Planning and Environment Act 1987
Section 7(5)

MINISTERIAL DIRECTION

THE FORM AND CONTENT OF PLANNING SCHEMES

1. This Direction applies to the form and content of all planning schemes prepared under Part 3 of the *Planning and Environment (Planning Schemes) Act 1996* and any amendment to those planning schemes.
2. A planning scheme or planning scheme amendment must be prepared and presented in accordance with the applicable style guide set out in Annexure 1 and written in plain English.
3. A planning scheme must include the following parts of the Victoria Planning Provisions in the same order:
    - Clauses 00 and 01
    - Clauses 10 to 19 (inclusive) in accordance with paragraph 28
    - Clauses 20 and 23 (if a planning scheme includes a Local Planning Policy Framework)
    - Clauses 30 and 31 (if a planning scheme includes a zone clause)
    - Clause 32 (if a planning scheme includes a residential zone clause)
    - Clause 33 (if a planning scheme includes an industrial zone clause)
    - Clause 34 (if a planning scheme includes a commercial zone clause)
    - Clause 35 (if a planning scheme includes a rural zone clause)
    - Clause 36 (if a planning scheme includes a public land zone clause)
    - Clause 37 (if a planning scheme includes a special purpose zone clause)
    - Clauses 40 and 41 (if a planning scheme includes an overlay clause)
    - Clause 42 (if a planning scheme includes an environmental landscape overlay clause)
    - Clause 43 (if a planning scheme includes a heritage or built form overlay clause)
    - Clause 44 (if a planning scheme includes a land management overlay clause)
    - Clause 45 (if a planning scheme includes any other overlay clause)
    - Clauses 50 and 51, except for Clauses 51.02 to 51.07 (inclusive)
    - Clause 51.02 (if a metropolitan fringe planning scheme as identified in Part 3AA of the *Planning and Environment Act 1987*)
    - Clause 51.03 (if a planning scheme covers an area subject to an *approved regional strategy plan* as defined by section 46A of the *Planning and Environment Act 1987*)
    - Clause 51.04 (if a planning scheme covers an area in the *Melbourne Airport Environs Area* as defined by section 46R of the *Planning and Environment Act 1987*)
    - Clause 51.05 (if the planning scheme covers an area in the Port of Melbourne Area as defined by section 3 of the *Planning and Environment Act 1987* or municipal district of the City of Hobsons Bay)
    - Clause 51.06 (if the planning scheme covers land of the municipal councils identified as a responsible public entity as defined by Section 3(1)(i) of the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017)*
    - Clause 51.07 (if the planning scheme covers the area declared under Part 3AAB of the *Planning and Environment Act 1987* in the municipal district of the Shire of Macedon Ranges).
    - Clauses 52 to 59 (inclusive)
    - Clauses 60 to 67 (inclusive)
    - Clauses 70 to 73 (inclusive)
    - Clause 74 (if a planning scheme includes a Municipal Planning Strategy).

    A planning scheme must not include the list of amendments to the Victoria Planning Provisions.

4. A planning scheme must not include any zone or overlay clause other than a zone or overlay clause selected from the Victoria Planning Provisions.
5. If a provision from the Victoria Planning Provisions is required to be included or selected for inclusion in a planning scheme, the entire provision or clause (including all sub-clauses) must be included in the planning scheme in the same form (without modification) following the same sequence and using the same clause numbers as in the Victoria Planning Provisions.
6. Provisions are to be structured in the following hierarchy:

Victoria Planning Provisions and local provisions (other than a schedule)	Number format	Example
Clause	XX	32
Sub-clause	XX.XX	32.08
Section	XX.XX-X	32.08-1
Sub-section	XX.XX-X.X	32.08-1.1
Sub-sub section	XX.XX-X.X-X	32.08-1.1-1

Schedules	Number format	Example
Schedule heading	X	Schedule 1
Schedule section	X.0	1.0
Schedule sub-section	X.X	1.1
Schedule sub-sub section	X.X-X	1.1-1

Annexure 1 provides sample layouts

7. Where a clause, sub-clause or section contains no information the words "[no content]" must be included in that clause, sub-clause or section.
8. Provisions are to be structured with no more than three levels of bullets or numbering.
9. A provision in the Victoria Planning Provisions or local provision must include:
   - The date each clause, sub-clause, section, schedule section or schedule sub-section came into operation or was last amended and the corresponding amendment number below the clause, sub-clause, section, schedule section or schedule sub-section number;
   - The date each schedule came into operation or was last amended and the corresponding amendment number to the left of the schedule heading.
10. A local provision in a planning scheme (other than the title page of a planning scheme and a local planning policy in the Planning Policy Framework) must include the name of the planning scheme in a header, a page number in a footer and the relevant format and content as specified in Annexures 2 and 3.
11. If a planning scheme includes a provision with a schedule (except for Clauses 51.04 and 51.05), the:
    a) Schedule must be included in the planning scheme
    b) Schedule must be included as a local provision immediately following the clause or provision to which it relates
    c) Schedule must be in the format set out in Annexure 2, must include any details or information indicated in the clause or provision as being mandatory with no other sections or headings other than specified
    d) Words "None specified" must be included if no specific information is included with a full stop included if in a sentence within a paragraph or with no full stop if only a phrase in a table
    e) Words in blue colour in the schedules in this Direction either prompt a response or give guidance to the completion of the schedule and must be deleted upon completion of the schedule
    f) Words in red colour in the schedules in this Direction require information to replace the words in red and must be included.
12. Numeric terminology is to be represented as the complete word in a sentence / dot point or can be abbreviated in a table as follows:

Sentence / dot point format	Table format
square metres	sqm

metre or metres	m
hectare or hectares	ha

13. Wherever possible provisions should rely on zone and overlay mapping, including for cross-referencing, e.g. 'This policy applies to all land within a [*name of zone or overlay*]'. Unless specified otherwise additional maps may be used to describe areas of land. The maps must be described as follows:

    - MPS and PPF: Maps are to be named and un-numbered, unless a provision contains more than one map of a set, e.g.:
        - '*Map name* to this clause'.
        - *''Map name* to Clause *number'.*
    - Local schedules: 'Map number to the Schedule to Clause number'. Map codes must only contain the schedule number and not additional alphabetical, numerical or other characters.

14. Any image in a planning scheme ordinance including a map must meet all of the following requirements:

    a) The image cropped and sized to fit a maximum file size of 3000 kilobytes and 300 pixels per inch (ppi)
    b) Be the only image on a horizontal line (i.e. no images side by side or use of multiple images or layered images to make one single image)
    c) Include a border, legend and source, where applicable
    d) Include a north arrow and scale, where applicable

The image title, including reference numbers must be written as text outside the image.

