres</td>
<td>The following design and construction requirements apply:</td>
</tr>
<tr>
<td></td>
<td>• All-weather construction.</td>
</tr>
<tr>
<td></td>
<td>• A load limit of at least 15 tonnes.</td>
</tr>
<tr>
<td></td>
<td>• Provide a minimum trafficable width of 3.5 metres.</td>
</tr>
<tr>
<td></td>
<td>• Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.</td>
</tr>
<tr>
<td></td>
<td>• Curves must have a minimum inner radius of 10 metres.</td>
</tr>
<tr>
<td></td>
<td>• 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.</td>
</tr>
<tr>
<td></td>
<td>• Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.</td>
</tr>
<tr>
<td>Length of access is greater than 100 metres</td>
<td>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</td>
</tr>
<tr>
<td></td>
<td>• A turning circle with a minimum radius of eight metres.</td>
</tr>
<tr>
<td></td>
<td>• A driveway encircling the dwelling.</td>
</tr>
<tr>
<td></td>
<td>• 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.</td>
</tr>
<tr>
<td>Length of access is greater than 200 metres</td>
<td>• Passing bays must be provided at least every 200 metres.</td>
</tr>
<tr>
<td></td>
<td>• Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.</td>
</tr>
<tr>
<td>Note 1:</td>
<td>The length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer.</td>
</tr>
</tbody>
</table>

**Table 6 Vegetation management requirement**

Defendable space is provided and is managed in accordance with the following requirements:

- 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

<table>
<thead>
<tr>
<th>Building construction condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:</td>
</tr>
<tr>
<td>- 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</td>
</tr>
<tr>
<td>- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.</td>
</tr>
</tbody>
</table>

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.
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.

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.

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.
CONVENIENCE RESTAURANT AND TAKE-AWAY FOOD PREMISES

Application

These requirements only apply to land in a residential zone.

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.
- The adequacy of car parking, loading and drive through queuing spacing to accommodate customers at peak periods and employee requirements on the land.
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.

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.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

LIVE MUSIC ENTERTAINMENT VENUES

Purpose
To recognise that live music is an important part of the State’s culture and economy.
To encourage the retention of existing and the development of new live music entertainment venues.
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.

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.
- A noise sensitive residential use that is in an area specified in clause 1.0 of the schedule to this clause

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 2.0 of the schedule to this clause.

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 3.0 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.

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.

**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.

- An assessment of the impact of the proposal on the functioning of live music venues.

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.

**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.

- The social and economic significance of an existing live music entertainment venue.

- The impact of the proposal on the functioning of live music venues.
### Areas to which Clause 53.06 does not apply

<table>
<thead>
<tr>
<th>Name of area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

### Other venues to which Clause 53.06 applies

<table>
<thead>
<tr>
<th>Name of venue</th>
<th>Address</th>
<th>Condition or limitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.

Decision guidelines

Before deciding on an application to use land for shipping container storage, or construct a building 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.
The adequacy of truck parking, loading and truck queuing spacing to accommodate truck movements at peak periods and employee requirements on the land.
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.

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.
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.

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.

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.

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.

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

<table>
<thead>
<tr>
<th>Chicken numbers</th>
<th>Minimum distance to a building used for a sensitive use (accommodation, child care centre, education centre and hospital)</th>
<th>Minimum distance to land in a residential zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,000 chickens or less</td>
<td>50 metres</td>
<td>200 metres</td>
</tr>
<tr>
<td>More than 1,000 chickens</td>
<td>100 metres</td>
<td>400 metres</td>
</tr>
</tbody>
</table>

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.

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).
USES AND ACTIVITIES WITH POTENTIAL ADVERSE IMPACTS

Purpose
To identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood.

Threshold distance
The threshold distance referred to in the table to this clause is the shortest distance from any part of the land to:

- land (not a road) in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone; or
- land used for a hospital, an education centre or a corrective institution; or
- land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.

An application to use land for an industry, utility installation or warehouse for a purpose listed in the table to this clause must be referred to the Environment Protection Authority under section 55 of the Act if the threshold distance is not to be met or no threshold distance is specified.

Table to Clause 53.10-1

<table>
<thead>
<tr>
<th>Type of use or activity (purpose)</th>
<th>Threshold distance (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Basic metal products</strong></td>
<td></td>
</tr>
<tr>
<td>Iron or steel production:</td>
<td></td>
</tr>
<tr>
<td>- up to 1,000,000 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>- exceeding 1,000,000 tonnes per year</td>
<td>1,000</td>
</tr>
<tr>
<td><strong>Non-ferrous metal production:</strong></td>
<td></td>
</tr>
<tr>
<td>- up to 100 tonnes per year</td>
<td>100</td>
</tr>
<tr>
<td>- between 100 and 2,000 tonnes per year</td>
<td>300</td>
</tr>
<tr>
<td>- exceeding 2,000 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>- aluminium by electrolysis</td>
<td>2,000</td>
</tr>
<tr>
<td><strong>Chemical, petroleum and coal products</strong></td>
<td></td>
</tr>
<tr>
<td>Ammunition, explosives and fireworks production</td>
<td>1,000</td>
</tr>
<tr>
<td>Biocides production and storage</td>
<td>1,000</td>
</tr>
<tr>
<td>Briquette production</td>
<td>300</td>
</tr>
<tr>
<td>Chemical product manufacture other than listed within this group</td>
<td>300</td>
</tr>
<tr>
<td>Type of use or activity (purpose)</td>
<td>Threshold distance (metres)</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Coke processing</td>
<td>500</td>
</tr>
<tr>
<td>Cosmetics and toiletries production</td>
<td>100</td>
</tr>
<tr>
<td>Fertiliser production</td>
<td>1,000</td>
</tr>
<tr>
<td>Gasworks</td>
<td>1,000</td>
</tr>
<tr>
<td>Industrial gases production</td>
<td>1,000</td>
</tr>
<tr>
<td>Organic and inorganic industrial chemicals production other than those listed within this group</td>
<td>2,000</td>
</tr>
<tr>
<td>Other petroleum or coal production</td>
<td>500</td>
</tr>
<tr>
<td>Paints and inks manufacture, blending and mixing exceeding 2,000 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Petroleum refinery</td>
<td>2,000</td>
</tr>
<tr>
<td>Pharmaceutical and veterinary chemical production</td>
<td>1,000</td>
</tr>
<tr>
<td>Polyester and synthetic resins production, exceeding 2,000 per year</td>
<td>1,000</td>
</tr>
<tr>
<td>Rubber production:</td>
<td></td>
</tr>
<tr>
<td>• synthetic rubber, exceeding 2,000 tonnes per year</td>
<td>1,000</td>
</tr>
<tr>
<td>• using either organic solvents or carbon black</td>
<td>300</td>
</tr>
<tr>
<td>• using sulphur</td>
<td>1,000</td>
</tr>
<tr>
<td>Soap and detergent production</td>
<td>500</td>
</tr>
<tr>
<td>Fabricated metal products</td>
<td></td>
</tr>
<tr>
<td>Abrasive blast cleaning</td>
<td>500</td>
</tr>
<tr>
<td>Boiler maker</td>
<td>100</td>
</tr>
<tr>
<td>Metal coating and finishing</td>
<td>500</td>
</tr>
<tr>
<td>Structural or sheet metal production</td>
<td>500</td>
</tr>
<tr>
<td>Food and beverages</td>
<td></td>
</tr>
<tr>
<td>Alcoholic and non-alcoholic beverage production, exceeding 5,000 litres per day</td>
<td>500</td>
</tr>
<tr>
<td>Animal processing</td>
<td>1,000</td>
</tr>
<tr>
<td>Type of use or activity (purpose)</td>
<td>Threshold distance (metres)</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Bakery (other than one ancillary to a shop):</td>
<td></td>
</tr>
<tr>
<td>- exceeding 200 tonnes per year</td>
<td>100</td>
</tr>
<tr>
<td>- night-time operations, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Flour mill, exceeding 200 tonnes per year</td>
<td>250</td>
</tr>
<tr>
<td>Food production other than those listed within this group:</td>
<td></td>
</tr>
<tr>
<td>- exceeding 200 tonnes per year</td>
<td>250</td>
</tr>
<tr>
<td>- including frying, drying or roasting, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Grain and stockfeed mill and handling facility</td>
<td></td>
</tr>
<tr>
<td>- with meat meals or tallow</td>
<td>500</td>
</tr>
<tr>
<td>- no meat meals or tallow</td>
<td>250</td>
</tr>
<tr>
<td>Maltworks, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Manufacture of milk products, exceeding 200 tonnes per year</td>
<td>300</td>
</tr>
<tr>
<td>Milk depot</td>
<td>100</td>
</tr>
<tr>
<td>Pet food production</td>
<td>500</td>
</tr>
<tr>
<td>Production of vegetable oils and animal fats using solvents, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Seafood processor, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Smallgoods production:</td>
<td></td>
</tr>
<tr>
<td>- exceeding 200 tonnes per year</td>
<td>100</td>
</tr>
<tr>
<td>- including smoking and drying, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Miscellaneous manufacturing</td>
<td></td>
</tr>
<tr>
<td>Printing and coating works with heated curing ovens</td>
<td>500</td>
</tr>
<tr>
<td>Rendering and casings works</td>
<td>1,000</td>
</tr>
<tr>
<td>Non-metallic mineral products</td>
<td></td>
</tr>
<tr>
<td>Bitumen batching plant</td>
<td>1,000</td>
</tr>
<tr>
<td>Cement production in amounts:</td>
<td></td>
</tr>
<tr>
<td>- up to 5,000 tonnes per year</td>
<td>300</td>
</tr>
<tr>
<td>Type of use or activity (purpose)</td>
<td>Threshold distance (metres)</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>• between 5,000 and 150,000 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>• exceeding 150,000 tonnes per year</td>
<td>1,000</td>
</tr>
<tr>
<td>Cement, lime, clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes per year:</td>
<td>500</td>
</tr>
<tr>
<td>Concrete batching plant, with a production rate exceeding 5,000 tonnes per year</td>
<td>300</td>
</tr>
<tr>
<td>Glass and glass production including glass wool and fibreglass</td>
<td>500</td>
</tr>
<tr>
<td>Plaster or plaster articles production, exceeding 5,000 tonnes per year</td>
<td>200</td>
</tr>
<tr>
<td>Rock wool manufacture</td>
<td>500</td>
</tr>
<tr>
<td>Solar salt manufacture</td>
<td>1,000</td>
</tr>
<tr>
<td><strong>Other premises</strong></td>
<td></td>
</tr>
<tr>
<td>Automotive body, paint and interior repair</td>
<td>100</td>
</tr>
<tr>
<td>Rural industry handling, processing or packing agricultural produce</td>
<td>300</td>
</tr>
<tr>
<td><strong>Paper and paper products</strong></td>
<td></td>
</tr>
<tr>
<td>Paper or paper pulp production:</td>
<td></td>
</tr>
<tr>
<td>• involving combustion of sulphur or sulphur containing materials</td>
<td>5,000</td>
</tr>
<tr>
<td>• from semi-processed materials</td>
<td>100</td>
</tr>
<tr>
<td>• from prepared cellulose and rags</td>
<td>200</td>
</tr>
<tr>
<td>• by other methods than above</td>
<td>None specified</td>
</tr>
<tr>
<td><strong>Recreational, personal and other services</strong></td>
<td></td>
</tr>
<tr>
<td>Dry cleaning for commercial and institutional customers, or in bulk quantities</td>
<td>100</td>
</tr>
<tr>
<td>Laundry for commercial and institutional customers, or in bulk quantities</td>
<td>100</td>
</tr>
<tr>
<td><strong>Textiles</strong></td>
<td></td>
</tr>
<tr>
<td>Carpet backing with latex</td>
<td>500</td>
</tr>
<tr>
<td>Dyeing or finishing of cotton, linen and woollen yarns and textiles</td>
<td>300</td>
</tr>
<tr>
<td>Leather and artificial leather goods production</td>
<td>300</td>
</tr>
<tr>
<td>Leather tanning and dressing:</td>
<td></td>
</tr>
<tr>
<td>Type of use or activity (purpose)</td>
<td>Threshold distance (metres)</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>• up to 250 tonnes per year</td>
<td>300</td>
</tr>
<tr>
<td>• exceeding 250 tonnes per year</td>
<td>2,000</td>
</tr>
<tr>
<td>Rope, cordage and twine production</td>
<td>100</td>
</tr>
<tr>
<td>Treatment or production of natural and synthetic fibres and textiles</td>
<td>1,000</td>
</tr>
<tr>
<td>Treatment or production of textiles using carbon disulphide</td>
<td>500</td>
</tr>
<tr>
<td>Wool scouring</td>
<td>200</td>
</tr>
<tr>
<td><strong>Transport and storage</strong></td>
<td></td>
</tr>
<tr>
<td>Bus depot</td>
<td>200</td>
</tr>
<tr>
<td>Depot for refuse collection vehicles</td>
<td>100</td>
</tr>
<tr>
<td>Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes</td>
<td>1,000</td>
</tr>
<tr>
<td>Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity:</td>
<td></td>
</tr>
<tr>
<td>• with fixed roofs</td>
<td>300</td>
</tr>
<tr>
<td>• with floating roofs</td>
<td>100</td>
</tr>
<tr>
<td>Storage of wet-salted or unprocessed hides</td>
<td>250</td>
</tr>
<tr>
<td><strong>Waste, recycling and resource recovery</strong></td>
<td></td>
</tr>
<tr>
<td>Chemical or oil recycling</td>
<td>1,000</td>
</tr>
<tr>
<td>Combustion, treatment or bio-reaction of waste to produce energy</td>
<td>None specified</td>
</tr>
<tr>
<td>Composting and other organic materials recycling</td>
<td>None specified</td>
</tr>
<tr>
<td>Hazardous waste storage or treatment</td>
<td>1,000</td>
</tr>
<tr>
<td>Landfill</td>
<td>None specified</td>
</tr>
<tr>
<td>Other recourse recovery or recycling operations</td>
<td>None specified</td>
</tr>
<tr>
<td>Soil conditioning or blending</td>
<td>None specified</td>
</tr>
<tr>
<td>Transfer station:</td>
<td></td>
</tr>
<tr>
<td>• accepting organic wastes</td>
<td>500</td>
</tr>
<tr>
<td>• other</td>
<td>200</td>
</tr>
<tr>
<td>Used plastics treatment or processing</td>
<td>500</td>
</tr>
<tr>
<td>Type of use or activity (purpose)</td>
<td>Threshold distance (metres)</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Waste tyre recycling and re-treading</td>
<td>1,000</td>
</tr>
<tr>
<td>Vehicle recycling or disposal</td>
<td>500</td>
</tr>
</tbody>
</table>

**Water and wastewater**

<table>
<thead>
<tr>
<th>Type of use or activity (purpose)</th>
<th>Threshold distance (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sewage treatment plant, exceeding a design or actual flow rate of 5,000 litres per day</td>
<td>None specified</td>
</tr>
<tr>
<td>Water treatment plant</td>
<td>None specified</td>
</tr>
</tbody>
</table>

**Wood, wood products and furniture**

<table>
<thead>
<tr>
<th>Type of use or activity (purpose)</th>
<th>Threshold distance (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charcoal production:</td>
<td></td>
</tr>
<tr>
<td>· by the retort process</td>
<td>500</td>
</tr>
<tr>
<td>· other than by the retort process</td>
<td>1,000</td>
</tr>
<tr>
<td>Joinery</td>
<td>100</td>
</tr>
<tr>
<td>Sawmill, wood products and furniture</td>
<td>500</td>
</tr>
</tbody>
</table>

**Wood preservation plant:**

<table>
<thead>
<tr>
<th>Type of use or activity (purpose)</th>
<th>Threshold distance (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>up to 10,000 cubic metres of timber per year</td>
<td>100</td>
</tr>
<tr>
<td>exceeding 10,000 cubic metres of timber per year</td>
<td>300</td>
</tr>
</tbody>
</table>
**TIMBER PRODUCTION**

### 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.

### 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.

### 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*.

### 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.
- 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.
RACING DOG HUSBANDRY

Purpose
To ensure the use and development of land for racing dog husbandry is consistent with orderly and proper planning.

