



# REFORMED ZONES FOR VICTORIA

## NEW COMMERCIAL ZONES

JULY 2013

Victoria's planning zones have been reformed to ensure they are relevant and adequately reflect the aspirations of all Victorians.

Planning zone reforms are vital to maintaining Victoria's competitive economy and increasing the productivity of our retail and commercial sectors.

The reformed commercial zones provide greater flexibility and growth opportunities for Victoria's commercial and business centres. The new zones respond to changing retail, commercial and housing markets by allowing for a wider range of uses that will support more mixed use employment.

### Commercial 1 Zone

- replaces the Business 1 Zone, Business 2 Zone and Business 5 Zone
- broadens the range of activities that land can be used for without the need for a planning permit and removes floor area restrictions.

### Commercial 2 Zone

- replaces the Business 3 Zone and Business 4 Zone
- provides more opportunities for office, commercial businesses, restricted retail premises, trade supplies and some limited retail activity. Floor area restrictions for office and some retail uses will be removed in many instances to create new opportunities for office and retail growth.

### The commercial zones

- broaden business and employment opportunities and drive productivity growth by reducing the need for approvals and removing floor area restrictions
- encourage new forms of housing in some commercial centres by allowing a wider range of accommodation uses in the Commercial 1 Zone
- provide business flexibility by reducing the need for approvals and removing floor area restrictions
- provide new expansion opportunities for new and existing retail, office and commercial businesses by removing floor space restrictions.



## Key features

### Supermarkets

- allowing a supermarket in the Commercial 1 Zone without a permit
- allowing a small scale supermarket up to 1800 square metres in the Commercial 2 Zone without a permit in all metropolitan planning schemes. Supermarkets greater than 1800 square metres in these areas require a permit
- requiring a permit for a small scale supermarket in rural areas to ensure the protection of established centres in regional towns
- requiring that supermarkets and associated shops adjoin or have access to a main road in the Commercial 2 Zone.

### Shops and offices

- removing restrictions on floor space caps in most instances in commercial zones
- allowing floor space caps to be specified in rural and regional Victoria in the schedule to the Commercial 1 Zone
- existing floor space caps in rural and regional Victoria will be retained
- prohibiting all accommodation (other than caretaker's house, residential motel and hotel) in the Commercial 2 Zone.

### Industry and warehouses

- protect sensitive uses by including a 30 metre buffer from industry and warehouses that do not require a permit.

## Consultation

The Reformed Zones Ministerial Advisory Committee was established to consider all submissions and to advise the Minister for Planning on the zone reforms. A total of 446 submissions related to commercial zones.

The committee reported on the commercial zones. This report is available at [www.dpcd.vic.gov.au/reformedzones](http://www.dpcd.vic.gov.au/reformedzones)

ISBN 978-1-921940-53-8

Published by the Victorian Government Department of Planning and Community Development Melbourne, updated July 2013.

Unless indicated otherwise, this work is made available under the terms of the Creative Commons Attribution 3.0 Australia licence. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/3.0/au>. It is a condition of this Creative Commons Attribution 3.0 Licence that you must give credit to the original author who is the State of Victoria. Attribution should be given as follows: Reformed Zones for Victoria, State of Victoria through the Department of Planning and Community Development 2013.

Authorised by the Victorian Government, 1 Spring Street, Melbourne.

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

[www.dpcd.vic.gov.au/planning](http://www.dpcd.vic.gov.au/planning)