15. A planning scheme must only include a schedule for a provision if provided for in the Victoria Planning Provisions as shown in the following table:

VPP Clause or Sub-Clause	Number of Schedules	VPP Clause or Sub-Clause	Number of Schedules	VPP Clause or Sub-Clause	Number of Schedules
32.03	1 or more	42.01	1 or more	51.01	1
32.04	1 or more	42.02	1 or more	51.02	1
32.05	1 or more	42.03	1 or more	51.03	1
32.07	1 or more	43.01	1	51.04	1
32.08	1 or more	43.02	1 or more	51.05	1
32.09	1 or more	43.03	1 or more	52.01	1
33.01	1	43.04	1 or more	52.02	1
33.02	1	43.05	1 or more	52.05	1
33.03	1	43.06	1 or more	52.16	1
34.01	1	44.01	1 or more	52.17	1
34.03	1 or more	44.02	1 or more	52.28	1
35.03	1 or more	44.03	1 or more	52.32	1
35.04	1 or more	44.04	1 or more	52.33	1
35.05	1 or more	44.05	1 or more	53.06	1
35.06	1 or more	44.06	1 or more	53.15	1
35.07	1 or more	44.07	1 or more	59.15	1 or more
35.08	1 or more	44.08	1 or more	59.16	1
36.01	1	44.09	1 or more	66.04	1
36.02	1	45.01	1	66.06	1
36.03	1	45.02s1	1	71.01	1
37.01	1 or more	45.02s2	1	72.02	1
37.02	1 or more	45.05	1	72.03	1
37.03	1	45.06	1 or more	72.04	1
37.04	1 or more	45.08s1	1	72.05	1

VPP Clause or Sub-Clause	Number of Schedules
37.05	1 or more
37.06	1 or more
37.08	1 or more
37.10	1 or more
37.11	1 or more

VPP Clause or Sub-Clause	Number of Schedules
45.08s2	1
45.09	1 or more
45.10	1 or more
45.12	1
45.13	1 or more

VPP Clause or Sub-Clause	Number of Schedules
72.08	1
74.01	1
74.02	1

16. Any schedule which contains a Table of uses (such as a Special Purpose Zone) must:
    a) Not contain any provision which is inconsistent with State planning policy as expressed in the Planning Policy Framework
    b) Be consistent in format with the Table of uses for a zone in the Victoria Planning Provisions
    c) Must use general terms, land use terms and nesting of land use terms consistent with the Victoria Planning Provisions
    d) Include "Any use listed in Clause 62.01" in Section 1 with the condition "Must meet the requirements of Clause 62.01".
17. If a planning scheme includes a Municipal Strategic Statement, a Strategic Statement, a Municipal Planning Strategy or a Planning Strategy, the planning scheme must include the relevant clause and format specified in Annexure 3.
18. If a planning scheme includes a local planning policy in Clause 22 or in Clauses 11 to 19, the clause must be in the relevant format specified in Annexure 3.
19. A planning scheme may only include land in a Public Use Zone, Public Park and Recreation Zone or Public Conservation and Resource Zone if the land is Crown land, or is owned by, vested in or controlled by a Minister, government department, public authority or municipal council.
20. If a planning scheme includes land in the City Link Project Overlay, the planning scheme must incorporate the document titled *Melbourne City Link Project - Advertising Sign Locations November 2003*, by including it in the Schedule to Clause 72.04.
21. If a planning scheme includes land in the Airport Environs Overlay or Melbourne Airport Environs Overlay, the planning scheme must include the relevant schedules set out in Annexure 2 and must incorporate the document titled *Australian Standard AS 2021-2015, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction, issued by Standards Australia International Ltd* by including it in the Schedule to Clause 72.04.
22. A road which is declared as a freeway or an arterial road under the *Road Management Act 2004* must be shown as Transport Zone 2 on the planning scheme maps.
23. A planning scheme may only include land in a Transport Zone if the land is Crown land, or is owned by, vested in or controlled by a Minister, government department, public authority or municipal council or with the written consent of the Head, Transport for Victoria.
24. If a metropolitan Melbourne planning scheme includes a Commercial 1 Zone, the words "None specified" must be inserted into the schedule to the zone. If a rural planning scheme includes a Commercial 1 Zone, either the words "None specified" or details of land and a corresponding maximum leasable floor area for Office and/or Shop must be inserted into the schedule to the zone.
25. A planning scheme (or planning scheme amendment) must not include or introduce a new schedule to Clause 51.01 that was not in the planning scheme before the commencement of Amendment VC148, or identify different land or a new incorporated document to that which was identified in an existing schedule to Clause 51.01 before the commencement of Amendment VC148.
26. Paragraph 25 does not apply to:
    a) any new schedule to Clause 51.01 (or an amendment to an existing schedule to Clause 51.01) introduced by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Planning and Environment Act 1987 before or within three months after the commencement of Amendment VC148.; or
    b) an amendment that deletes the identification of land in an existing schedule to Clause 51.01.
27. A planning scheme or planning scheme amendment must not include or introduce a new schedule to the Priority Development Zone (Clause 37.06) that was not in the planning scheme before the commencement of VC148. This paragraph does not prevent the amendment of any schedules to Clause 37.06 forming part of a scheme before the commencement of VC148.

28. A planning scheme must include all provisions in Clauses 10 to 19 other than regional planning policies which must only be included where applicable. A regional planning policy is any clause in Clauses 10 to 19 that includes the letter 'R' in the clause number (for example, 'Clause 11.01-1R').

Commencement Details	
Originally Gazetted	13 December 2023
Amendment Gazetted	19 July 2024
Amendment Gazetted	24 February 2025
Amendment Gazetted	4 March 2025
Amendment Gazetted	11 April 2025
Amendment Gazetted	11 August 2025
Amendment Gazetted	19 March 2026
Amendment Gazetted	9 June 2026
Amendment Gazetted	13 July 2026
Amendment Gazetted	19 October 2026
Amendment Gazetted	23 October 2026
Amendment Gazetted	30 October 2026

ANNEXURE 1

Style Guide A (ATS)

Style Guide A (ATS) applies to a planning scheme or planning scheme amendment that is prepared in the Amendment Tracking System (ATS).

The sample layout overleaf shows how styles available in ATS are applied in *Victoria Planning Provisions*. Planning schemes must use the same styles.

Style Guide A (ATS)

Sample layout of provision for the Victoria Planning Provisions and planning schemes

Automated **GUMNUT PLANNING SCHEME**

11.01 SEMPER Automated

Automated 29/03/2018 C170

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Semper auctor neque vitae tempus quam pellentesque nec. Duis tristique sollicitudin nibh sit amet commodo nulla. Pellentesque pulvinar pellentesque habitant morbi tristique senectus et netus et. Nibh sit amet commodo nulla. Faucibus interdum posuere lorem ipsum.

Default style (ABC)

11.01-1S Gravida Automated

29/03/2018 C170

Amet nulla facilisi morbi tempus iaculis urna id volutpat. Nulla porttitor massa id neque. Aliquam eleifend mi in nulla posuere sollicitudin aliquam ultrices. At consectetur lorem donec massa sapien. Laoreet non curabitur gravida arcu ac.

11.01-1R Gravida - Lacus Automated

14/12/2017 C169

Donec massa sapien faucibus et molestie ac feugiat. Vitae proin sagittis nisl rhoncus mattis rhoncus. Ac tincidunt vitae semper quis lectus nulla. In nibh mauris cursus mattis molestie a iaculis at erat. Sit amet nisl purus in mollis nunc.