Requirement
An application to use land, or construct a building or construct or carry out works, for racing dog husbandry 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.

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.
RENEWABLE ENERGY FACILITY (OTHER THAN WIND ENERGY FACILITY)

Purpose

To facilitate the establishment and expansion of renewable energy facilities, in appropriate locations, with minimal impact on the amenity of the area.

Application

This clause applies to an application under any provision of this planning scheme to use or develop land for a renewable energy facility (other than a wind energy facility).

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.
    - 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.
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 strategically important agricultural land, particularly within declared irrigation districts.
- The impact of the proposal on the natural environment and natural systems.
- The impact of the proposal on the road network.

Amendment VC161 transitional provisions

Clauses 19.01-2S and 53.13 of this planning scheme, as in force immediately before the approval date of Amendment VC161, continue to apply to an application to use or develop land for a renewable energy facility (other than a wind energy facility) lodged before the approval date of Amendment VC161.

Clauses 14.02-3S and 66.02-12 of this planning scheme do not apply to an application to use or develop land for a renewable energy facility (other than a wind energy facility) lodged before the approval date of Amendment VC161.
RESOURCES 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.

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.

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.

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).
- 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).
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.

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.
SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS

Incorporated statement

<table>
<thead>
<tr>
<th>Land</th>
<th>Incorporated Document</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>
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.

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.

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

<table>
<thead>
<tr>
<th>Pig Class</th>
<th>Mass Range (kg)</th>
<th>Age Range (weeks)</th>
<th>SPU Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gilt</td>
<td>100 – 160</td>
<td>24 -30</td>
<td>1.8</td>
</tr>
<tr>
<td>Boar</td>
<td>100 – 300</td>
<td>24 – 128</td>
<td>1.6</td>
</tr>
<tr>
<td>Gestating sow</td>
<td>160 – 230</td>
<td>-</td>
<td>1.6</td>
</tr>
<tr>
<td>Lactating sow</td>
<td>160 – 230</td>
<td>-</td>
<td>2.5</td>
</tr>
<tr>
<td>Sucker</td>
<td>1.4 – 8</td>
<td>0 – 4</td>
<td>0.1</td>
</tr>
<tr>
<td>Weaner</td>
<td>8 – 25</td>
<td>4 – 10</td>
<td>0.5</td>
</tr>
<tr>
<td>Grower</td>
<td>24 – 55</td>
<td>10 – 16</td>
<td>1.0</td>
</tr>
<tr>
<td>Finisher</td>
<td>55 – 100</td>
<td>16 – 24</td>
<td>1.6</td>
</tr>
</tbody>
</table>
## 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).

---

**Table: Pig Class, Mass Range, Age Range, SPU Factor**

<table>
<thead>
<tr>
<th>Pig Class</th>
<th>Mass Range (kg)</th>
<th>Age Range (weeks)</th>
<th>SPU Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heavy Finisher</td>
<td>100 – 130</td>
<td>24 -30</td>
<td>1.8</td>
</tr>
</tbody>
</table>

Note: Adapted from the National Environmental Guidelines for Piggeries 2010
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.

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.

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.

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:

<table>
<thead>
<tr>
<th>Development context</th>
<th>Minimum setback from front street (metres)</th>
<th>Minimum setback from a side street (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>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.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>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.</td>
<td>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.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>The site is on a corner.</td>
<td>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.</td>
<td>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</td>
</tr>
<tr>
<td>Development context</td>
<td>Minimum setback from front street (metres)</td>
<td>Minimum setback from a side street (metres)</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------------------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td>allotment facing the side street or 4 metres, whichever is the lesser.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

**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.
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.
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.

Overshadowing solar energy systems

Buildings should be sited and designed to ensure that the performance of existing rooftop solar energy systems 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 system must exist at the date the application is lodged.

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.
- 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.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- 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 system on an adjoining lot.
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.

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.

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**

**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**

**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 $da \cdot V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, $da =$ 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.

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**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:

- 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.

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**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.

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.
NON-GOVERNMENT SCHOOLS

Purpose
To facilitate new non-government schools.
To facilitate upgrades and extensions to existing non-government schools.

Application
This clause applies to an application under any provision of this scheme for any of the following provided that the proposed use or development is funded, or partly funded, by the Victorian Government's Non-Government Schools Capital Fund:

- Use or development of land for a new primary school or secondary school.
- Construction of a building on land used for a primary school or secondary school provided the combined gross floor area of all new buildings is 5,000 square metres or greater.
- Construction of additional classrooms on land used for a primary school or secondary school.
- An increase of the permitted number of students associated with additional classrooms on land used for a primary school or secondary school.
- Removal or replacement of non-conforming or non-compliant building products on land used for a primary school or secondary school.

This clause does not apply to an application lodged before the approval date of Amendment VC165.

Exemption from notice and review
An application to which Clause 53.19 applies is exempt from the notice requirements of section 52(1)(a), (b), (c) and (d), the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.
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.
NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

An application must be accompanied by:

- A neighbourhood and site description.
- A design response.

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.

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 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.
NEIGHBOURHOOD CHARACTER

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.

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.
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

<table>
<thead>
<tr>
<th>Development context</th>
<th>Minimum setback from front street (Metres)</th>
<th>Minimum setback from a side street (Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>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.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>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.</td>
<td>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.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>The site is on a corner.</td>
<td>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.</td>
<td>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.</td>
</tr>
</tbody>
</table>

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.
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.

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.

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.

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 systems 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 system 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 system on an adjoining lot is overshadowed by existing buildings or other permanent structures.
- Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.
- The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.
- The availability of solar access to north-facing windows on the site.
**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.
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.

**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.
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.

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.

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.

**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.
- 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.
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.

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.

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.
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.

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

<table>
<thead>
<tr>
<th>Street context</th>
<th>Maximum front fence height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streets in a Road Zone, Category 1</td>
<td>2 metres</td>
</tr>
<tr>
<td>Other streets</td>
<td>1.5 metres</td>
</tr>
</tbody>
</table>

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.
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.

<table>
<thead>
<tr>
<th>Application type</th>
<th>Applicable clauses</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>All of Clause 55 except Clause 55.07-1 to 55.07-15 (inclusive).</td>
</tr>
<tr>
<td>To construct or extend an apartment development, or To construct or extend a dwelling in or forming part of an apartment development.</td>
<td>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.</td>
</tr>
</tbody>
</table>

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.
NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

An application must be accompanied by:

- A neighbourhood and site description.
- A design response.

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.
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.

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 design response.

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.

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.

**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.
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 verandas 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

<table>
<thead>
<tr>
<th>Development context</th>
<th>Minimum setback from front street (metres)</th>
<th>Minimum setback from a side street (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>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.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>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.</td>
<td>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.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>The site is on a corner.</td>
<td>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. 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.</td>
<td>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. 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.</td>
</tr>
</tbody>
</table>

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.

**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.

**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.
**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:

- 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.

**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 systems 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 system 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 system on an adjoining lot is overshadowed by existing buildings or other permanent structures.
- Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.
- The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.

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.

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.

Plants which create 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.

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.

**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.

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.
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.

### 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.

### 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.

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.

**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.

**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.

**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.

**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.
**ON-SITE AMENITY AND FACILITIES**

**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.

**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.

**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.

**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.

**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.

**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.
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.

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

<table>
<thead>
<tr>
<th>Street Context</th>
<th>Maximum front fence height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streets in a Road Zone, Category 1</td>
<td>2 metres</td>
</tr>
<tr>
<td>Other streets</td>
<td>1.5 metres</td>
</tr>
</tbody>
</table>

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.
APARTMENT DEVELOPMENTS

Purpose
Clause 55.07 sets out requirements for an apartment development.

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 systems 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 system 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

<table>
<thead>
<tr>
<th>NatHERS climate zone</th>
<th>NatHERS maximum cooling loadMJ/M² per annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Climate zone 21 Melbourne</td>
<td>30</td>
</tr>
<tr>
<td>Climate zone 22 East Sale</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 27 Mildura</td>
<td>69</td>
</tr>
<tr>
<td>Climate zone 60 Tullamarine</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 62 Moorabbin</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 63 Warmambool</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 64 Cape Otway</td>
<td>19</td>
</tr>
<tr>
<td>Climate zone 66 Ballarat</td>
<td>23</td>
</tr>
</tbody>
</table>

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 system on an adjoining lot is overshadowed by existing buildings or other permanent structures.

Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.

The effect of overshadowing on an existing rooftop solar energy facility on an adjoining lot.

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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.

---

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.

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

<table>
<thead>
<tr>
<th>Site area</th>
<th>Deep soil areas</th>
<th>Minimum tree provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>750 - 1000 square metres</td>
<td>5% of site area (minimum dimension of 3 metres)</td>
<td>1 small tree (6-8 metres) per 30 square metres of deep soil</td>
</tr>
<tr>
<td>1001 - 1500 square metres</td>
<td>7.5% of site area (minimum dimension of 3 metres)</td>
<td>1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil</td>
</tr>
<tr>
<td>1501 - 2500 square metres</td>
<td>10% of site area (minimum dimension of 6 metres)</td>
<td>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</td>
</tr>
<tr>
<td>&gt;2500 square metres</td>
<td>15% of site area (minimum dimension of 6 metres)</td>
<td>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</td>
</tr>
</tbody>
</table>

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.

**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.

**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 L_{Aeq,8h} from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed L_{Aeq,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

<table>
<thead>
<tr>
<th>Noise source</th>
<th>Noise influence area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone interface</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>300 metres from the Industrial 1, 2 and 3 zone boundary</td>
</tr>
<tr>
<td>Roads</td>
<td></td>
</tr>
<tr>
<td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td>
<td>300 metres from the nearest trafficable lane</td>
</tr>
<tr>
<td>Railways</td>
<td></td>
</tr>
<tr>
<td>Railway servicing passengers in Victoria</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Railway servicing freight outside Metropolitan Melbourne</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Railway servicing freight in Metropolitan Melbourne</td>
<td>135 metres from the centre of the nearest track</td>
</tr>
</tbody>
</table>

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.
**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**

<table>
<thead>
<tr>
<th>Design option A</th>
<th>Design option B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door opening</td>
<td>A clear 850mm wide door opening.</td>
</tr>
<tr>
<td>Door design</td>
<td>Either:</td>
</tr>
<tr>
<td></td>
<td>- A slide door, or</td>
</tr>
<tr>
<td></td>
<td>- A door that opens outwards, or</td>
</tr>
<tr>
<td></td>
<td>- A door that opens inwards that is clear of the circulation area and has readily removable hinges.</td>
</tr>
<tr>
<td>Circulation area</td>
<td>A clear circulation area that is:</td>
</tr>
<tr>
<td></td>
<td>- A minimum area of 1.2 metres by 1.2 metres.</td>
</tr>
<tr>
<td></td>
<td>- Located in front of the shower and the toilet.</td>
</tr>
<tr>
<td></td>
<td>- Clear of the toilet, basin and the door swing.</td>
</tr>
<tr>
<td></td>
<td>The circulation area for the toilet and shower can overlap.</td>
</tr>
<tr>
<td>Path to circulation area</td>
<td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td>
</tr>
<tr>
<td>Shower</td>
<td>A hobless (step-free) shower.</td>
</tr>
<tr>
<td>Toilet</td>
<td>A toilet located in the corner of the room.</td>
</tr>
</tbody>
</table>

**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.

### 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**

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum area</th>
<th>Minimum dimension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio or 1 bedroom dwelling</td>
<td>8 square metres</td>
<td>1.8 metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>8 square metres</td>
<td>2 metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>12 square metres</td>
<td>2.4 metres</td>
</tr>
</tbody>
</table>

**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.
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

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Total minimum storage volume</th>
<th>Minimum storage volume within the dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>8 cubic metres</td>
<td>5 cubic metres</td>
</tr>
<tr>
<td>1 bedroom dwelling</td>
<td>10 cubic metres</td>
<td>6 cubic metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>14 cubic metres</td>
<td>9 cubic metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>18 cubic metres</td>
<td>12 cubic metres</td>
</tr>
</tbody>
</table>

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.

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 better practice design options specified in *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019).
- 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.

### 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**

<table>
<thead>
<tr>
<th>Bedroom type</th>
<th>Minimum width</th>
<th>Minimum depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main bedroom</td>
<td>3 metres</td>
<td>3.4 metres</td>
</tr>
<tr>
<td>All other bedrooms</td>
<td>3 metres</td>
<td>3 metres</td>
</tr>
</tbody>
</table>

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B11.

**Table B11 Living area dimensions**

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum width</th>
<th>Minimum area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio and 1 bedroom dwelling</td>
<td>3.3 metres</td>
<td>10 sqm</td>
</tr>
<tr>
<td>2 or more bedroom dwelling</td>
<td>3.6 metres</td>
<td>12 sqm</td>
</tr>
</tbody>
</table>

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and amenity of habitable rooms.

### 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.

---

**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.

---

**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.
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.

**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.
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.
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.

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.
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.

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.

Neighbourhood character objective

To design subdivisions that respond to neighbourhood character.

Standard C6

Subdivision should:
- 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.
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.

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.

**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.

**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.

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.
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.

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.
ACCESS AND MOBILITY MANAGEMENT

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.

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.

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.

**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.

**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.

**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.

**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.
- 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.
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.

<table>
<thead>
<tr>
<th>Traffic volume(^1)</th>
<th>300vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed(^2)</td>
<td>10kph</td>
</tr>
<tr>
<td>Carriageway width(^3) &amp; parking provision within street reservation</td>
<td>5.5m(^6) wide with no parking spaces to be provided. Appropriately signed.</td>
</tr>
<tr>
<td>Verge width(^4)</td>
<td>No verge required.</td>
</tr>
<tr>
<td>Kerbing(^5)</td>
<td>None</td>
</tr>
<tr>
<td>Footpath provision</td>
<td>None</td>
</tr>
<tr>
<td>Cycle path provision</td>
<td>None</td>
</tr>
</tbody>
</table>

Access Place

A minor street providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority.

<table>
<thead>
<tr>
<th>Traffic volume(^1)</th>
<th>300vpd to 1000vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed(^2)</td>
<td>15kph</td>
</tr>
<tr>
<td>Carriageway width(^3) &amp; parking provision within street reservation</td>
<td>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.</td>
</tr>
<tr>
<td>Verge width(^4)</td>
<td>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.</td>
</tr>
</tbody>
</table>
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 volume
1000vpd to 2000vpd

Target speed
30kph

Carriageway width & parking provision within street reservation
5.5m wide with 1 hard standing verge parking space per 2 lots.

Verge width
4m minimum each side

Kerbing
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 volume
2000vpd to 3000vpd

Target speed
40kph

Carriageway width & parking provision within street reservation
7m-7.5m wide with parking on both sides of carriageway

Verge width
4.5m minimum each side

Kerbing
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.
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.

<table>
<thead>
<tr>
<th>Traffic volume</th>
<th>3000 vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed</td>
<td>50 kph(^2) reduced to 40 kph at schools and 20 kph at pedestrian and cycle crossing points.</td>
</tr>
</tbody>
</table>

- Carriageway width\(^3\), cycle lane provision, parking provision and bus stops within street reservation
  - 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:
    - 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.

<table>
<thead>
<tr>
<th>Verge width</th>
<th>4.5m minimum each side.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kerbing</td>
<td>Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Footpath provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5m wide footpaths on both sides.</td>
</tr>
<tr>
<td>Footpath widened to a minimum 2.0m in the vicinity of a school, shop, public transport stop or other activity centre.</td>
</tr>
<tr>
<td>Footpaths offset a minimum distance of 1m from the kerb.</td>
</tr>
</tbody>
</table>

Connector Street - Level 2
A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods.

<table>
<thead>
<tr>
<th>Traffic volume(^1)</th>
<th>3,000 vpd to 7,000 vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed(^2)</td>
<td>60 kph(^3) or 50km/h reduced to 40kph at schools.</td>
</tr>
</tbody>
</table>
Carriageway width, cycle lane provision, parking provision and bus stops within street reservation

- 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 an non-trafficable central medium.
- For on-street cycling, increase the minimum clear carriageway in each direction by:
  - 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 width

- 6m minimum each side (plus central median).

Kerbing

- Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.

Footpath and cycle path provision

- 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

<table>
<thead>
<tr>
<th>Traffic volume</th>
<th>Greater than 7000vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed</td>
<td>Arterial road design as required by the relevant roads authority.</td>
</tr>
<tr>
<td>Carriageway width &amp; parking provision</td>
<td>Arterial road design as required by the relevant roads authority.</td>
</tr>
</tbody>
</table>
## 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.
INTEGRATED WATER MANAGEMENT

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.

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.

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.

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 \( d_a V_{av} < 0.35 \text{ m}^2/\text{s} \) (where, \( d_a = \text{average depth in metres} \) and \( V_{av} = \text{average velocity in metres per second} \)).

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.
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.
UTILITIES

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.

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.

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.

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.
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.
58.01-1
13/04/2017
VC136

Application requirements
An application must be accompanied by:
- An urban context report.
- A design response.

58.01-2
16/01/2018
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

**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.
URBAN CONTEXT

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.

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 design response.

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.

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.

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.
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

<table>
<thead>
<tr>
<th>NatHERS climate zone</th>
<th>NatHERS maximum cooling load MJ/M² per annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Climate zone 21 Melbourne</td>
<td>30</td>
</tr>
<tr>
<td>Climate zone 22 East Sale</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 27 Mildura</td>
<td>69</td>
</tr>
<tr>
<td>Climate zone 60 Tullamarine</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 62 Moorabbin</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 63 Warrnambool</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 64 Cape Otway</td>
<td>19</td>
</tr>
<tr>
<td>Climate zone 66 Ballarat</td>
<td>23</td>
</tr>
</tbody>
</table>

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.
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.

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.

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.

**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

<table>
<thead>
<tr>
<th>Site area</th>
<th>Deep soil areas</th>
<th>Minimum tree provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>750 - 1000</td>
<td>5% of site area (minimum dimension of 3 metres)</td>
<td>1 small tree (6-8 metres) per 30 square metres of deep soil</td>
</tr>
<tr>
<td>square metres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1001 - 1500</td>
<td>7.5% of site area (minimum dimension of 3 metres)</td>
<td>1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil</td>
</tr>
<tr>
<td>square metres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1501 - 2500</td>
<td>10% of site area (minimum dimension of 6 metres)</td>
<td>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</td>
</tr>
<tr>
<td>square metres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt;2500</td>
<td>15% of site area (minimum dimension of 6 metres)</td>
<td>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</td>
</tr>
<tr>
<td>square metres</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.

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.

**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.

**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.
- 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.
AMENITY IMPACTS

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.

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.
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 L\(\text{A}_{eq}\), 8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed L\(\text{A}_{eq}\), 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

<table>
<thead>
<tr>
<th>Noise source</th>
<th>Noise influence area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone interface</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>300 metres from the Industrial 1, 2 and 3 zone boundary</td>
</tr>
<tr>
<td>Roads</td>
<td></td>
</tr>
<tr>
<td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td>
<td>300 metres from the nearest trafficable lane</td>
</tr>
<tr>
<td>Railways</td>
<td></td>
</tr>
<tr>
<td>Railway servicing passengers in Victoria</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Railway servicing freight outside Metropolitan Melbourne</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Railway servicing freight in Metropolitan Melbourne</td>
<td>135 metres from the centre of the nearest track</td>
</tr>
</tbody>
</table>

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.
• 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.
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

<table>
<thead>
<tr>
<th>Door opening</th>
<th>Design option A</th>
<th>Design option B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door opening</td>
<td>A clear 850mm wide door opening.</td>
<td>A clear 820mm wide door opening located opposite the shower.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Door design</th>
<th>Design option A</th>
<th>Design option B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Either: A slide door, or</td>
<td>Either: A slide door, or</td>
<td></td>
</tr>
<tr>
<td>Either: A door that opens outwards, or</td>
<td>Either: A door that opens outwards, or</td>
<td></td>
</tr>
<tr>
<td>Either: A door that opens inwards that is clear of the circulation area and has readily removable hinges.</td>
<td>Either: A door that opens inwards that is clear of the circulation area and has readily removable hinges.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Circulation area</th>
<th>Design option A</th>
<th>Design option B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Circulation area that is:</td>
<td>Circulation area that is:</td>
<td></td>
</tr>
<tr>
<td>A minimum area of 1.2 metres by 1.2 metres.</td>
<td>A minimum width of 1 metre.</td>
<td></td>
</tr>
<tr>
<td>Located in front of the shower and the toilet.</td>
<td>The full length of the bathroom and a minimum length of 2.7 metres.</td>
<td></td>
</tr>
<tr>
<td>Clear of the toilet, basin and the door swing.</td>
<td>Clear of the toilet and basin.</td>
<td></td>
</tr>
<tr>
<td>The circulation area for the toilet and shower can overlap.</td>
<td>The circulation area for the toilet and shower can overlap.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Path to circulation area</th>
<th>Design option A</th>
<th>Design option B</th>
</tr>
</thead>
<tbody>
<tr>
<td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td>
<td>Not applicable.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shower</th>
<th>Design option A</th>
<th>Design option B</th>
</tr>
</thead>
<tbody>
<tr>
<td>A hobless (step-free) shower.</td>
<td>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Toilet</th>
<th>Design option A</th>
<th>Design option B</th>
</tr>
</thead>
<tbody>
<tr>
<td>A toilet located in the corner of the room.</td>
<td>A toilet located closest to the door opening and clear of the circulation area.</td>
<td></td>
</tr>
</tbody>
</table>

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.

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

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum area</th>
<th>Minimum dimension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio or 1 bedroom dwelling</td>
<td>8 square metres</td>
<td>1.8 metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>8 square metres</td>
<td>2 metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>12 square metres</td>
<td>2.4 metres</td>
</tr>
</tbody>
</table>

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.

**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**

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Total minimum storage volume</th>
<th>Minimum storage volume within the dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>8 cubic metres</td>
<td>5 cubic metres</td>
</tr>
<tr>
<td>1 bedroom dwelling</td>
<td>10 cubic metres</td>
<td>6 cubic metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>14 cubic metres</td>
<td>9 cubic metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>18 cubic metres</td>
<td>12 cubic metres</td>
</tr>
</tbody>
</table>

**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.
**DETAILED DESIGN**

**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.

**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.

**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.
• 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 better practice design options specified in *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019).

• 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.
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

<table>
<thead>
<tr>
<th>Bedroom type</th>
<th>Minimum width</th>
<th>Minimum depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main bedroom</td>
<td>3 metres</td>
<td>3.4 metres</td>
</tr>
<tr>
<td>All other bedrooms</td>
<td>3 metres</td>
<td>3 metres</td>
</tr>
</tbody>
</table>

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.

Table D8 Living area dimensions

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum width</th>
<th>Minimum area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio and 1 bedroom dwelling</td>
<td>3.3 metres</td>
<td>10 sqm</td>
</tr>
<tr>
<td>2 or more bedroom dwelling</td>
<td>3.6 metres</td>
<td>12 sqm</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- The useability, functionality and amenity of habitable rooms.

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.

**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.

**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.
- 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.
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.

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.
- 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.
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.

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.
- 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.
FRONT FENCE IN A RESIDENTIAL ZONE

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.

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.
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.
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.

### 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.
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.

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.
- 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.
REMOVE, DESTROY OR LOP A TREE

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.

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 defendable 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.
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 system 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.

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.
APPLICATIONS UNDER A SPECIAL BUILDING 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 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.

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.
**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).

**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.
- 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.
**CAR PARKING**

### 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.

### 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.
• 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
[NO CONTENT]
TWO LOT SUBDIVISION IN 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 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.

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.
BUILDINGS AND WORKS IN 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 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.

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, nose, 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.
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.

**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.
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.
### Table 1 Classes of local VicSmart application under zone provisions

<table>
<thead>
<tr>
<th>Name of zone or class of zone</th>
<th>Class of application</th>
<th>Permit requirement provision</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Table 2 Classes of local VicSmart application under overlay provisions

<table>
<thead>
<tr>
<th>Name of overlay or class of overlay</th>
<th>Class of application</th>
<th>Permit requirement provision</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Table 3 Classes of local VicSmart application under Particular Provisions

<table>
<thead>
<tr>
<th>Name of particular provision</th>
<th>Class of application</th>
<th>Permit requirement provision</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.
SCHEDULE TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

1.0 Information requirements
None specified

2.0 Decision guidelines
None specified
GENERAL PROVISIONS

This section sets out provisions about existing uses, decision guidelines, referral of applications and other matters.
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.
- The use of land for power lines and electrical sub-stations associated with an energy generation facility or geothermal energy extraction if a permit was issued for such use or development prior to the approval date of Amendment VC157.
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.

62.02-1

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.
- Power lines and electrical sub-stations associated with an Energy generation facility or Geothermal energy extraction if a permit was issued for such use or development prior to the approval date of Amendment VC157.
- 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.

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.

**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.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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
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.
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.
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.
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.
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 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.
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 kinds 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; or

- The application is for the use or development of land for extractive industry or mining and a copy of a work plan or variation to an approved work plan accompanying the application was given to the referral authority (other than the Roads Corporation) under section 77TE of the *Mineral Resources (Sustainable Development) Act 1990*.

Notice

Notice of an application of the kind listed 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.
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.

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To subdivide land other than:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A boundary realignment.</td>
<td>The relevant water, drainage or sewerage authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>• The subdivision of an existing building already connected to services.</td>
<td>The relevant electricity supply or distribution authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>• A two lot subdivision.</td>
<td>The relevant gas supply authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>• The subdivision of land into lots each containing an existing dwelling or car parking space.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>To subdivide land outside the metropolitan fire district which creates a road, where the requirements of Clause 56.09-3 are not met.</td>
<td>Country Fire Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide land if the only access to a lot is over Crown land which has not been reserved or proclaimed as a road.</td>
<td>Minister administering the Land Act 1958</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide land crossed by a gas transmission pipeline or a gas transmission pipeline easement.</td>
<td>The relevant gas supply authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide land within 60 metres of a major electricity transmission line (220 Kilovolts or more) or an electricity transmission easement.</td>
<td>The relevant electricity transmission authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide a heritage place of which all or part is included in the Victorian Heritage Register.</td>
<td>The Executive Director specified in the Heritage Act 2017</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

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.

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.

### 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.
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.

### Works approval or licence

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>For a use or development requiring any of the following:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Works approval in accordance with Section 19A of the Environment Protection Act 1970.</td>
<td>Environment Protection Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>• A licence to discharge or emit waste in accordance with Section 20 of the Environment Protection Act 1970.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Amendment of a licence under Section 20A of the Environment Protection Act 1970.</td>
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</tbody>
</table>

### Native vegetation

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To remove, destroy or lop native vegetation in the Detailed Assessment Pathway as defined in the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017).</td>
<td>Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987)</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>To remove, destroy or lop native vegetation if a property vegetation plan applies to the site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>To remove, destroy or lop native vegetation on Crown land which is occupied or managed by the responsible authority.</td>
<td></td>
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</tr>
</tbody>
</table>

### Cattle feedlot

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for a cattle feedlot.</td>
<td>Minister for Agriculture</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>If the site is located within a special water supply catchment area under the Catchment and Land Protection Act 1994, the relevant water authority under the Water Act 1989 and the Secretary to the Department administering the Catchment and Land Protection Act 1994</td>
<td>If the number of cattle is 5000 or more, the Environment Protection Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>If the number of cattle is 5000 or more, the Environment Protection Authority</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Major electricity line or easement

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>The relevant electricity transmission authority</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

### Special water supply catchment area

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>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 <em>Catchment and Land Protection Act 1994</em> and which provides water to a domestic supply.</td>
<td>The relevant water board or water supply authority</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

This does not apply to an application for a sign, fence, roadworks or unenclosed building or works ancillary to a dwelling.

### Timber production

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for timber production by establishing a plantation.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <em>Conservation, Forests and Lands Act 1987</em>)</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Industry, utility installation or warehouse

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use land for an industry, utility installation or warehouse for a purpose listed in the table to Clause 53.10 with no threshold distance specified or if the threshold distance is not to be met.</td>
<td>Environment Protection Authority</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use land for an industry, utility installation or warehouse if any of the following apply:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- A fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012.</td>
<td>The Victorian WorkCover Authority</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>
Type of referral authority

Referral authority

Kind of application

- A notification is required under the Occupational Health and Safety Regulations 2017.
- 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.

Determining referral authority

To construct a building or construct or carry out works on land used for an industry, utility installation or warehouse if the area of the buildings and works will increase by more than 25 per cent and any of the following apply:

- 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 2017.
- 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.

Extractive industry

Kind of application

- To use or develop land for extractive industry.
- To use or develop land for extractive industry on Crown land or land abutting Crown land, other than a government road.
- To use or develop land for extractive industry: In Special Areas declared under Section 27 of the Catchment and Land Protection Act 1994.

Referral authority

- Secretory to the Department administering the Heritage Act 1995.
- Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990.
- Secretary to the Department administering the Catchment and Land Protection Act 1994.