Default bulleted list style. 3 levels available

- Pellentesque habitant morbi tristique senectus et netus et malesuada:
  - Pellentesque habitant morbi tristique senectus et netus et malesuada. Ultrices eros in cursus turpis massa tincidunt dui. Platea dictumst quisque sagittis purus sit amet volutpat.
  - Aliquam eleifend mi in nulla posuere sollicitudin aliquam ultrices.
- Aenean pharetra magna ac placerat vestibulum lectus. Posuere ac ut consequat semper viverra nam libero. Feugiat in fermentum posuere urna nec tincidunt praesent semper.

11.01-1L Gravida - Vitae Automated

14/12/2017 C169

Tincidunt nunc pulvinar sapien et. Morbi non arcu risus quis varius quam quisque id diam. Velit ut tortor pretium viverra suspendisse potenti nullam. Donec massa sapien faucibus et molestie ac feugiat.

Aliquam Heading 3 (H3)

Amet nulla facilisi morbi tempus iaculis urna id volutpat. Nulla porttitor massa id neque. Aliquam eleifend mi in nulla posuere sollicitudin aliquam ultrices. At consectetur lorem donec massa sapien. Laoreet non curabitur gravida arcu ac.

Consequat Heading 4 (H4)

In nulla posuere sollicitudin aliquam ultrices sagittis. Consequat mauris nunc congue nisi vitae suscipit tellus mauris a. Eget dolor morbi non arcu risus.

Lacus mollis Default style (ABC) bold italics

Donec massa sapien faucibus et molestie ac feugiat. Vitae proin sagittis nisl rhoncus mattis rhoncus. Ac tincidunt vitae semper quis lectus nulla. In nibh mauris cursus mattis molestie a iaculis at erat. Sit amet nisl purus in mollis nunc.

Table header

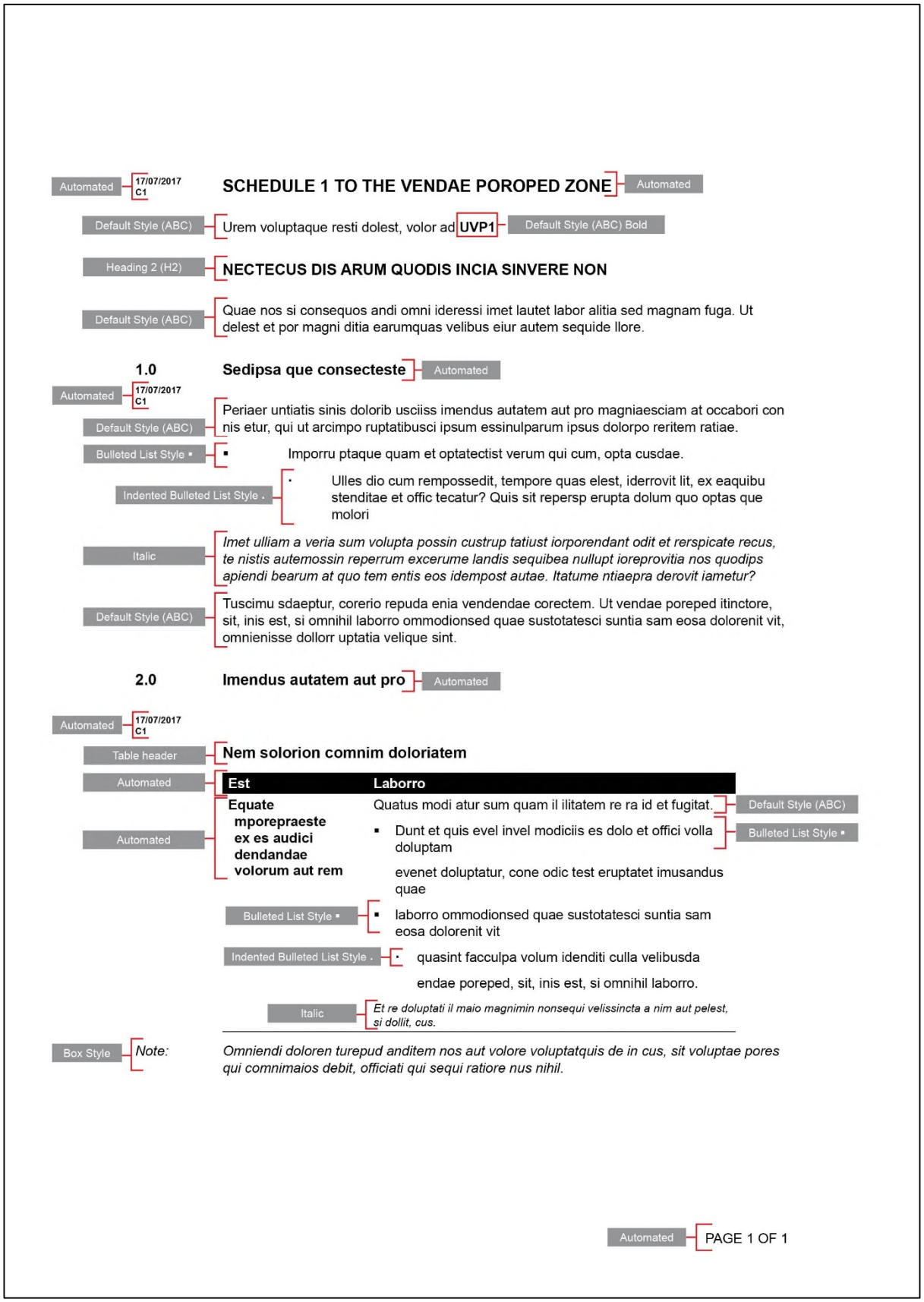
Vitae proin sagittis nisl rhoncus

Default table style. Can be customised

Pharetra sit amet	
Aliquam eleifend mi in nulla posuere sollicitudin aliquam ultrices.	100 sqm
Pellentesque habitant	1000 ha

Style Guide A (ATS)

Sample layout of provision for the Victoria Planning Provisions and planning schemes



Style Guide B

Style Guide A applies to a planning scheme or planning scheme amendment that is not prepared in the Amendment Tracking System (ATS).

The table below and sample layout overleaf show how styles are applied in *Victoria Planning Provisions*. Planning schemes must use the same styles.