Type of referral authority

Determining referral authority
<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>- 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.</td>
<td>Referral authority Kind of application</td>
<td></td>
</tr>
<tr>
<td>- 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.</td>
<td>Referral authority Kind of application</td>
<td></td>
</tr>
<tr>
<td>- To use or develop land for extractive industry:</td>
<td>Secretary to the Department administering the Flora and Fauna Guarantee Act 1988</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- In areas with communities or taxa listed or critical habitat determined under the Flora and Fauna Guarantee Act 1988.</td>
<td>Secretary to the Department administering the Flora and Fauna Guarantee Act 1988</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- On land which has been identified in this scheme as containing sites of flora or fauna significance.</td>
<td>Secretary to the Department administering the Flora and Fauna Guarantee Act 1988</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- To use or develop land for extractive industry on land which has been identified in this scheme as flood prone.</td>
<td>Secretary to the Department administering Section 201 of the Water Act 1989</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- To use or develop land for extractive industry if the land is intended to be used for land fill at a future date.</td>
<td>Environment Protection Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- To use or develop land for extractive industry:</td>
<td>Roads Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- On land which abuts a local road which intersects with a road declared as a freeway or an arterial road under the Road Management Act 2004 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.</td>
<td>Roads Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- On land which abuts a road declared as a freeway or an arterial road under the Road Management Act 2004. 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.</td>
<td>Roads Corporation</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>
### Geothermal energy extraction

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for geothermal energy extraction.</td>
<td>Secretary to the Department administering the Geothermal Energy Resources Act 2005</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

### Greenhouse gas sequestration

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for greenhouse gas sequestration.</td>
<td>Secretary to the Department administering the Greenhouse Gas Geological Sequestration Act 2008</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

### Integrated Public Transport Planning

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>An application to subdivide land, to construct a building or to construct or carry out works for any of the following:</td>
<td>Head, Transport for Victoria</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>• A residential development comprising 60 or more dwellings or lots.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A residential building comprising 60 or more lodging rooms.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A residential village comprising 60 or more dwellings.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A retirement village comprising 60 or more dwellings or lots.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A new retail premises of 4000 or more square metres of leasable floor area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• An office development of 10,000 or more square metres of leasable floor area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A place of assembly comprising 400 or more seats or 600 or more square metres of gross floor area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• An education centre.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A major sports and recreation facility.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Any alteration or development of public transport infrastructure or stops, unless undertaken for the Head, Transport for Victoria.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This does not apply to:

- 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.
### Declared irrigation districts

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>An application to use or develop land for a renewable energy facility located within an irrigation district declared under Part 6A of the <em>Water Act 1989.</em></td>
<td>Secretary to the Department administering the <em>Water Act 1989.</em></td>
<td>Recommending referral authority</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 36.03-5 (PCRZ)</td>
<td>An application for the use or development of an Emergency services facility.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 37.03-5 (UFZ)</td>
<td>An application under the zone within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>An application under the zone outside the waterway management district of Melbourne Water Corporation.</td>
<td>Relevant floodplain management authority</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause 37.07-5 (UGZ)</td>
<td>An application under the zone within Metropolitan Melbourne.</td>
<td>Victorian Planning Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>An application under the zone outside Metropolitan Melbourne.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 44.02-8 (SMO)</td>
<td>An application under the overlay and any site capability report.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 44.03-6 (FO)</td>
<td>An application under the overlay within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>An application under the overlay outside the waterway management district of Melbourne Water Corporation.</td>
<td>Relevant floodplain management authority</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause 44.04-7 (LSIO)</td>
<td>An application under the overlay within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>An application under the overlay outside the waterway management district of Melbourne Water Corporation.</td>
<td>Relevant floodplain management authority</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause 44.05-6 (SBO)</td>
<td>An application under the overlay within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause</td>
<td>Kind of application</td>
<td>Referral authority</td>
<td>Type of referral authority</td>
</tr>
<tr>
<td>--------</td>
<td>---------------------</td>
<td>--------------------</td>
<td>---------------------------</td>
</tr>
</tbody>
</table>
| Clause 44.06-6 (BMO) | An application to construct a building or carry out works associated with a dwelling. This does not apply to a non habitable outbuilding that meets the following requirements:  
- The outbuilding is ancillary to a dwelling,  
- 10 metres of defendable 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 defendable 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 |
<p>| 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 Road Management Act 2004. | Roads Corporation | Determining referral authority |
| Clause 52.27 | An application under the Clause in association with a bar, hotel or nightclub that is to operate after 1am. | Victorian Commission for Gambling and Liquor Regulation | Determining referral authority |</p>
<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 52.29</td>
<td>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 <em>Road Management Act 2004</em>, 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.</td>
<td>Roads Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>Any other application under the Clause.</td>
<td>Owner of, or the acquiring authority for, the adjacent land in the Road Zone, Category 1 or the PAO</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 53.05-1</td>
<td>An application to use or develop land for a Freeway service centre.</td>
<td>Roads Corporation</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>
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.
## Referral of permit applications under local provisions

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Referral authority type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 3.0 of Schedule 1 to 42.01 (ESO)</td>
<td>An application affecting sites of International, National and State zoological significance.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 3.0 of Schedule 2 to 42.01 (ESO)</td>
<td>An application affecting sites of International, National and State geological and geomorphologic significance.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 3.0 of Schedule 3 to 42.01 (ESO)</td>
<td>An application affecting sites of International, National and State zoological significance and for sites containing broad vegetation types classified depleted, rare or threatened at the Statewide level.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Schedule 2 to 45.02 (AEO)</td>
<td>An application to use land for uses specified in the schedule.</td>
<td>Airport owner</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 3.0 of schedule 5 to 43.02 (DDO)</td>
<td>An application to use land for uses specified in the schedule.</td>
<td>Secretary to the Department of Health and Human Services</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 3.0 of schedule 6 to 43.02 (DDO)</td>
<td>An application to use land for uses specified in the schedule.</td>
<td>Secretary to the Department of Health and Human Services</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 3.0 of schedule 7 to 43.02 (DDO)</td>
<td>An application to use land for uses specified in the schedule.</td>
<td>Secretary to the Department of Health and Human Services</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 3.0 of schedule 8 to 43.02 (DDO)</td>
<td>An application to use land for uses specified in the schedule.</td>
<td>Secretary to the Department of Health and Human Services</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>
**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.

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Person or body to be notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 45.08-6</td>
<td>An application to use or subdivide land, or to construct a building or construct or carry out works.</td>
<td>The airport lessee company of Melbourne Airport in accordance with the Commonwealth Airports Act 1996</td>
</tr>
</tbody>
</table>
| Clause 52.09-8 | An application to use or subdivide land or construct a building for accommodation, education centre or hospital:  
  - 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 Mineral Resources (Sustainable Development) Act 1990.  
  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.  
  These requirements do not apply to an application to extend a building or works. | The Secretary of the Department administering the Mineral Resources (Sustainable Development) Act 1990 |
| 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 bar, hotel 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. | 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 |
| 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 Flora and Fauna Guarantee Act 1988 |
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.
Notice of permit applications under local provisions

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Person or body to be notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 3.0 of Schedule 1 to 42.01 (ESO)</td>
<td>An application affecting sites of Regional or Local zoological or botanical significance</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
</tr>
<tr>
<td>Clause 3.0 of Schedule 2 to 42.01 (ESO)</td>
<td>An application affecting sites of Regional or Local geological and geomorphological significance.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
</tr>
<tr>
<td>Clause 3.0 of Schedule 3 to 42.01 (ESO)</td>
<td>An application affecting sites of Regional or Local zoological or botanical significance.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
</tr>
</tbody>
</table>
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.
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, extractive industry, 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.
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
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.
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.
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 THE MUNICIPAL PLANNING STRATEGY

Municipal Planning Strategy

The Municipal Planning Strategy at Clause 02 provides an overview of important local planning issues in an introductory context, sets out the vision for future use and development in the municipality and establishes 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.

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.

Transitional

If this planning scheme includes a Municipal Strategic Statement at Clause 21, the provisions of Clauses 23.01 and 23.02 apply.
OPERATION OF THE PLANNING POLICY FRAMEWORK

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.

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 to 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.

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.

**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.
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.

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.

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 is 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.

Section 3 uses

A use in Section 3 is prohibited.
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.
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.
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.

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.
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.

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:

- Renewable energy facility with an installed capacity of 1 megawatt or greater.
- Utility installation used to store, transmit or distribute electricity generated by a renewable energy facility with an installed capacity of 1 megawatt or greater.
- Primary school or secondary school to which Clause 53.19 applies.

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.

- in relation to applications lodged, or permits issued, for the use and development of land for a renewable energy facility (other than a wind energy facility) under Division 1 of Part 4 of the Act prior to the approval date of Amendment VC161, 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 applications lodged, or permits issued, for the use and development of land for a utility installation used to store, transmit or distribute electricity generated by a renewable energy facility, under Division 1 of Part 4 of the Act prior to the approval date of Amendment VC161, 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.
SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0

Responsible authority for administering and enforcing this planning scheme:
The Bass Coast 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

Responsible authority for administering and enforcing a provision of this planning scheme:
The Minister for Planning is the responsible authority for administering and enforcing:

- Clause 51.01 of the planning scheme in respect of the Victorian Desalination Project Incorporated Document (June 2009).
- Any other provision of the planning scheme as it applies to the use or development of land authorised by the State under an agreement between the State and the entity appointed to undertake the Victorian Desalination Project.

3.0

Person or responsible authority for issuing planning certificates:
Minister for Planning.

4.0

Responsible authority for VicSmart and other specified applications:
The Chief Executive Officer of the Bass Coast Shire Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of the Bass Coast Shire Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.
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.
SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING SCHEME?

1.0 Area covered by this planning scheme:

The Municipal District of the Bass Coast Shire Council.
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’.
SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0

Maps comprising part of this planning scheme:

- 1, 1BMO, 1ESO, 1HO, 1LSIO,
- 2, 2ESO, 2DDO, 2LSIO
- 3, 3BMO, 3EMO, 3SLO, 3HO, 3LSIO,
- 4, 4BMO, 4EMO, 4LSIO, 4SLO,
- 5, 5BMO, 5PAO, 5ESO, 5HO, 5LSIO,
- 6, 6ESO, 6HO, 6DDO, 6LSIO
- 7, 7ESO, 7HO, 7DDO, 7LSIO
- 8, 8ESO, 8HO, 8DDO, 8DPO, 8LSIO
- 9, 9ESO, 9VPO, 9DDO, 9LSIO
- 10, 10BMO, 10ESO, 10LSIO, 10PAO, 10RO,
- 11, 11BMO, 11DDO, 11DPO, 11LSIO,
- 12, 12BMO, 12ESO, 12DDO, 12LSIO, 12PAO,
- 13, 13BMO, 13PAO,
- 14, 14BMO, 14ESO, 14DDO, 14DPO, 14LSIO,
- 15, 15BMO, 15ESO, 15HO, 15DDO, 15DPO, 15LSIO, 15PAO, 15RO,
- 16, 16BMO, 16DPO, 16LSIO, 16SLO, 16RO,
- 17, 17BMO, 17SLO, 17HO, 17DPO, 17LSIO,
- 18, 18BMO, 18EMO, 18SLO, 18HO, 18DPO, 18LSIO,
- 19, 19BMO, 19EMO, 19LSIO, 19SLO,
- 20, 20BMO, 20EMO, 20SLO, 20HO, 20LSIO,
- 21, 21BMO, 21EMO, 21SLO, 21HO, 21LSIO,
- 22, 22BMO, 22EMO, 22SLO, 22HO,
- 23, 23BMO, 23ESO, 23VPO, 23HO, 23DDO, 23LSIO, 23SLO
- 24, 24BMO, 24VPO, 24HO, 24DDO, 24IPO, 24LSIO, 24PAO
- 26, 26VPO, 26HO, 26DDO, 26DPO, 26EAO, 26LSIO
- 27, 27BMO, 27VPO, 27HO, 27DDO, 27ESO, 27DPO, 27LSIO,
- 28, 28BMO, 28VPO, 28DDO, 28ESO, 28LSIO,
- 29, 29BMO, 29ESO, 29VPO, 29HO, 29LSIO, 29DDO, 29SLO
- 30, 30BMO, 30VPO, 30HO,
- 31, 31BMO, 31HO,
- 32, 32BMO, 32VPO, 32HO, 32SCO
- 33, 33VPO, 33HO, 33BMO
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- 70, 70ESO, 70VPO, 70HO, 70DDO, 70DPO, 70LSIO, 70BMO, 70SLO
- 71, 71ESO, 71HO, 71LSIO, 71SLO
72.04

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

<table>
<thead>
<tr>
<th>Name of document</th>
<th>Introduced by:</th>
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<tbody>
<tr>
<td>A ‘Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997</td>
<td>V3</td>
</tr>
<tr>
<td>A Code of Practice for Telecommunications Facilities in Victoria, July 2004</td>
<td>VC26</td>
</tr>
<tr>
<td>Apiary Code of Practice, May 2011</td>
<td>VC81</td>
</tr>
<tr>
<td>Australian Standard AS2890.2-2002 Parking facilities: Off-street commercial vehicle facilities, Standards Australia 2002</td>
<td>VC77</td>
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<tr>
<td>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</td>
<td>VC12</td>
</tr>
<tr>
<td>Building in bushfire-prone areas - CSIRO &amp; Standards Australia (SAA HB36-1993), May 1993</td>
<td>NPS1</td>
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<tr>
<td>Code of Practice for Bushfire Management on Public Land, 2012</td>
<td>VC101</td>
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<tr>
<td>Code of Practice for Timber Production 2014</td>
<td>VC101</td>
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<tr>
<td>Construction Techniques for Sediment Pollution Control, Environment Protection Authority May 1991</td>
<td>NPS1</td>
</tr>
<tr>
<td>Design Vehicles and Turning Path Templates, Austroads, 1995 (AP-34/95)</td>
<td>VC12</td>
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<tr>
<td>Growth Area Framework Plans, Department of Sustainability and Environment, September 2006</td>
<td>VC41</td>
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<tr>
<td>Guide to Road Design, Part 6A: Pedestrian and Cycle Paths, Austroads</td>
<td>VC77</td>
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<tr>
<td>Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management (Publication 891.4, Environment Protection Authority, 2016)</td>
<td>VC132</td>
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<tr>
<td>Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning 2017)</td>
<td>VC138</td>
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<tr>
<td>Local Government Planning Guide for Dry Land Salinity - Department Conservation and Natural Resources, 1995</td>
<td>NPS1</td>
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<td>Name of document</td>
<td>Introduced by:</td>
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<tr>
<td>Pavement Design - A Guide to the Structural Design of Road Pavements, Austroads, (AP-17/92)</td>
<td>VC12</td>
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<tr>
<td>Planning requirements for racing dog keeping and training (Department of Environment, Land, Water and Planning, August 2017)</td>
<td>VC139</td>
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<tr>
<td>Principal Public Transport Network 2017 (State Government of Victoria, 2017)</td>
<td>VC132</td>
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<tr>
<td>Principal Public Transport Network Area Maps (State Government of Victoria, August 2018)</td>
<td>VC151</td>
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<tr>
<td>Private Tennis Court Development Code of Practice – Revision 1, March 1999</td>
<td>VC5</td>
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<tr>
<td>Victorian Code for Broiler Farms 2009 (plus 2018 amendments)</td>
<td>VC60</td>
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<td>Victorian Code for Cattle Feedlots, August 1995</td>
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<td>Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)</td>
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<tr>
<td>Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)</td>
<td>VC150</td>
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## SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