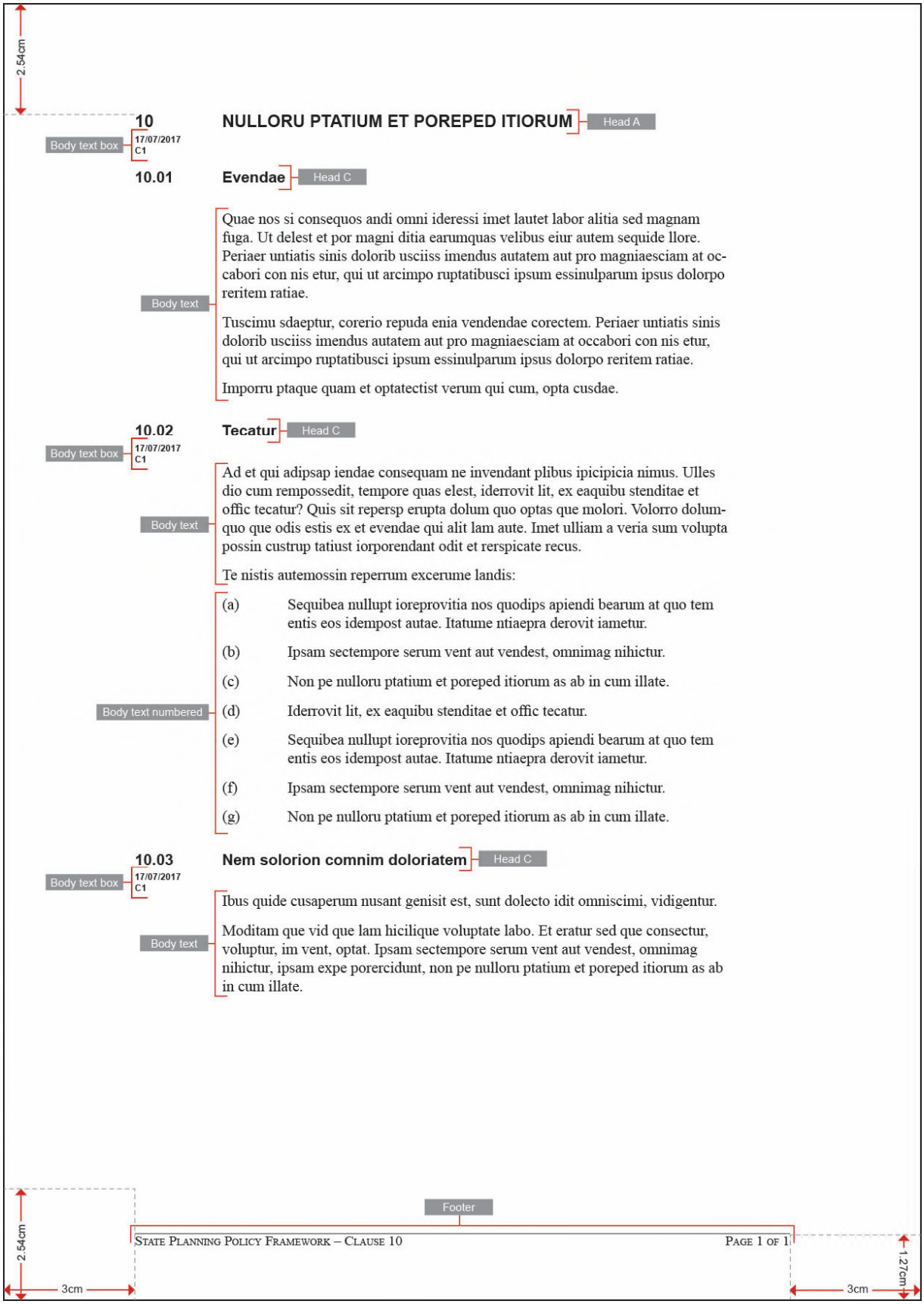
Format - *Styles*	**Format - *Font***	**Format - *Paragraph/Bullets & numbering***							**Format**
Style Name	**Font**	**Size**	**Format**	**Alignment**	**Indentation**	**Spacing**			**Effects**
					left/bullet position	Hanging (H)/First line (F)	Before	After	
Head A	Arial	11	Bold All Caps	Left	0cm	2cm (H)	12pt	12pt	
Head B	Arial	10	Bold All Caps	Left	0cm	2cm (H)	12pt	12pt	
Head C	Arial	10	Bold & Sentence Case	Left	0cm	2cm (H)	12pt	12pt	
Head D	Arial	10	Bold & Sentence Case	Left	2cm	None	12pt	12pt	
Head E	Arial	10	Bold & Sentence Case	Left	2cm	None	6pt	6pt	
Map code	Arial	10	Bold	Left	0cm	None	3pt	4pt	
Body text box	Arial	6	Bold	Left	0cm	None	0pt	0pt	Text box
Body text	Times New Roman	10	Regular	Left	2cm	None	3pt	4pt	
Body text + Bold	Times New Roman	10	Bold	Left	2cm	None	3pt	4pt	
Body text + Italic	Times New Roman	10	Italic	Left	2cm	None	3pt	4pt	
Body text ▪	Times New Roman	10	Bulleted	Left	2cm	1.5cm (H)	3pt	4pt	
Body text .	Times New Roman	10	Bulleted	Left	3.5cm	1cm (H)	3pt	4pt	Use under Body text ▪
Body text ▪ indent	Times New Roman	10	Regular	Left	3.5cm	0.5cm (H)	3pt	4pt	
Body text . indent	Times New Roman	10	Regular	Left	4cm	0.5cm (H)	3pt	4pt	Use under Body text ▪ indent
Cross reference	Times New Roman	10	Regular & Underline	Left	2cm	None	3pt	4pt	Blue text
Header	Times New Roman	9	Small Caps	Centred	0cm	None	0pt	0pt	
Footer	Times New Roman	9	Small Caps	Left	0cm	None	0pt	0pt	
Note text	Times New Rowan	9	Italics	Left	0cm	None	4pt	4pt	
Body text numbered	Times New Roman	10	Regular	Left	2cm	1.5cm (H)	3pt	4pt	
Body text numbered indent	Times New Roman	10	Regular	Left	2cm	1.5cm (H)	3pt	4pt	
Table head	Arial	10	Bold	Left	2cm	None	10pt	3pt	
Table label	Arial	9	Bold & White text	Left	0.2cm	None	6pt	4pt	Shading: Solid
Table label 2	Arial	7.5	Bold & White text	Left	0cm	None	6pt	4pt	Shading: Solid
Table text	Arial	9	Regular	Left	0cm	None	3pt	3pt	
Table text 2	Arial	7.5	Regular	Left	0cm	None	3pt	3pt	
Table text bold	Arial	9	Bold	Left	0cm	0.15cm (H)	3pt	3pt	

Format - *Styles*	**Format - *Font***	**Format - *Paragraph/Bullets & numbering***							**Format**
Style Name	**Font**	**Size**	**Format**	**Alignment**	**Indentation**	**Spacing**			**Effects**
					left/bullet position	Hanging (H)/First line (F)	Before	After	
Table text ▪	Arial	9	Bulleted	Left	0cm	0.5cm (H)	3pt	3pt	
Table text ▪ + Italic	Arial	9	Italic	Left	0cm	0.5cm (H)	3pt	3pt	
Table text ▪ indent	Arial	9	Regular	Left	0.5cm	None	3pt	3pt	
Table text .	Arial	9	Bulleted	Left	0.5cm	0.5cm (H)	3pt	3pt	
Table text . indent	Arial	9	Regular	Left	0.5cm	None	3pt	3pt	
Table text note	Arial	7.5	Italics	Left	0cm	None	4pt	4pt	

PAGE MARGINS	**HEADER & FOOTER MARGINS**
• top & bottom - 2.54cm • left & right - 3cm	• header - 2.54 cm (from top) • footer – 1.27 cm (from bottom)

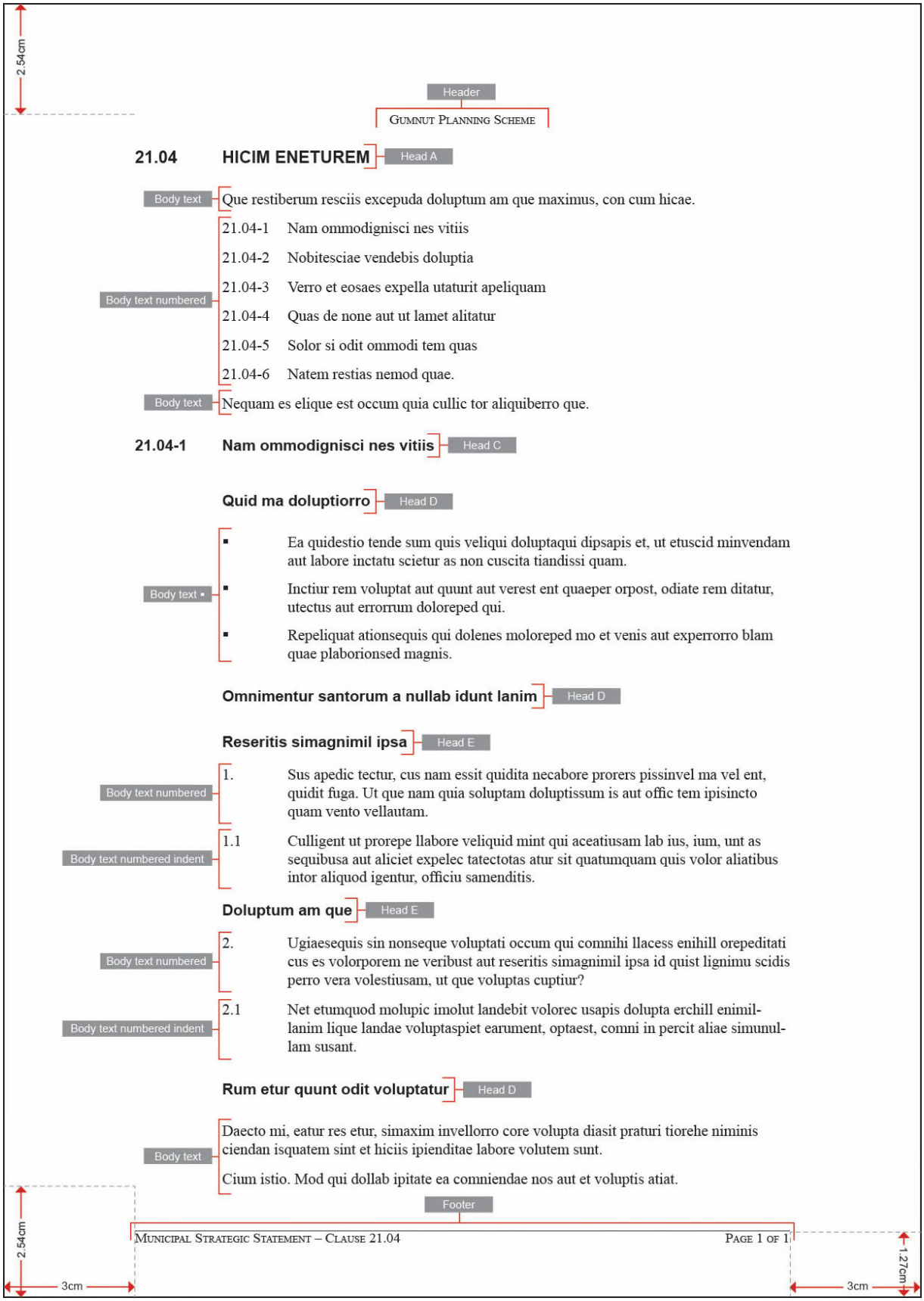
Style Guide B

Sample layout of printed provision for the Victoria Planning Provisions and planning schemes



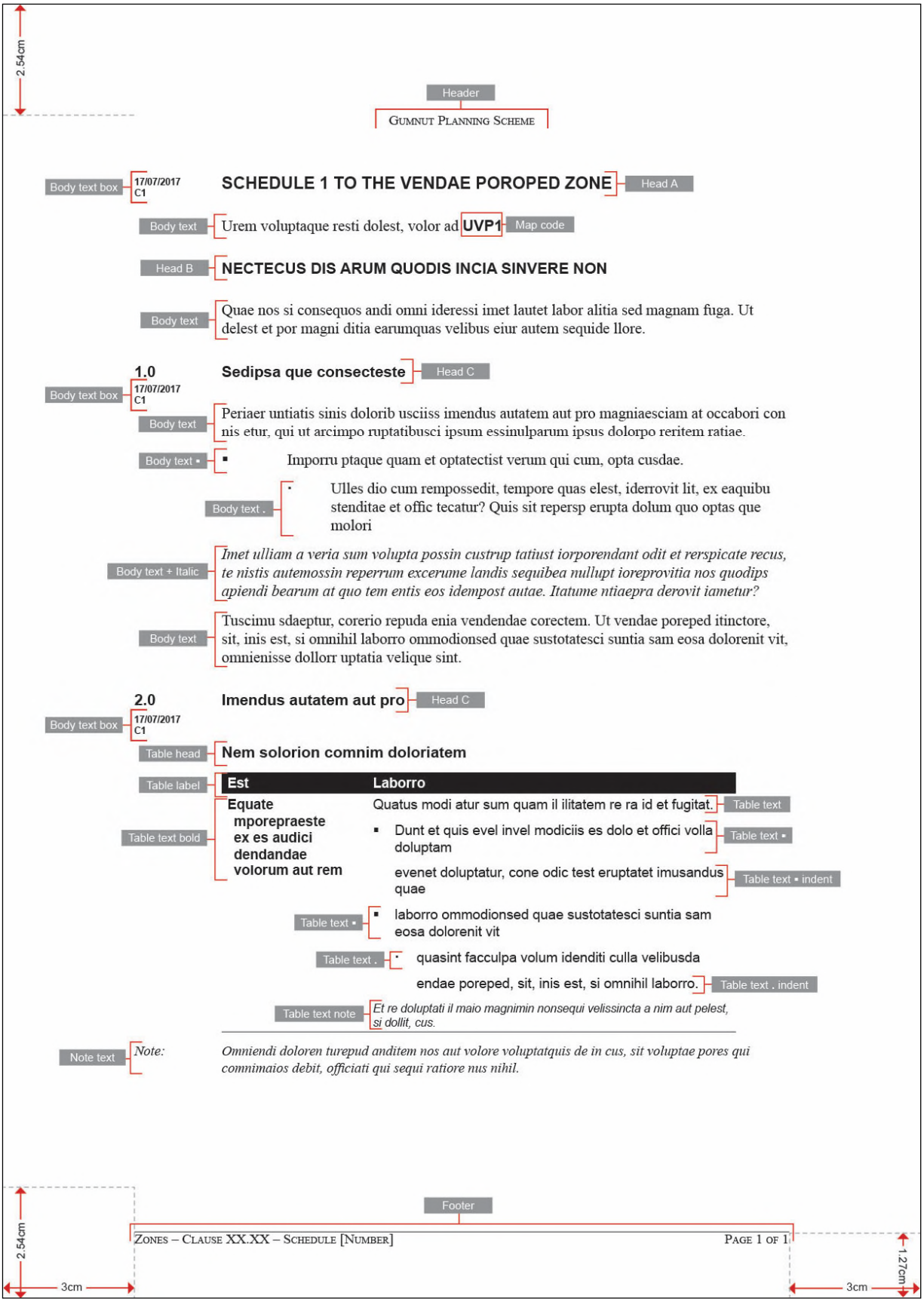
Style Guide B

Sample layout of printed provision for the Victoria Planning Provisions and planning schemes