### Incorporated documents

<table>
<thead>
<tr>
<th>Name of document</th>
<th>Introduced by:</th>
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<tbody>
<tr>
<td>112-116 McKenzie St, Wonthaggi – January 2009</td>
<td>C106</td>
</tr>
<tr>
<td>158 Gap Road, Cowes - January 2019</td>
<td>C155basc</td>
</tr>
<tr>
<td>2255 Dalyston-Glen Forbes Road and Part 1905 Bass Highway, Grantville – August 2007</td>
<td>C81</td>
</tr>
<tr>
<td>Adams Estate Restructure Plan (Shire of Bass)</td>
<td>NPS1</td>
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<tr>
<td>Bunurong Marine and Coastal Park Management Plan (Department of Natural Resources and Environment, May 1992)</td>
<td>C9</td>
</tr>
<tr>
<td>Cape Paterson Ecovillage Comprehensive Development Plan – July 2013</td>
<td>C137</td>
</tr>
<tr>
<td>Cape Paterson Management Plan (Shire of Bass Coast, January 1998)</td>
<td>C9</td>
</tr>
<tr>
<td>Dalyston Restructure Plan (Shire of Bass)</td>
<td>NPS1</td>
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<tr>
<td>Desalination Project Incorporated Document (January 2008)</td>
<td>C80</td>
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<tr>
<td>Dudley Restructure Plan (Shire of Bass, 27 April 1988)</td>
<td>NPS1</td>
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<tr>
<td>Kilcunda Restructure Plan (Shire of Bass, 10 January 1990)</td>
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<tr>
<td>Queensferry Restructure Plan (Shire of Bass, 10 January 1990)</td>
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<tr>
<td>Saltwater Creek Area, Ventnor Incorporated Plan (Shire of Phillip Island, 8 May 1991)</td>
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<tr>
<td>South Wonthaggi Restructure Plan (Borough of Wonthaggi)</td>
<td>NPS1</td>
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<tr>
<td>Victorian Desalination Project Incorporated Document (June 2009)</td>
<td>C107</td>
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<tr>
<td>Westernport Water’s Drought Relief Water Supply Strategy (July 2007)</td>
<td>C73</td>
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<tr>
<td>Woolamai Restructure Plan (Shire of Bass, 27 April 1988)</td>
<td>NPS1</td>
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</tbody>
</table>
WHEN DID THIS PLANNING SCHEME BEGIN?

This planning scheme began on the date specified in the schedule to this clause.
SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?

1.0

Date this planning scheme began:

16 December 1999
72.06

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.
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.
## 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.

### Table to Clause 72.08

<table>
<thead>
<tr>
<th>Name of background document</th>
<th>Amendment number - clause reference</th>
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<tbody>
<tr>
<td><em>Central Highlands Regional Growth Plan</em> (Victorian Government, 2014).</td>
<td>VC106 Clauses 10 to 19</td>
</tr>
<tr>
<td><em>G21 Regional Growth Plan</em> (Geelong Region Alliance, 2013).</td>
<td>VC106 Clauses 10 to 19</td>
</tr>
<tr>
<td><em>Great South Coast Regional Growth Plan</em> (Victorian Government, 2014).</td>
<td>VC106 Clauses 10 to 19</td>
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## Background documents

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<tr>
<th>Name of background document</th>
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<tr>
<td>Bass Coast Bicycle Strategy (2000)</td>
<td>Clause 43.04s13</td>
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<td>Clause 43.04s14</td>
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<td>Clause 43.04s18</td>
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<td>Clause 43.04s22</td>
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<td>Clause 43.04s23</td>
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<td>Bass Coast Rural Land Use Strategy (2014)</td>
<td>Clause 35.08s</td>
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<td>Bass Coast Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)</td>
<td>Clause 42.03s2</td>
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<td></td>
<td>Clause 42.03s5</td>
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<td>Control of Erosion on Construction Sites (Soil Conservation Authority)</td>
<td>Clause 44.01s</td>
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<tr>
<td>Department of Conservation, Forests and Lands site assessment of flora, and report (Ecological Horticulture Pty. Ltd., 1989)</td>
<td>Clause 42.01s3</td>
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<tr>
<td>Design and Siting Guidelines for Coastal Areas and Hinterland (Bass Coast Shire Council, 1999)</td>
<td>Clause 42.03s1</td>
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<tr>
<td>Final Report Volume 1, Victoria (Coastal Climate Change Advisory Committee, 2010)</td>
<td>Clause 44.04s</td>
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<td>Geotechnical Report Number 405025.000R1, Chadwick T&amp;T Pty Ltd</td>
<td>Clause 42.01s4</td>
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<td>The Cultural Heritage Assessment, (Ochre Imprints, June 2008)</td>
<td>Clause 43.04s20</td>
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<td>The Flora and Fauna Assessment (Brett Lane and Associates Pty Ltd., March 2008)</td>
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<td>The Gurdies Native Conservation Reserve (Department of Conservation and Natural Resources publication, 1995)</td>
<td>Clause 42.01s3</td>
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<td>Infrastructure Design Manual (2019, Local Government Infrastructure Design Association)</td>
<td>GC112 - Clause 21.06-6</td>
</tr>
<tr>
<td>Inverloch Design Framework Final Report (CPG Australia Pty Ltd, 2011)</td>
<td>Clause 43.02s9</td>
</tr>
<tr>
<td></td>
<td>Clause 43.02s10</td>
</tr>
<tr>
<td></td>
<td>Clause 43.04s24</td>
</tr>
<tr>
<td></td>
<td>Clause 43.04s25</td>
</tr>
<tr>
<td>Inverloch Foreshore Reserve and Anderson Inlet Management Plan (Department of Natural Resources and Environment, 1998)</td>
<td>Clause 42.01s1</td>
</tr>
<tr>
<td>Inverloch Strategy Plan (Shire of Woorayl 1993)</td>
<td>Clause 42.02s3</td>
</tr>
<tr>
<td>Management of Victoria's Ramsar Wetlands Strategic Directions Statement (Department of Natural Resources and Environment, 2002)</td>
<td>Clause 42.01s1</td>
</tr>
<tr>
<td>Melbourne Area District 2 Review Final Recommendations (Land Conservation Council, 1994)</td>
<td>Clause 42.01s3</td>
</tr>
<tr>
<td>Name of background document</td>
<td>Amendment number - clause reference</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td><em>Natural Resources Systems Databases of biodiversity components,</em> Department of Natural Resources and Environment</td>
<td>Clause 42.01s3</td>
</tr>
<tr>
<td><em>Phillip Island and San Remo Design Framework</em> (n.d)</td>
<td>Clause 43.02s4</td>
</tr>
<tr>
<td><em>Shire of Phillip Island Draft Landscape Strategy Plan</em> (Shire of Phillip Island &amp; Department of Conservation and Environment - Landscape Architectural Services, 1992)</td>
<td>Clause 43.02s1</td>
</tr>
<tr>
<td><em>Shire of Woorayl Coastal Landscape Study</em> (Scenic Spectrums Pty. Ltd., Henshall Hansen Associates, School of Environmental Planning University of Melbourne, 1990)</td>
<td>Clause 43.02s1</td>
</tr>
<tr>
<td><em>Sites of Botanical Significance in the Westernport Region,</em> Department of Conservation, Forests and Lands (Opie et al., 1984)</td>
<td>Clause 42.01s3</td>
</tr>
<tr>
<td><em>Sites of Geological and Geomorphological Significance in the Westernport Bay Catchment</em> (Neville Rosengren, 1994)</td>
<td>Clause 42.01s2</td>
</tr>
<tr>
<td><em>Sites of Zoological Significance in the Westernport Region,</em> Department of Conservation, Forests and Lands (Andrew et al., 1984)</td>
<td>Clause 42.01s3, Clause 42.02s1</td>
</tr>
<tr>
<td><em>The Cowes Foreshore Precinct Phillip Island – Urban Design Report,</em> (Bass Coast Shire Council, Department of Infrastructure, 5 April 2000)</td>
<td>Clause 43.02s3</td>
</tr>
<tr>
<td><em>The Siting and Design Guidelines for Structures on the Victorian Coast</em> (Victorian Coastal Council, 1998)</td>
<td>Clause 42.03s2</td>
</tr>
<tr>
<td></td>
<td>Clause 42.03s3</td>
</tr>
<tr>
<td></td>
<td>Clause 42.03s4</td>
</tr>
<tr>
<td></td>
<td>Clause 42.03s5</td>
</tr>
<tr>
<td></td>
<td>Clause 43.02s1</td>
</tr>
<tr>
<td>*State Overview Report,<em>Coastal Spaces Landscape Assessment Study</em> (Planisphere, 2006)</td>
<td>Clause 42.03s2</td>
</tr>
<tr>
<td></td>
<td>Clause 42.03s3</td>
</tr>
<tr>
<td></td>
<td>Clause 42.03s4</td>
</tr>
<tr>
<td></td>
<td>Clause 42.03s5</td>
</tr>
<tr>
<td></td>
<td>Clause 43.02s1</td>
</tr>
<tr>
<td><em>Towards a Catchment Management Strategy for Inverloch,</em> (Graduate School of Environmental Science, Monash University, 1995)</td>
<td>Clause 42.02s3</td>
</tr>
<tr>
<td><em>Victorian Coastal Hazard Guide,</em> East Melbourne (Victorian Government Department of Sustainability and Environment, 2012)</td>
<td>Clause 44.04s</td>
</tr>
<tr>
<td><em>Victorian Coastal Strategy</em> (Victorian Coastal Council, 2008)</td>
<td>Clause 43.02s1</td>
</tr>
<tr>
<td><em>Western Port Bay Strategy</em> (Westernport Regional Planning and Coordination Committee, 1992)</td>
<td>Clause 42.01s2, Clause 43.02s1</td>
</tr>
<tr>
<td><em>Western Port Ramsar Site Strategic Management Plan</em> (Department of Sustainability and Environment, 2003)</td>
<td>Clause 42.01s1</td>
</tr>
</tbody>
</table>
MEANING OF TERMS

A term used in this planning scheme has its ordinary meaning unless that term is defined:

- In this planning scheme; or

- 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".

<table>
<thead>
<tr>
<th>General term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural production</td>
<td>Any form of primary production of renewable commodities. It does not include extractive industry, Mineral extraction, or timber production from native forest.</td>
</tr>
<tr>
<td>Anemometer</td>
<td>A wind measuring device.</td>
</tr>
<tr>
<td>Apartment</td>
<td>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.</td>
</tr>
<tr>
<td>Approval date</td>
<td>The date this scheme began, or the date of notice in the Victoria Government Gazette of approval of an amendment to this scheme.</td>
</tr>
<tr>
<td>Basement</td>
<td>A storey below ground level, or that projects no more than 1.2 metres above ground level.</td>
</tr>
<tr>
<td>Building height</td>
<td>The vertical distance from natural ground level to the roof or parapet at any point.</td>
</tr>
<tr>
<td>Carriageway</td>
<td>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.</td>
</tr>
<tr>
<td>Central Highlands region</td>
<td>The area covered by the Ararat, Ballarat, Golden Plains, Hepburn, Moorabool and Pyrenees planning schemes.</td>
</tr>
<tr>
<td>Clear to the sky</td>
<td>An unroofed area or area roofed with material that transmits 90 per cent of light.</td>
</tr>
<tr>
<td>Defendable space</td>
<td>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.</td>
</tr>
<tr>
<td>Deflection angle</td>
<td>The angle between two tangent sections of a carriageway.</td>
</tr>
<tr>
<td>Design speed</td>
<td>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.</td>
</tr>
<tr>
<td>Domestic services normal to a dwelling</td>
<td>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.</td>
</tr>
<tr>
<td>Earthworks</td>
<td>Land forming, laser grading, levee banks, raised access roads and tracks, building pads, storage embankments, channel banks and drain banks and associated structures.</td>
</tr>
<tr>
<td>Frontage</td>
<td>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.</td>
</tr>
<tr>
<td>Gaming</td>
<td>The playing of a gaming machine.</td>
</tr>
<tr>
<td>General term</td>
<td>Definition</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Gaming machine</td>
<td>Has the same meaning as it has in the Gambling Regulation Act 2003. Adamit.</td>
</tr>
<tr>
<td>Garden area</td>
<td>Any area on a lot with a minimum dimension of 1 metre that does not include: a) a dwelling or residential building, except for: 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.</td>
</tr>
<tr>
<td>Geelong G21 region</td>
<td>The area covered by the Colac Otway, Golden Plains, Greater Geelong, Queenscliffe and Surf Coast planning schemes.</td>
</tr>
<tr>
<td>Gippsland region</td>
<td>The area covered by the Bass Coast, Baw Baw, East Gippsland, Latrobe, South Gippsland and Wellington planning schemes.</td>
</tr>
<tr>
<td>Great South Coast region</td>
<td>The area covered by the Corangamite, Glenelg, Moyne, Southern Grampians and Warrnambool planning schemes.</td>
</tr>
<tr>
<td>Gross floor area</td>
<td>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.</td>
</tr>
<tr>
<td>Ground level</td>
<td>The natural level of a site at any point.</td>
</tr>
<tr>
<td>Habitable room</td>
<td>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.</td>
</tr>
<tr>
<td>High quality productive agricultural land</td>
<td>Land which is used for animal husbandry or crop raising, and is capable of continuing to sustain agricultural production, and: 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.</td>
</tr>
<tr>
<td>Hume region</td>
<td>The area covered by the Alpine, Benalla, Greater Shepparton, Indigo, Mansfield, Mitchell, Moira, Murrindindi, Strathbogie, Towong, Wangaratta and Wodonga planning schemes.</td>
</tr>
<tr>
<td>Land capability assessment</td>
<td>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.</td>
</tr>
<tr>
<td>General term</td>
<td>Definition</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Leasable floor area</td>
<td>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.</td>
</tr>
<tr>
<td>Loddon Mallee North region</td>
<td>The area covered by the Buloke, Campaspe, Gannawarra, Mildura and Swan Hill planning schemes.</td>
</tr>
<tr>
<td>Loddon Mallee South region</td>
<td>The area covered by the Central Goldfields, Greater Bendigo, Loddon, Macedon Ranges and Mount Alexander planning schemes.</td>
</tr>
<tr>
<td>Lot</td>
<td>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.</td>
</tr>
<tr>
<td>Mean building height</td>
<td>The vertical distance between the mean ground level and the finished roof height at its highest point.</td>
</tr>
<tr>
<td>Mean ground level</td>
<td>One half the sum of the highest and lowest levels along ground level of the outer surface of all external building walls.</td>
</tr>
<tr>
<td>Metropolitan Melbourne</td>
<td>The area covered by the Banyule, Bayside, Boroirmdara, 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.</td>
</tr>
<tr>
<td>Mineral</td>
<td>Any substance which occurs naturally as part of the earth's crust, including: 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.</td>
</tr>
<tr>
<td>Movable building</td>
<td>A structure, other than a tent, caravan, or vehicle, which is designed to be moved from place to place on more than one occasion.</td>
</tr>
<tr>
<td>Native vegetation</td>
<td>Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.</td>
</tr>
<tr>
<td>Net floor area</td>
<td>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.</td>
</tr>
<tr>
<td>Plot ratio</td>
<td>The gross floor area of all buildings on a site, divided by the area of the site.</td>
</tr>
<tr>
<td>Private open space</td>
<td>An outdoor area of a dwelling or residential building or land for the exclusive use of the occupants.</td>
</tr>
<tr>
<td>Property vegetation plan</td>
<td>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 Conservation, Forests and Lands Act 1987.</td>
</tr>
<tr>
<td><strong>General term</strong></td>
<td><strong>Definition</strong></td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------</td>
</tr>
<tr>
<td><strong>Prostitution</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Public land manager</strong></td>
<td>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.</td>
</tr>
</tbody>
</table>
| **Radio mast** | A mast, for radio transmission or reception in a dwelling, that is:  
  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 *Sex Work Act 1994*. |
| **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:  
  a) the economic viability of agricultural production;  
  b) the natural resource base; and  
  c) other ecosystems which are influenced by agricultural activities. |
<table>
<thead>
<tr>
<th>General term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Telecommunications line</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Telecommunications network</strong></td>
<td>A system or series of systems that carries, or is capable of carrying, communications by means of guided and unguided electromagnetic energy.</td>
</tr>
<tr>
<td><strong>Telecommunications tower</strong></td>
<td>A tower, pole or mast used as part of a Telecommunications network.</td>
</tr>
<tr>
<td><strong>Tenement</strong></td>
<td>Land comprised in:</td>
</tr>
<tr>
<td></td>
<td>a) a lot which does not adjoin another lot in the same ownership; or</td>
</tr>
<tr>
<td></td>
<td>b) lots in the same ownership and which adjoin each other.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Utility service provider</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Verge</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Wall height</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Wholesale</strong></td>
<td>The sale of goods or materials, to be sold by others.</td>
</tr>
<tr>
<td><strong>Wimmera Southern Mallee region</strong></td>
<td>The area covered by the Hindmarsh, Horsham, Northern Grampians, West Wimmera and Yarriambiack planning schemes.</td>
</tr>
</tbody>
</table>
## 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".