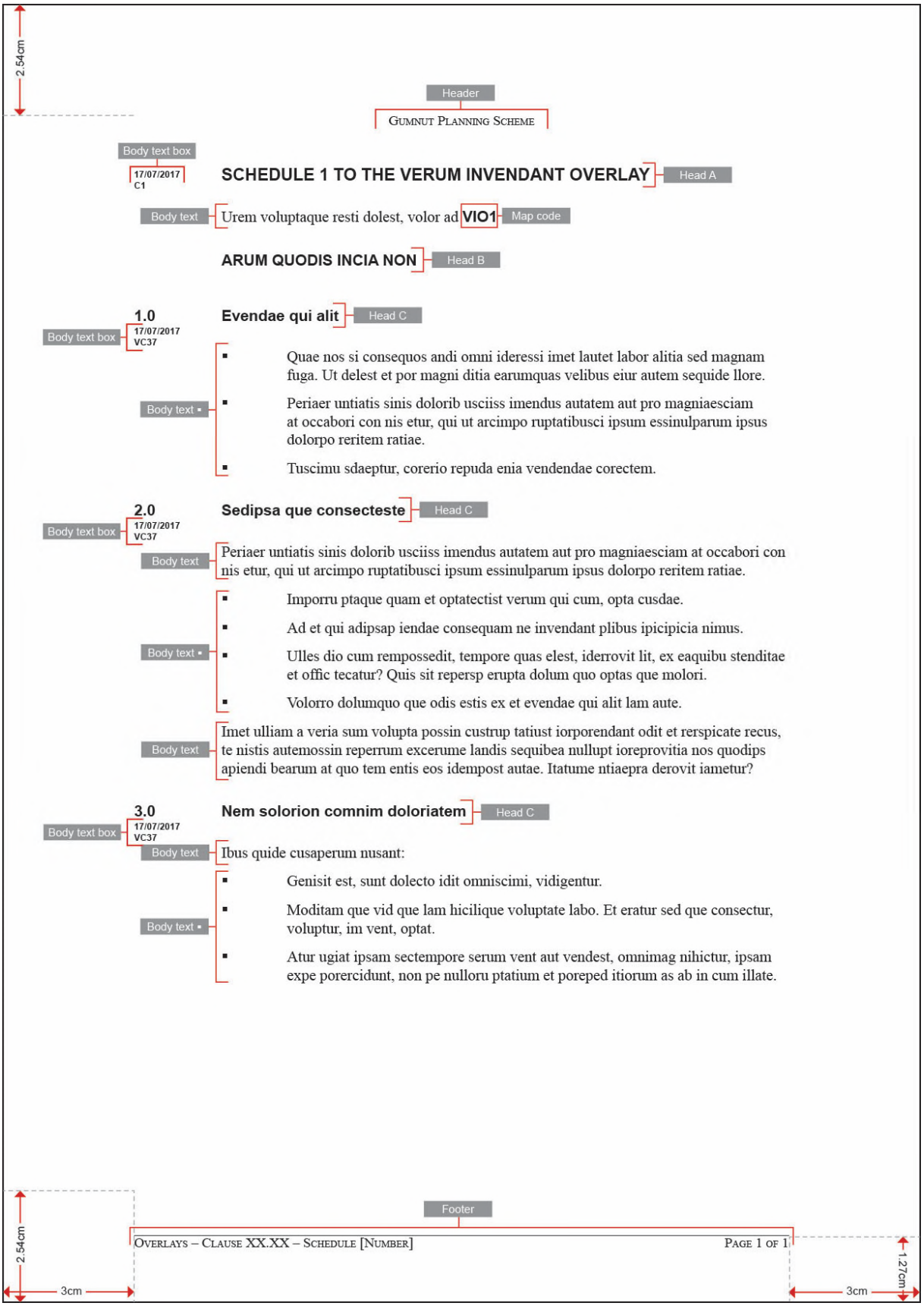
Style Guide B

Sample layout of printed provision for the Victoria Planning Provisions and planning schemes



Style Guide B

Sample layout of printed provision for the Victoria Planning Provisions and planning schemes



ANNEXURE 2

25/05/2017

SCHEDULE [NUMBER] TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ[number].**

1.0 Subdivision requirements

25/05/2017

Land		Area (hectares)
Minimum subdivision area (hectares) See 32.03-3 for relevant provisions	Insert "None specified" or details of land subject to the minimum subdivision area	Insert "[area] ha" (which must be a minimum of: ▪ 0.4 hectares where reticulated sewerage is not connected to lots ▪ 0.2 hectares where reticulated sewerage is connected to lots)

2.0 Outbuilding permit requirements

25/05/2017

Dimensions above which a permit is required to construct an outbuilding (square metres)
Insert "None specified" or dimensions of an outbuilding "[area] square metres" above which a permit is required to construct an outbuilding See 32.03-4 for relevant provisions

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as **MUZ[number]**.

NAME OF AREA

1.0 Objectives

30/07/2018

[Insert objective(s)]

Insert a maximum of 5 objectives

or

Where no objectives are specified insert "None specified"

2.0 Clause 54, Clause 55 and Clause 57 requirements

19/03/2026

	Standard	Requirement
Minimum street setback	A2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard A2-1
	B2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B2-1
	E2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard E2-1
Site coverage	A2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard A2-5
	B2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard B2-5
	E2-4	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard E2-4
Private open space	A3-2	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard A3-2
	B3-5	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B3-5
Front fences	A2-7 and B2-8	Insert "None specified" or a quantitative and measurable figure/amount
	E2-7	Insert "None specified" or a quantitative and measurable figure/amount

3.0 Maximum building height requirement

30/07/2018

Where no height is specified insert "None specified."

or

Where a height is specified insert "A building must not exceed a height of [insert number] metres."

4.0 Exemption from notice and review

30/07/2018

Where no exemption from notice and review is specified insert "None specified."

or

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review.

5.0 Application requirements

30/07/2018

Where no application requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- …"

6.0 Decision guidelines

30/07/2018

Where no decision guidelines are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- …"

7.0 Signs

30/07/2018

Where no sign category is specified insert "None specified."

or

Where sign requirements are specified insert "Sign requirements are at Clause 52.05. Land affected by this schedule is in Category [insert sign category]."

- …"

13/12/2023

SCHEDULE [NUMBER] TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as **TZ[number]**.

NAME OF AREA

1.0 Neighbourhood character objectives

13/12/2023

[Insert objective(s)]

Insert a maximum of 5 objectives

or

Where no objectives are specified insert "None specified"

2.0 Clause 54, Clause 55 and Clause 57 requirements

19/03/2026

	Standard	Requirement
Minimum street setback	A2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard A2-1
	B2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B2-1
	E2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard E2-1
Site coverage	A2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard A2-5
	B2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard B2-5
	E2-4	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard E2-4
Private open space	A3-2	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard A3-2
	B3-5	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B3-5
Front fences	A2-7 and B2-8	Insert "None specified" or a quantitative and measurable figure/amount
	E2-7	Insert "None specified" or a quantitative and measurable figure/amount

3.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

13/12/2023

Where no height is specified insert "None specified."

or

Where a height is specified insert "A building used as a dwelling, small second dwelling or a residential building must not exceed a height of [insert number] metres."