<table>
<thead>
<tr>
<th>Sign term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Above-verandah sign</strong></td>
<td>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.</td>
</tr>
</tbody>
</table>
| **Display area**              | The area of that part of a sign used to display its content, including borders, surrounds and logo boxes.  
                                | It does not include safety devices, platforms and lighting structures.  
                                | If the sign does not move or rotate, the area is one side only. |
| **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**                 | A sign:  
                                | a) on a pole or pylon that is not part of a building or another structure;  
<pre><code>                            | b) that is no more than 7 metres above the ground; |
</code></pre>
<table>
<thead>
<tr>
<th>Sign term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>c) with an advertisement area not exceeding 6 square metres; and</td>
<td></td>
</tr>
<tr>
<td>d) that has a clearance under it of at least 2.7 metres.</td>
<td></td>
</tr>
<tr>
<td>Promotion sign</td>
<td>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.</td>
</tr>
<tr>
<td>Reflective sign</td>
<td>A sign finished with material specifically made to reflect external light.</td>
</tr>
<tr>
<td>Sign</td>
<td>Includes a structure specifically built to support or illuminate a sign.</td>
</tr>
<tr>
<td>Sky sign</td>
<td>A sign:</td>
</tr>
<tr>
<td>a) on or above the roof of a building, but not a verandah;</td>
<td></td>
</tr>
<tr>
<td>b) fixed to the wall of a building and which projects above the wall;</td>
<td></td>
</tr>
<tr>
<td>c) fixed to a structure (not a building) so that part of it is more than 7 metres above the ground.</td>
<td></td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
<td>Land used to slaughter animals, including birds. It may include the processing of animal products.</td>
<td>Rural industry</td>
<td></td>
</tr>
</tbody>
</table>
| Accommodation | Land used to accommodate persons. | Camping and caravan park | }
<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corrective institution</td>
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<td></td>
<td>Corrective institution</td>
</tr>
<tr>
<td>Dependent person's unit</td>
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<td>Dependent person's unit</td>
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<tr>
<td>Dwelling</td>
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<td>Dwelling</td>
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<tr>
<td>Group accommodation</td>
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<td>Group accommodation</td>
</tr>
<tr>
<td>Host farm</td>
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<td>Host farm</td>
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<tr>
<td>Residential aged care facility</td>
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<td>Residential aged care facility</td>
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<tr>
<td>Residential building</td>
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<td>Residential building</td>
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<tr>
<td>Residential village</td>
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<td>Residential village</td>
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<tr>
<td>Retirement village</td>
<td></td>
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<td>Retirement village</td>
</tr>
<tr>
<td>Shop</td>
<td>Land used to sell or hire sexually explicit material, including:</td>
<td></td>
<td>Shop</td>
</tr>
<tr>
<td>Adult sex product shop</td>
<td>Land used to sell or hire sexually explicit material, including:</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>a) publications classified as restricted under the Classification (Publications, Films and Computer Games) (Enforcement) Act 1995; and</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>b) materials and devices (other than contraceptives and medical treatments) used in conjunction with sexual behaviour.</td>
<td></td>
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</tr>
<tr>
<td>Shop</td>
<td>Land used to:</td>
<td></td>
<td>Shop</td>
</tr>
<tr>
<td>Agriculture</td>
<td>Land used to:</td>
<td></td>
<td>Animal husbandry</td>
</tr>
<tr>
<td></td>
<td>a) propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables;</td>
<td></td>
<td>Aquaculture</td>
</tr>
<tr>
<td></td>
<td>b) keep, breed, board, or train animals, including livestock, and birds; or</td>
<td></td>
<td>Crop raising</td>
</tr>
<tr>
<td></td>
<td>c) propagate, cultivate, rear, or harvest living resources of the sea or inland waters.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Airport</td>
<td></td>
<td></td>
<td>Transport terminal</td>
</tr>
<tr>
<td>Amusement park</td>
<td></td>
<td></td>
<td>Outdoor recreation facility</td>
</tr>
<tr>
<td>Amusement parlour</td>
<td>A building that contains:</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td></td>
<td>a) three or more coin, card, or token operated amusement machines;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>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 c) two or more coin, card, or token operated billiard, snooker, or pool tables.</td>
<td></td>
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</tr>
<tr>
<td>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 Bar or Hotel.</td>
<td></td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Animal husbandry</th>
<th>Land used to keep, breed, board, or train animals, including birds.</th>
<th>Animal production</th>
<th>Animal training</th>
<th>Apiculture</th>
<th>Domestic animal husbandry</th>
<th>Horse husbandry</th>
<th>Racing dog husbandry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal production</td>
<td>Land used to keep or breed farm animals for the production of livestock, eggs, fibre, meat, milk or other animal products.</td>
<td>Grazing animal production</td>
<td>Intensive animal production</td>
<td>Pig farm</td>
<td>Poultry farm</td>
<td>Poultry hatchery</td>
<td></td>
</tr>
<tr>
<td>Animal training</td>
<td>Land used to train animals, other than domestic animals, horses, or racing dogs.</td>
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<td></td>
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<tr>
<td>Apiculture</td>
<td>Land used to keep honeybee hives and to extract honey or other bee hive products.</td>
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<tr>
<td>Aquaculture</td>
<td>Land used to keep or breed aquatic animals, or cultivate or propagate aquatic plants.</td>
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<tr>
<td>Art and craft centre</td>
<td>Land used to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings, and sculptures.</td>
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<tr>
<td>Land use term</td>
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<tr>
<td>Art gallery</td>
<td>Land used to display works of art, including ceramics, furniture, glass, paintings, screen based art, sculptures, and textiles.</td>
<td></td>
<td>Exhibition centre</td>
<td></td>
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<tr>
<td>Bank</td>
<td></td>
<td></td>
<td>Office</td>
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<tr>
<td>Bar</td>
<td>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.</td>
<td></td>
<td>Food and drink premises</td>
<td></td>
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<tr>
<td>Beauty salon</td>
<td></td>
<td></td>
<td>Shop</td>
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<tr>
<td>Bed and breakfast</td>
<td>A dwelling used, by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence.</td>
<td></td>
<td>Dwelling</td>
<td></td>
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<tr>
<td>Betting agency</td>
<td>Land used for gambling by wagering, and where there is the ability to receive a monetary reward.</td>
<td></td>
<td>Gambling premises</td>
<td></td>
<td></td>
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<tr>
<td>Boat and caravan storage</td>
<td>Land used to store boats, caravans, or vehicle-towed boat trailers.</td>
<td></td>
<td>Store</td>
<td></td>
<td></td>
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<tr>
<td>Boat launching facility</td>
<td>Land used to launch boats into the water and to retrieve boats from the water.</td>
<td>Boat ramp slipway</td>
<td>Recreational boat facility</td>
<td></td>
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<tr>
<td>Boat ramp</td>
<td></td>
<td></td>
<td>Boat launching facility</td>
<td></td>
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<tr>
<td>Bottle shop</td>
<td>Land used to sell packaged liquor for consumption off the premises.</td>
<td></td>
<td>Shop</td>
<td></td>
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<tr>
<td>Broiler farm</td>
<td>Land used to keep broiler chickens for the production of meat.</td>
<td></td>
<td>Poultry farm</td>
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<tr>
<td>Brothel</td>
<td>Land made available for prostitution by a person carrying on the business of providing prostitution services at the business’s premises.</td>
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<tr>
<td>Bus terminal</td>
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<td></td>
<td>Transport terminal</td>
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</tr>
<tr>
<td>Camping and caravan park</td>
<td>Land used to allow accommodation in caravans, cabins, tents, or the like.</td>
<td></td>
<td>Accommodation</td>
<td></td>
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<tr>
<td>Land use term</td>
<td>Definition</td>
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<tr>
<td>Caretaker's house</td>
<td>A dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation, or plant.</td>
<td>Dwelling</td>
<td></td>
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<tr>
<td>Carnival</td>
<td>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.</td>
<td>Place of assembly</td>
<td></td>
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<tr>
<td>Car park</td>
<td>Land used to park motor vehicles. It may include charging of electric vehicles.</td>
<td></td>
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</tr>
<tr>
<td>Car sales</td>
<td>Motor vehicle, boat, or caravan sales</td>
<td>Service industry</td>
<td></td>
<td></td>
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<tr>
<td>Car wash</td>
<td></td>
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</tr>
<tr>
<td>Cattle feedlot</td>
<td>Land used for a cattle feedlot as defined by the Victorian Code for Cattle Feedlots 1995.</td>
<td>Intensive animal production</td>
<td></td>
<td></td>
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<tr>
<td>Cemetery</td>
<td>Land used to dispose of human remains by burial. It may include funeral chapels or the like.</td>
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<tr>
<td>Child care centre</td>
<td>Land used to care for five or more children who are not permanently resident on the land.</td>
<td>Kindergarten</td>
<td>Education centre</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Cinema</td>
<td>Land used to provide screen based entertainment or information to the public.</td>
<td>Place of assembly</td>
<td></td>
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<tr>
<td>Cinema based entertainment facility</td>
<td>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.</td>
<td>Place of assembly</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Circus</td>
<td>Land used, by performers, to provide entertainment such as acrobatic feats, tricks of skill, and exhibiting animals.</td>
<td>Place of assembly</td>
<td></td>
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<tr>
<td>Commercial display area</td>
<td>Land used only to display goods.</td>
<td>Warehouse</td>
<td></td>
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<tr>
<td>Community care accommodation</td>
<td>Land used to provide accommodation and care services. It includes permanent, temporary</td>
<td>Residential building</td>
<td></td>
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<tr>
<td>Land use term</td>
<td>Definition</td>
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<tr>
<td>Conference centre</td>
<td>Function centre</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Convenience restaurant</td>
<td>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.</td>
<td>Food and drink premises</td>
<td></td>
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</tr>
<tr>
<td>Convenience shop</td>
<td>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.</td>
<td>Shop</td>
<td></td>
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<tr>
<td>Corrective institution</td>
<td>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.</td>
<td>Accommodation</td>
<td></td>
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<tr>
<td>Crematorium</td>
<td>Land used to cremate human remains. It may include funeral chapels or the like.</td>
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<tr>
<td>Crop raising</td>
<td>Horticulture Rice growing Timber production Land used to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables.</td>
<td>Agriculture</td>
<td></td>
<td></td>
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<tr>
<td>Dance studio</td>
<td>Indoor recreation facility</td>
<td></td>
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<tr>
<td>Data centre</td>
<td>Utility installation</td>
<td></td>
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<tr>
<td>Department store</td>
<td>Shop</td>
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<tr>
<td>Dependent person’s unit</td>
<td>Accommodation 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.</td>
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<tr>
<td>Display home centre</td>
<td>Domestic animal husbandry One or more buildings constructed as a dwelling, but used for display, to encourage people to buy or construct similar dwellings. It may include a sales office.</td>
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<tr>
<td>Dog breeding</td>
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<tr>
<td>Land use term</td>
<td>Definition</td>
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<tr>
<td>Domestic animal boarding</td>
<td>Land used to board domestic animals, such as boarding kennels and a cattery. It includes domestic animal day care.</td>
<td>Dog breeding</td>
<td>Domestic animal husbandry</td>
<td></td>
<td></td>
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<tr>
<td>Domestic animal husbandry</td>
<td>Land used to keep, breed, board or train domestic animals.</td>
<td></td>
<td>Animal husbandry</td>
<td></td>
<td></td>
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<tr>
<td>Drive-in theatre</td>
<td></td>
<td></td>
<td>Place of assembly</td>
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<tr>
<td>Dry cleaner</td>
<td>Land used to professionally clean or launder clothing or household articles. It may include the use of dry cleaning processes.</td>
<td></td>
<td>Service industry</td>
<td></td>
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<tr>
<td>Dry cleaning agent</td>
<td>Land used to arrange for professional cleaning or laundering of clothing or household articles predominantly at another location. It does not include the use of dry cleaning processes on the land.</td>
<td></td>
<td>Shop</td>
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<tr>
<td>Dwelling</td>
<td>A building used as a self-contained residence which must include:</td>
<td>Bed and breakfast</td>
<td>Accommodation</td>
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<tr>
<td></td>
<td>a) a kitchen sink;</td>
<td>Caretaker's house</td>
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<tr>
<td></td>
<td>b) food preparation facilities;</td>
<td></td>
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<tr>
<td></td>
<td>c) a bath or shower;</td>
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<tr>
<td></td>
<td>d) a toilet and wash basin.</td>
<td></td>
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<tr>
<td></td>
<td>It includes outbuildings and works normal to a dwelling.</td>
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<tr>
<td>Education centre</td>
<td>Land used for education.</td>
<td>Child care centre</td>
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<td></td>
<td></td>
<td>Employment training centre</td>
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<td>Primary school</td>
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<td></td>
<td></td>
<td>Secondary school</td>
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<td></td>
<td>Tertiary institution</td>
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<tr>
<td>Earth and energy resources industry</td>
<td>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.</td>
<td>Extractive industry</td>
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<td></td>
<td></td>
<td>Greenhouse gas sequestration</td>
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<td></td>
<td>Greenhouse gas sequestration exploration</td>
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<td></td>
<td>Geothermal energy exploration</td>
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<td>Land use term</td>
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<tr>
<td>Geothermal energy extraction</td>
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<td>Mining, Mineral exploration, Petroleum exploration, Petroleum production, Stone exploration</td>
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<td>Mining</td>
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<td>Mineral exploration</td>
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<td>Petroleum exploration</td>
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<td>Petroleum production</td>
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<td>Stone exploration</td>
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<tr>
<td>Electoral office</td>
<td>An office used for electioneering by a candidate in a local, State, or Federal Government election.</td>
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<td>Office</td>
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<tr>
<td>Emergency services facility</td>
<td>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.</td>
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<tr>
<td>Energy generation facility</td>
<td>Land used to generate energy for use off site other than geothermal energy extraction. It includes any building or other structure or thing used in or in connection with the generation of energy.</td>
<td>Renewable energy facility, Waste-to-energy facility</td>
<td>Education centre</td>
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<tr>
<td>Employment training centre</td>
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<tr>
<td>Employment training centre</td>
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<tr>
<td>Exhibition centre</td>
<td>Land used to display works of art, artefacts, or historical, cultural, or other like works or artefacts.</td>
<td>Art gallery, Museum</td>
<td>Place of assembly</td>
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<tr>
<td>Extractive industry</td>
<td>Land used for the extraction or removal of stone from land for commercial use, or to use the stone for building, construction, road or manufacturing works. It includes:</td>
<td></td>
<td>Earth and energy resources industry</td>
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<td>the rehabilitation of the land; and</td>
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<td>the treatment of stone (such as crushing and processing) or the manufacture of bricks, tiles, pottery, or cement or asphalt products on, or adjacent to, the</td>
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<td>Land use term</td>
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<tr>
<td><strong>Food and drink premises</strong></td>
<td>Land used to prepare and sell food and drink for immediate consumption on, or off, the premises.</td>
<td>Bar</td>
<td>Retail premises</td>
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<td></td>
<td></td>
<td>Convenience restaurant</td>
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<td>Hotel</td>
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<td>Restaurant</td>
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<td></td>
<td>Take away food premises</td>
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<tr>
<td><strong>Freeway service centre</strong></td>
<td>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.</td>
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<tr>
<td><strong>Freezing and cool storage</strong></td>
<td>Land used to store, sell, and distribute fuel.</td>
<td>Liquid fuel depot</td>
<td>Store</td>
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<td></td>
<td></td>
<td>Solid fuel depot</td>
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<tr>
<td><strong>Fuel depot</strong></td>
<td>Land used to store, sell, and distribute fuel.</td>
<td>Liquid fuel depot</td>
<td>Warehouse</td>
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<td></td>
<td></td>
<td>Solid fuel depot</td>
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<tr>
<td><strong>Function centre</strong></td>
<td>Land used, by arrangement, to cater for conferences, private functions, and in which food and drink may be served. It may include entertainment and dancing.</td>
<td>Conference centre</td>
<td>Place of assembly</td>
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<tr>
<td></td>
<td></td>
<td>Reception centre</td>
<td></td>
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<tr>
<td><strong>Funeral parlour</strong></td>
<td>Land used to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation.</td>
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<tr>
<td><strong>Gambling premises</strong></td>
<td>Land used for gambling by gaming or wagering, and where there is the ability to receive a monetary reward.</td>
<td>Betting agency</td>
<td>Retail premises</td>
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<td>Gaming premises</td>
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<tr>
<td><strong>Gaming premises</strong></td>
<td>Land used for gambling by gaming, and where there is the ability to receive a monetary reward.</td>
<td></td>
<td>Gambling premises</td>
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<tr>
<td><strong>Garden supplies</strong></td>
<td>Land used to sell and distribute garden supplies such as sand, soil, railway sleepers, screenings, rock, and the like.</td>
<td></td>
<td>Landscape gardening supplies</td>
<td></td>
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<tr>
<td><strong>Geothermal energy exploration</strong></td>
<td>Land used for geothermal energy exploration as defined in the Geothermal Energy Resources Act 2005.</td>
<td></td>
<td>Earth and energy resources industry</td>
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<td>Land use term</td>
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<td>Geothermal energy</td>
<td>Land used for geothermal energy extraction as defined in the Geothermal Energy Resources Act 2005.</td>
<td>Earth and energy resources industry</td>
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<td>extraction</td>
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<tr>
<td>Golf course</td>
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<td>Outdoor recreation facility</td>
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<td>Golf driving range</td>
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<tr>
<td>Grazing animal</td>
<td>Land used for animal production where the animals’ food is obtained by directly grazing, browsing or foraging plants growing on the land. It includes:</td>
<td>Animal production</td>
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<td>production</td>
<td>• emergency, seasonal and supplementary feeding;</td>
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<td>• the incidental penning, feeding and housing of animals for weaning or other husbandry purposes.</td>
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<td></td>
<td>Emergency feeding 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;</td>
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<td>Seasonal feeding 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;</td>
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<td>Supplementary feeding means providing feed to animals to supplement the food the animals obtain by directly grazing, browsing or foraging plants growing on the land.</td>
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<tr>
<td>Greenhouse gas</td>
<td>Land used for greenhouse gas substance injection and monitoring as defined in the Greenhouse Gas Geological Sequestration Act 2008.</td>
<td>Earth and energy resources industry</td>
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<tr>
<td>sequestration</td>
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<td>Greenhouse gas sequestration exploration</td>
<td>Land used for greenhouse gas sequestration formation exploration as defined in the <em>Greenhouse Gas Geological Sequestration Act 2008</em>.</td>
<td>Earth and energy resources industry</td>
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<tr>
<td>Group accommodation</td>
<td>Land, in one ownership, containing a number of dwellings used to accommodate persons away from their normal place of residence.</td>
<td>Accommodation</td>
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<tr>
<td>Hairdresser</td>
<td>Shop</td>
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<tr>
<td>Hall</td>
<td>Place of assembly</td>
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<tr>
<td>Helicopter landing site</td>
<td>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.</td>
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<tr>
<td>Heliport</td>
<td>Transport terminal</td>
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<tr>
<td>Home based business</td>
<td>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.</td>
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<td>Horse husbandry</td>
<td>Land used to keep, breed, board or train horses.</td>
<td>Animal husbandry</td>
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<td>Horse riding school</td>
<td>Horse riding school Horse stables</td>
<td>Horse husbandry</td>
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<tr>
<td>Horse stables</td>
<td>Horse husbandry</td>
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<tr>
<td>Horticulture</td>
<td>Land used to propagate, cultivate, or harvest flowers, fruit, vegetables, vines, or the like.</td>
<td>Crop raising</td>
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<tr>
<td>Hospital</td>
<td>Land used to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to persons admitted as in-patients. It may include the care or treatment of out-patients.</td>
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<tr>
<td>Host farm</td>
<td>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.</td>
<td>Accommodation</td>
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<td>Land use term</td>
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<tr>
<td>Hotel</td>
<td>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.</td>
<td>Food and drink premises</td>
<td>Phone and drink premises</td>
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<tr>
<td>Indoor recreation facility</td>
<td>A building used for indoor leisure, recreation, or sport.</td>
<td>Dancing studio</td>
<td>Minor sports and recreation facility</td>
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<tr>
<td>Industry</td>
<td>Land used for any of the following operations:</td>
<td>Materials recycling</td>
<td>Service industry</td>
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<tr>
<td></td>
<td>a) any process of manufacture;</td>
<td>Refuse disposal</td>
<td>Service industry</td>
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<td></td>
<td>b) dismantling or breaking up of any article;</td>
<td>Transfer station</td>
<td>Service industry</td>
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<td></td>
<td>c) treating waste materials;</td>
<td>Research and development centre</td>
<td>Service industry</td>
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<tr>
<td></td>
<td>d) winning clay, gravel, rock, sand, soil, stone, or other materials (other than Mineral, stone, or soil extraction);</td>
<td>Rural industry</td>
<td>Service industry</td>
<td></td>
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<td></td>
<td>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.</td>
<td>Service industry</td>
<td>Service industry</td>
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<td></td>
<td>If on the same land as any of these operations, it also includes:</td>
<td></td>
<td>Service industry</td>
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<td></td>
<td>a) storing goods used in the operation or resulting from it;</td>
<td></td>
<td>Service industry</td>
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<td></td>
<td>b) providing amenities for people engaged in the operation;</td>
<td></td>
<td>Service industry</td>
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<td></td>
<td>c) selling by wholesale, goods resulting from the operation; and</td>
<td></td>
<td>Service industry</td>
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<td></td>
<td>d) accounting or administration in connection with the operation.</td>
<td></td>
<td>Service industry</td>
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<tr>
<td></td>
<td>If Materials recycling, goods resulting from the operation may be sold by retail.</td>
<td></td>
<td>Service industry</td>
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<tr>
<td>Informal outdoor recreation</td>
<td>Land open to the public and used by non-paying persons for leisure or recreation, such as a cycle track, park, picnic or barbecue area, playground, plaza, and walking or jogging track.</td>
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<td>Minor sports and recreation facility</td>
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<td>Land use term</td>
<td>Definition</td>
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<td>Intensive animal production</td>
<td>Land used for animal production where the animals’ food is imported from outside the immediate building, enclosure, paddock or pen. It does not include: • an abattoir or sale yard; or • grazing animal production, pig farm, poultry farm or poultry hatchery.</td>
<td>Cattle feedlot Intensive dairy farm</td>
<td>Animal production</td>
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<tr>
<td>Intensive dairy farm</td>
<td>Land used for intensive animal production where cattle are kept or bred for the production of milk.</td>
<td>Intensive animal production</td>
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<td>Jetty</td>
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<td>Marina</td>
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<tr>
<td>Kindergarten</td>
<td></td>
<td>Child care centre</td>
<td></td>
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<tr>
<td>Landscape gardening supplies</td>
<td>Land used to propagate, grow, and sell plants, or sell and distribute garden supplies.</td>
<td>Garden supplies Plant nursery</td>
<td>Retail premises</td>
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<tr>
<td>Laundromat</td>
<td>Land used to clean or launder clothing or household items using self-service machines.</td>
<td>Shop</td>
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<tr>
<td>Leisure and recreation</td>
<td>Land used for leisure, recreation, or sport.</td>
<td>Major sports and recreation facility Minor sports and recreation facility Motor racing track</td>
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<tr>
<td>Library</td>
<td></td>
<td>Place of assembly</td>
<td></td>
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<tr>
<td>Liquid fuel depot</td>
<td>Land used to store, sell by wholesale, and distribute fuel.</td>
<td>Fuel depot</td>
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<tr>
<td>Mail centre</td>
<td>Land used to sort mail for distribution.</td>
<td>Warehouse</td>
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<tr>
<td>Major sports and recreation facility</td>
<td>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.</td>
<td>Race course</td>
<td>Leisure and recreation</td>
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<tr>
<td>Manufacturing sales</td>
<td>Land used, as an incidental part of an industry, to retail goods made materially different on the land by that industry.</td>
<td>Retail premises</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
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</tr>
<tr>
<td>Marina</td>
<td>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.</td>
<td>Jetty, Mooring pole, Pier, Pontoon</td>
<td>Recreational boat facility</td>
<td></td>
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</tr>
<tr>
<td>Market</td>
<td>Land used to sell goods, including foodstuffs, from stalls.</td>
<td></td>
<td>Retail premises</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market garden</td>
<td></td>
<td></td>
<td>Horticulture</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Materials recycling</td>
<td>Land used to dismantle, treat, process, store, recycle, or sell refuse, used or surplus materials.</td>
<td></td>
<td>Industry</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Medical centre</td>
<td>Land used to provide health or surgical services (including preventative care, diagnosis, medical and surgical treatment, pathology services, and counselling) to out-patients only.</td>
<td></td>
<td>Office</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Milk depot</td>
<td>Land used to receive milk and milk products for distribution to consumers, but where milk is not processed or pasteurised.</td>
<td></td>
<td>Warehouse</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Mineral exploration</td>
<td>Land used for exploration as defined in the <em>Mineral Resources (Sustainable Development) Act 1990.</em></td>
<td></td>
<td>Earth and energy resources industry</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mining</td>
<td>Land used for mining as defined in the <em>Mineral Resources (Sustainable Development) Act 1990.</em></td>
<td></td>
<td>Earth and energy resources industry</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor sports and recreation facility</td>
<td>Land used for leisure, recreation, or sport, without substantial provision for spectators, and which is usually open to non-paying spectators.</td>
<td>Indoor recreation facility, Informal outdoor recreation, Open sports ground, Outdoor recreation facility, Restricted recreation facility</td>
<td>Leisure and recreation</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Minor utility installation</td>
<td>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;</td>
<td>Water retarding basin</td>
<td>Utility installation</td>
<td></td>
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<tr>
<td>Land use term</td>
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<tr>
<td>c) flow measurement device or a structure to gauge waterway flow;</td>
<td></td>
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<td></td>
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<tr>
<td>d) siphons, water storage tanks, disinfection booster stations and channels;</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e) gas mains providing gas directly to consumers;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>f) a sewerage treatment plant, and any associated disposal works, required to serve a neighbourhood;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>g) a pumping station required to serve a neighbourhood;</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>h) power lines designed to operate at less than 220,000 volts but excluding any power lines directly associated with an Energy generation facility or Geothermal energy extraction; or</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>i) an electrical sub-station designed to operate at no more than 66,000 volts but excluding any sub-station directly associated with an Energy generation facility or Geothermal energy extraction.</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mooring pole</th>
<th>Marina</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mooring pole</td>
<td>Marina</td>
</tr>
<tr>
<td>Motel</td>
<td>Residential hotel</td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Motor racing track</td>
<td>Leisure and recreation</td>
</tr>
<tr>
<td>Land used to race, rally, scramble, or test, vehicles, including go-karts, motor boats, and motorcycles, and includes other competitive motor sports. It may include training.</td>
<td></td>
</tr>
<tr>
<td>Motor repairs</td>
<td>Panel beating</td>
</tr>
<tr>
<td>Land used to repair or service motor vehicles, and includes the fitting of accessories.</td>
<td></td>
</tr>
<tr>
<td>Motor vehicle, boat, or caravan sales</td>
<td>Car sales</td>
</tr>
<tr>
<td>Land used to sell or hire motor vehicles, boats, or caravans. It may include the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Service industry</th>
<th>Panel beating</th>
<th>Retail premises</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
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<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Museum</td>
<td>Land used to display archaeological, biological, cultural, geographical,</td>
<td>Exhibition centre</td>
</tr>
<tr>
<td></td>
<td>geological, historical, scientific, or other like works or artefacts.</td>
<td></td>
</tr>
<tr>
<td>Natural systems</td>
<td>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.</td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Nightclub</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>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.</td>
<td>Bank, Electoral office, Medical centre, Real estate agency, Travel agency</td>
</tr>
<tr>
<td>Open sports ground</td>
<td>Land used for organised games of 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.</td>
<td>Amusement park, Golf course, Golf driving range, Paintball games facility, Zoo</td>
</tr>
<tr>
<td>Outdoor recreation facility</td>
<td>Land used for outdoor leisure, recreation, or sport. It does not include an Open sports ground or Informal outdoor recreation.</td>
<td>Outdoor recreation facility</td>
</tr>
<tr>
<td>Paintball games facility</td>
<td>Land used to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting.</td>
<td></td>
</tr>
<tr>
<td>Panel beating</td>
<td></td>
<td></td>
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<tr>
<td>Land use term</td>
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</tr>
<tr>
<td>Party supplies</td>
<td>Land used for petroleum exploration as defined in the Petroleum Act 1998.</td>
<td>Restricted retail premises</td>
</tr>
<tr>
<td>Petroleum exploration</td>
<td>Land used for petroleum exploration as defined in the Petroleum Act 1998.</td>
<td>Earth and energy resources industry</td>
</tr>
<tr>
<td>Petroleum production</td>
<td>Land used for petroleum production as defined in the Petroleum Act 1998.</td>
<td>Earth and energy resources industry</td>
</tr>
<tr>
<td>Pier</td>
<td></td>
<td>Marina</td>
</tr>
<tr>
<td>Pig farm</td>
<td>Land used to keep or breed pigs.</td>
<td>Animal production</td>
</tr>
<tr>
<td>Place of assembly</td>
<td>Land where people congregate for religious, spiritual or cultural activities, entertainment, or meetings.</td>
<td>Amusement parlour, Carnival, Cinema, Cinema-based entertainment facility, Circus, Drive-in theatre, Exhibition centre, Function centre, Hall, Library, Nightclub, Place of worship, Restricted place of assembly</td>
</tr>
<tr>
<td>Place of worship</td>
<td>Land used for religious activities, such as a church, chapel, mosque, synagogue, and temple.</td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Plant nursery</td>
<td>Land used to propagate, grow, and sell plants. It may include the sale of gardening equipment and horticultural products.</td>
<td>Landscape gardening supplies</td>
</tr>
<tr>
<td>Pontoon</td>
<td></td>
<td>Marina</td>
</tr>
<tr>
<td>Postal agency</td>
<td></td>
<td>Retail premises</td>
</tr>
<tr>
<td>Poultry farm</td>
<td>Land used to keep or breed poultry.</td>
<td>Broiler farm</td>
</tr>
<tr>
<td>Poultry hatchery</td>
<td>Land used to incubate and hatch poultry eggs.</td>
<td>Animal production</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>Primary produce sales</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
<td>Education centre</td>
</tr>
<tr>
<td>Race course</td>
<td></td>
<td>Major sports and recreation facility</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Land used to keep, breed, board or train racing dogs.</td>
<td>Racing dog training</td>
</tr>
<tr>
<td>Racing dog training</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Railway station</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Real estate agency</td>
<td></td>
<td>Office</td>
</tr>
<tr>
<td>Reception centre</td>
<td></td>
<td>Function centre</td>
</tr>
<tr>
<td>Recreational boat facility</td>
<td>Land used to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation.</td>
<td>Boat launching facility</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Marina</td>
</tr>
<tr>
<td>Refuse disposal</td>
<td>Land used to dispose of refuse, by landfill, incineration, or other means.</td>
<td></td>
</tr>
<tr>
<td>Renewable energy facility</td>
<td>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. It includes any building or other structure or thing used in or in connection with the generation of energy by a renewable resource. It does not include a renewable energy facility principally used to supply energy for an existing use of the land.</td>
<td>Wind energy facility</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td><strong>Research and development centre</strong></td>
<td>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.</td>
<td>Includes</td>
</tr>
<tr>
<td><strong>Research centre</strong></td>
<td>Land used only for scientific research.</td>
<td></td>
</tr>
<tr>
<td><strong>Reservoir</strong></td>
<td>A natural or artificial lake used as a source of water supply that is owned or managed by a public authority.</td>
<td></td>
</tr>
<tr>
<td><strong>Residential aged care facility</strong></td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td><strong>Residential building</strong></td>
<td>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.</td>
<td>Community care accommodation Residential hotel Rooming house</td>
</tr>
<tr>
<td><strong>Residential hotel</strong></td>
<td>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.</td>
<td>Motel</td>
</tr>
<tr>
<td><strong>Residential village</strong></td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td><strong>Restaurant</strong></td>
<td>Land used to prepare and sell food and drink, for consumption on the premises. It may include: a) entertainment and dancing; and</td>
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</table>