The schedule must not specify a height lower than 9 metres.

4.0 Application requirements

13/12/2023

Where no application requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- …"

5.0 Decision guidelines

13/12/2023

Where no decision guidelines are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- …"

13/12/2023

SCHEDULE [NUMBER] TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ[number]**.

NAME OF AREA

1.0 Design objectives

13/12/2023

[Insert objective(s)] (which must be inserted)

Insert a maximum of 5 objectives

2.0 Requirements of Clause 54, Clause 55 and Clause 57

19/03/2026

	Standard	Requirement
Minimum street setback	A2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard A2-1
	B2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B2-1
	E2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard E2-1
Site coverage	A2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard A2-5
	B2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard B2-5
	E2-4	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard E2-4
Private open space	A3-2	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard A3-2
	B3-5	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B3-5
Front fences	A2-7 and B2-8	Insert "None specified" or a quantitative and measurable figure/amount
	E2-7	Insert "None specified" or a quantitative and measurable figure/amount

3.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

13/12/2023

Where no height is specified insert "None specified."

or

Where a height is specified insert "A building used as a dwelling, small second dwelling or a residential building must not exceed a height of [insert number] metres."

The schedule must not specify a height lower than the height specified in the zone.

4.0 Application requirements

13/12/2023

Where no application requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- …"

5.0 Decision guidelines

13/12/2023

Where no decision guidelines are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- …"

13/12/2023

SCHEDULE [NUMBER] TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ or R1Z or R2Z or R3Z[number]**.

NAME OF AREA

1.0 Neighbourhood character objectives

13/12/2023

[Insert objective(s)]

Insert a maximum of 5 objectives

or

Where no objectives are specified insert "None specified"

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

13/12/2023

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
Where the construction or extension of a dwelling, small second dwelling or residential building is not exempt from the minimum garden area requirement insert "No" or Where the construction or extension of a dwelling, small second dwelling or residential building is exempt from the minimum garden area requirement insert "Yes"

3.0 Requirements of Clause 54 and Clause 55

11/08/2025

	Standard	Requirement
Minimum street setback	A2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard A2-1
	B2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B2-1
Site coverage	A2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard A2-5
	B2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard B2-5
Private open space	A3-2	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard A3-2
	B3-5	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B3-5
Front fence height	A2-7 and B2-8	Insert "None specified" or a quantitative and measurable figure/amount

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

13/12/2023

Where no height and number of storeys is specified insert "None specified."

or

Where a height and number of storeys is specified insert "A building used as a dwelling, small second dwelling or a residential building must not exceed a height of [insert number] metres and [insert number] storeys."

The schedule must not specify a height and number of storeys lower than the height and number of storeys specified in the zone.

5.0 Application requirements

13/12/2023

Where no application requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- …"

6.0 Decision guidelines

13/12/2023

Where no decision guidelines are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- …"

13/12/2023

SCHEDULE [NUMBER] TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ[number]**.

NAME OF AREA

1.0 Neighbourhood character objectives

13/12/2023

[Insert objective(s)] (which must be inserted)

Insert a maximum of 5 objectives

2.0 Minimum subdivision area

13/12/2023

Where the minimum lot size for subdivision is not specified insert "None specified."

or

Where the minimum lot size for subdivision is specified insert "The minimum lot size for subdivision is [insert number] square metres."

3.0 Requirements of Clause 54 and Clause 55

11/08/2025

	Standard	Requirement
Minimum street setback	A2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard A2-1
	B2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B2-1
Site coverage	A2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard A2-5
	B2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard B2-5
Private open space	A3-2	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard A3-2
	B3-5	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B3-5
Front fence height	A2-7 and B2-8	Insert "None specified" or a quantitative and measurable figure/amount

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

13/12/2023

Where no height and number of storeys is specified insert "None specified."

or

Where a height and number of storeys is specified insert "A building used as a dwelling, small second dwelling or a residential building must not exceed a height of [insert number] metres and [insert number] storeys."

The schedule must not specify a height and number of storeys lower than the height and number of storeys specified in the zone.

5.0 Application requirements

13/12/2023

Where no application requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- …"

6.0 Decision guidelines

13/12/2023

Where no decision guidelines are specified insert "None specified"

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- …"

25/05/2017

SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE

1.0 Maximum leasable floor area requirements

25/05/2017

Land	Maximum leasable floor area for Office (square metres)
Insert "None specified" or details of land subject to the maximum leasable floor area for Office, ensuring that land is clearly identifiable See Section 2 of 33.01-1 for relevant provisions	Insert: "None specified" or "[insert number]" square metres if land is listed under the Land column

25/05/2017

SCHEDULE TO CLAUSE 33.02 INDUSTRIAL 2 ZONE

1.0 Maximum leasable floor area requirements

25/05/2017

Land	Maximum leasable floor area for Office (square metres)
Insert "None specified" or details of land subject to the maximum leasable floor area for Office, ensuring that land is clearly identifiable See Section 2 of 33.02-1 for relevant provisions	Insert "None specified" or "[insert number]" square metres if land is listed under the Land column

25/05/2017

SCHEDULE TO CLAUSE 33.03 INDUSTRIAL 3 ZONE

1.0 Maximum leasable floor area requirements

25/05/2017

Land	Maximum leasable floor area for Office (square metres)
Insert "None specified" or details of land subject to the maximum leasable floor area for office, ensuring that land is clearly identifiable See Section 2 of 33.03-1 for relevant provisions	Insert "None specified" or "[insert number]" square metres if land is listed under the Land column

25/05/2017

SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE

1.0 Maximum leasable floor area requirements

25/05/2017

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
If a metropolitan Melbourne planning scheme includes a Commercial 1 Zone, the words "None specified" must be inserted into the schedule to the zone or If a rural planning scheme includes a Commercial 1 Zone, either the words "None specified" or details of land and a corresponding maximum leasable floor area for Office and/or Shop must be inserted into the schedule to the zone, ensuring that land is clearly identifiable See Operation Clause and Section 1 of 34.01-1 for relevant provisions	Insert "None specified" or "[insert number]" square metres if land is listed under the Land column	Insert "None specified" or "[insert number]" square metres if land is listed under the Land column

04/10/2018

SCHEDULE [NUMBER] TO CLAUSE 34.03 COMMERCIAL 3 ZONE

Shown on the planning scheme map as **C3Z [number]**.

NAME OF AREA

1.0 Objectives

04/10/2018

[Insert objective(s)]

Insert a maximum of 5 objectives.

2.0 Maximum allowable gross floor area percentage

04/10/2018

Insert "None specified" or insert a percentage not exceeding 50%.