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<thead>
<tr>
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<th>Includes</th>
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<tbody>
<tr>
<td></td>
<td>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. It does not include the sale of packaged liquor.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Restricted place of assembly</strong></td>
<td>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.</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td><strong>Restricted recreation facility</strong></td>
<td>Land used by members of a club or group 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. It may also include use by members’ guests, or by the public on payment of a fee.</td>
<td></td>
<td>Minor sports and recreation facility</td>
</tr>
<tr>
<td><strong>Restricted retail premises</strong></td>
<td>Land used to sell or hire: a) automotive parts and accessories; b) camping, outdoor and recreation goods c) electric light fittings; d) animal supplies including equestrian and pet goods; e) floor and window coverings; f) furniture, bedding, furnishings, fabric and manchester and homewares; g) household appliances, household electrical goods and home entertainment goods; h) party supplies; i) swimming pools; j) office equipment and supplies; k) baby and children’s goods, children’s play equipment and accessories;</td>
<td>Equestrian supplies  Party supplies</td>
<td>Shop</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>l) sporting, cycling, leisure, fitness goods and accessories; or m) goods and accessories which:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
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<tr>
<td>It does not include the sale of food, clothing and footwear unless ancillary to the primary use.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail premises</td>
<td>Land used to:</td>
<td>Food and drink premises</td>
<td></td>
</tr>
<tr>
<td>a) sell goods by retail, or by retail and wholesale;</td>
<td>Gambling premises</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) sell services; or</td>
<td>Landscape gardening supplies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) hire goods.</td>
<td>Manufacturing sales</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retirement village</td>
<td>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.</td>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Rice growing</td>
<td></td>
<td>Motor vehicle, boat, or caravan sales</td>
<td></td>
</tr>
<tr>
<td>Road freight terminal</td>
<td></td>
<td>Postal agency</td>
<td></td>
</tr>
<tr>
<td>Rooming house</td>
<td>Land used for a rooming house as defined in the <em>Residential Tenancies Act 1997</em>.</td>
<td>Primary produce sales</td>
<td></td>
</tr>
<tr>
<td>Rooming house</td>
<td></td>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Rural industry</td>
<td>Land used to:</td>
<td>Abattoir</td>
<td>Industry</td>
</tr>
<tr>
<td>a) handle, treat, process, or pack agricultural produce;</td>
<td>Sawmill</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

BASS COAST PLANNING SCHEME

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<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
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<tbody>
<tr>
<td>Included in</td>
<td>Includes Definition Land use term</td>
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</tr>
<tr>
<td></td>
<td>b) service or repair plant, or equipment, used in agriculture; or</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>c) manufacture mud bricks.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural store</td>
<td>Land used to store unprocessed agricultural produce, or products used in</td>
<td></td>
<td>Store</td>
</tr>
<tr>
<td></td>
<td>agriculture.</td>
<td></td>
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</tr>
<tr>
<td>Saleyard</td>
<td>Land used to hold, sell, and buy farm animals.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sawmill</td>
<td>Land used to handle, cut, and process timber from logs.</td>
<td></td>
<td>Rural industry</td>
</tr>
<tr>
<td>Secondary school</td>
<td></td>
<td></td>
<td>Education centre</td>
</tr>
<tr>
<td>Service industry</td>
<td>Land used to launder, repair, service or wash articles, machinery, or</td>
<td>Car wash, Dry cleaner, Motor</td>
<td>Industry</td>
</tr>
<tr>
<td></td>
<td>vehicles.</td>
<td>repairs</td>
<td></td>
</tr>
<tr>
<td>Service station</td>
<td>Land used to sell motor vehicle fuel from bowsers, and lubricants. It may</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>include the:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) selling of motor vehicle accessories or parts;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) selling of food, drinks and other convenience goods;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) hiring of trailers;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) servicing or washing of motor vehicles; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>e) installing of motor vehicle accessories or parts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shipping container</td>
<td>Land used to store shipping containers. It may include the cleaning,</td>
<td></td>
<td>Store</td>
</tr>
<tr>
<td>storage</td>
<td>repair, servicing, painting or fumigation of the shipping containers.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shop</td>
<td>Land used to sell goods or services, or to hire goods. It includes:</td>
<td>Adult sex product shop,</td>
<td>Retail premises</td>
</tr>
<tr>
<td></td>
<td>a) the selling of bread, pastries, cakes or other products baked on the</td>
<td>Beauty salon</td>
<td></td>
</tr>
<tr>
<td></td>
<td>premises;</td>
<td>Bottle shop</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) demonstrations of products including music performances in shops selling</td>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td></td>
<td>recorded music.</td>
<td>Dry cleaning agent</td>
<td></td>
</tr>
<tr>
<td></td>
<td>It does not include:</td>
<td>Department store</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) food and drink premises;</td>
<td>Hairdresser</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Laundromat</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
</tr>
<tr>
<td>--------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>gambling premises;</td>
<td></td>
<td>Restricted retail premises</td>
<td></td>
</tr>
<tr>
<td>landscape gardening</td>
<td></td>
<td>Supermarket</td>
<td></td>
</tr>
<tr>
<td>supplies;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>manufacturing sales;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>market;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>motor vehicle, boat, or</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>caravan sales;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>postal agency;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>primary produce sales;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>trade supplies.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Sign**

**Slipway**  
Boat launching facility

**Solar energy facility**  
Land used to generate electricity from solar energy using ground-mounted photovoltaic and thermal technology, where the primary role is to export power to the electricity network. It does not include the generation of electricity principally used for an existing use of land.

**Solid fuel depot**  
Land used to sell solid fuel, such as briquettes, coal, and firewood.

**Stone exploration**  
Land used to search for stone, including:
- a) conducting geological, geophysical, and geochemical surveys;
- b) costeaneing and bulk sampling;
- c) drilling; and
- d) taking samples for chemical, physical, or other testing.

**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**
<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supermarket</td>
<td></td>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Take away food premises</td>
<td>Land used to prepare and sell food and drink for immediate consumption off the premises. It may include up to 10 seats available for consumption on the premises.</td>
<td>Food and drink premises</td>
<td></td>
</tr>
<tr>
<td>Telecommunications facility</td>
<td>Land used to accommodate any part of the infrastructure of a Telecommunications network. It 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.</td>
<td>Utility installation</td>
<td></td>
</tr>
<tr>
<td>Tertiary institution</td>
<td></td>
<td>Education centre</td>
<td></td>
</tr>
<tr>
<td>Timber production</td>
<td>Land used to propagate, cultivate, manage and harvest timber.</td>
<td>Crop raising</td>
<td></td>
</tr>
<tr>
<td>Timber yard</td>
<td>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.</td>
<td>Trade supplies</td>
<td></td>
</tr>
<tr>
<td>Trade supplies</td>
<td>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; g) primary production; or h) local government, government departments or public institutions.</td>
<td>Timber yard</td>
<td>Retail premises</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tramway</td>
<td>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.</td>
<td></td>
<td>Industry</td>
</tr>
<tr>
<td>Transfer station</td>
<td>Land used to collect, consolidate, temporarily store, sort or recover refuse, used or surplus materials before transfer for disposal, recycling or use elsewhere.</td>
<td></td>
<td>Industry</td>
</tr>
<tr>
<td>Transport terminal</td>
<td>Land used to assemble and distribute goods or passengers. It includes facilities to park and manoeuvre vehicles. It does not include a Tramway.</td>
<td>Airport</td>
<td>Airport, Bus terminal, Heliport, Railway station, Road freight terminal, Wharf</td>
</tr>
<tr>
<td>Travel agency</td>
<td>Land used:</td>
<td>Data centre</td>
<td>Office</td>
</tr>
</tbody>
</table>
| Utility installation | a) for telecommunications;  
                      b) to transmit or distribute gas or oil;  
                      c) to transmit, distribute or store power, including battery storage;  
                      d) to collect, treat, transmit, store, or distribute water; or  
                      e) 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.                                                        |                                                                           |                 |
<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>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.</td>
<td>Commercial display area</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mail centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Milk depot</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Waste-to-energy</td>
<td>Land used for the combustion, treatment or bio-reaction of waste to produce energy for use off site. It includes the activities to collect, temporarily store, process, or transfer waste materials for energy production.</td>
<td>Energy generation facility</td>
<td></td>
</tr>
<tr>
<td>facility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water retarding</td>
<td>Land used to store storm or flood water on a temporary basis.</td>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>basin</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wharf</td>
<td>Land used to provide facilities for ships, such as bulk and container ships, passenger ships, and defence force marine craft.</td>
<td>Transport terminal</td>
<td></td>
</tr>
<tr>
<td>Wind energy facility</td>
<td>Land used to generate electricity by wind force. It includes land used for: a) any turbine, building or other structure or thing used in or in connection with the generation of electricity by wind force b) an anemometer. It does not include turbines principally used to supply electricity for domestic or rural use of the land.</td>
<td>Renewable energy facility</td>
<td></td>
</tr>
<tr>
<td>Winery</td>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoo</td>
<td></td>
<td>Outdoor recreation facility</td>
<td></td>
</tr>
</tbody>
</table>
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 73.04-17.

Land use terms in bold font are defined in Clause 73.03.
Agriculture group

- Animal production
  - Animal training
  - Apiculture

- Domestic animal husbandry
  - Domestic animal boarding
    - Dog breeding

- Horse husbandry
  - Horse riding school
    - Horse stables

- Racing dog husbandry
  - Racing dog training

- Aquaculture

- Crop raising
  - Horticulture
    - Market garden
  - Rice growing
  - Timber production
Agriculture group (sub-group of Animal production)

- Agriculture
- Animal husbandry
- Animal production
- Intensive animal production
- Cattle feedlot
  - Intensive dairy farm
  - Pig farm
  - Poultry farm
  - Broiler farm
  - Poultry hatchery

Education centre group

- Child care centre
- Kindergarten
- Employment training centre
- Education centre
- Primary school
- Secondary school
- Tertiary institution
Industry group

- Materials recycling
- Refuse disposal
- Industry
  - Research and development centre
    - Abattoir
  - Rural industry
    - Sawmill
      - Car wash
      - Dry cleaner
    - Service industry
      - Motor repairs
      - Panel beating
    - Transfer station
Office group

- Bank
- Electoral office

- Office
- Medical centre
- Real estate agency
- Travel agency
Place of assembly group

- Amusement parlour
- Carnival
- Cinema
- Cinema-based entertainment facility
- Circus
- Drive-in theatre
- Art gallery
- Place of assembly
- Exhibition centre
- Museum
- Function centre
- Conference centre
- Hall
- Reception centre
- Library
- Nightclub
- Place of worship
- Restricted place of assembly
Recreational boat facility group

- Recreational boat facility
  - Boat launching facility
    - Boat ramp
    - Slipway
  - Marina
    - Jetty
    - Mooring pole
    - Pier
    - Pontoon
Retail premises group (sub-group of Shop)

- Adult sex product shop
- Beauty salon
- Bottle shop
- Convenience shop
- Dry cleaning agent
- Department store
- Hairdresser
- Laundromat
- Restricted retail premises
  - Equestrian supplies
  - Party supplies
- Supermarket
Land use terms that are not nested

Art and craft centre
Brothel
Car park
Cemetery
Crematorium
Display home centre
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
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
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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.