05/04/2023

SCHEDULE [NUMBER] TO CLAUSE 35.03 RURAL LIVING ZONE

Shown on the planning scheme map as **RLZ[number].**

1.0 Subdivision and other requirements

05/04/2023

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares) See 35.03-3 for relevant provisions	Insert "None specified" or Insert details of land subject to the minimum subdivision area, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] hectares"
Minimum area for which no permit is required to use land for a Dwelling (hectares) See Section 1 of 35.03-1 for relevant provisions	Insert "None specified" or details of land subject to the minimum area for which no permit is required to use land for a dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] hectares"
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres) See 35.03-4 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres" (must be more than 200 square metres)
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres) See 35.03-4 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to construct an outbuilding associated with an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres" (must be more than 250 square metres)
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres) See 35.03-4 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing building used for agriculture, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres" (any area must be more than 250 square metres and must not be used to keep, board, breed or train animals)

	Land	Area/Dimensions/Distance
Minimum setback from a road (metres) See 35.03-4 for relevant provisions	Insert "None specified" or details of land subject to the minimum setback from a road, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] metres"
Minimum setback from a boundary (metres) See 35.03-4 for relevant provisions	Insert "None specified" or details of land subject to the minimum setback from a boundary, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] metres"
Minimum setback from a dwelling not in the same ownership (metres) See 35.03-4 for relevant provisions	Insert "None specified" or details of land subject to the minimum setback from a dwelling not in the same ownership, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] metres"
Minimum setback from a waterway, wetlands or designated flood plain (metres) See 35.03-4 for relevant provisions.	Insert "None specified" or details of land subject to the minimum setback from a dwelling not in the same ownership, ensuring land is clearly identifiable.	Insert "None specified" or "[insert number] metres" (any distance must be less than 100 metres)

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary See 35.03-4 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which increase the discharge of saline groundwater See 35.03-4 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable

13/12/2023

SCHEDULE [NUMBER] TO CLAUSE 35.04 GREEN WEDGE ZONE

Shown on the planning scheme map as **GWZ[number].**

1.0 Subdivision and other requirements

30/10/2026

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares) See 35.04-3 for relevant provisions	Insert "None specified" or details of land subject to the minimum subdivision area, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] hectares"
Function centre (number of patrons) See Section 2 of 35.04-1 for relevant provisions	Insert "None specified" or details of land subject to the function centre number of patrons, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" patrons
Group accommodation (number of dwellings) See Section 2 of 35.04-1 for relevant provisions	Insert "None specified" or details of land subject to the group accommodation number of dwellings, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" dwellings
Residential hotel (number of bedrooms) See Section 2 of 35.04-1 for relevant provisions	Insert "None specified" or details of land subject to the residential hotel number of bedrooms, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" bedrooms
Restaurant (number of patrons) See Section 2 of 35.04-1 for relevant provisions	Insert "None specified" or details of land subject to the restaurant number of patrons, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" patrons
Maximum area for which no permit is required to alter or extend an existing dwelling (square metres) See 35.04-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum area for which no permit is required to alter or extend an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres"

	Land	Area/Dimensions/Number
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres). See 35.04-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum area for which no permit is required to alter or extend an existing building used for agriculture, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres" (any area must not be used to keep, board, breed or train animals)

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary See 35.04-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which increase the discharge of saline groundwater See 35.04-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill See 35.04-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable

13/12/2023

SCHEDULE [NUMBER] TO CLAUSE 35.05 GREEN WEDGE A ZONE

Shown on the planning scheme map as **GWAZ[number]**.

1.0 Subdivision and other requirements

30/10/2026

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares) See 35.05-3 for relevant provisions	Insert "None specified" or details of land subject to the minimum subdivision area, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] hectares"
Function centre (number of patrons) See Section 2 of 35.05-1 for relevant provisions	Insert "None specified" or details of land subject to the function centre number of patrons, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" patrons
Group accommodation (number of dwellings) See Section 2 of 35.05-1 for relevant provisions	Insert "None specified" or details of land subject to the group accommodation number of dwellings, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" dwellings
Residential building (number of bedrooms) See Section 2 of 35.05-1 for relevant provisions	Insert "None specified" or details of land subject to the residential building number of bedrooms, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" bedrooms
Restaurant (number of patrons) See Section 2 of 35.05-1 for relevant provisions	Insert "None specified" or details of land subject to the restaurant number of patrons, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" patrons
Maximum area for which no permit is required to alter or extend an existing dwelling (square metres) See 35.05-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum area for which no permit is required to alter or extend an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" square metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary See 35.05-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which increase the discharge of saline groundwater See 35.05-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill See 35.05-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable

25/05/2017

SCHEDULE [NUMBER] TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ[number].**

CONSERVATION VALUES

Insert the conservation values identified for the land in the zone

Insert a maximum of 5 separate values

See 35.06-6 for relevant provisions

1.0 Subdivision and other requirements

30/10/2026

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares) See 35.06-3 for relevant provisions	Insert "None specified" or details of land subject to the minimum subdivision area, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] hectares"
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres) See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" square metres (any area must be more than 100 square metres)
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres) See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to construct an outbuilding associated with an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] " square metres (any area must be more than 100 square metres)
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres). See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing building used for agriculture, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres (any area must be more than 100 square metres and must not be used to keep, board, breed or train animals)

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which increase the discharge of saline groundwater See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable

05/04/2023

SCHEDULE [NUMBER] TO CLAUSE 35.07 FARMING ZONE

Shown on the planning scheme map as **FZ[number].**

1.0 Subdivision and other requirements

30/10/2026

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares) See Section 35.07-3 for relevant provisions	Insert "None specified" or details of land subject to the minimum subdivision area, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] hectares"
Minimum area for which no permit is required to use land for a dwelling (hectares) See Section 1 of 35.07-1 for relevant provisions	Insert "None specified" or details of land subject to the minimum area for which no permit is required to use land for a dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] hectares"
Maximum area for which no permit is required to use land for timber production (hectares) See Section 1 of 35.07-1 for relevant provisions	Insert "None specified" or details of land subject to the maximum area for which no permit is required to use land for timber production, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] hectares"
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres) See 35.07-4 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres" (any area must be more than 200 square metres)
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres) See 35.07-4 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to construct an outbuilding associated with an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" square metres (any area must be more than 250 square metres)
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres) See 35.07-4 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing building used for agriculture, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" square metres(any area must be more than 250 square metres and must not be used to keep, board, breed or train animals)

	Land	Area/Dimensions/Distance
Minimum setback from a road (metres). See 35.07-4 for relevant provisions	Insert "None specified" or details of land subject to the minimum setback from a road, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] metres"
Minimum setback from a boundary (metres). See 35.07-4 for relevant provisions	Insert "None specified" or details of land subject to the minimum setback from a boundary, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" in metres
Minimum setback from a dwelling not in the same ownership (metres). See 35.07-4 for relevant provisions	Insert "None specified" or details of land subject to the minimum setback from a dwelling not in the same ownership, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] metres"
Minimum setback from a waterway, wetlands or designated flood plain (metres) See 35.07-4 for relevant provisions	Insert "None specified" or details of land subject to the minimum setback from a waterway, wetlands or designated flood plain, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] metres" (any distance must be less than 100 metres)

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary See 35.07-4 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which increase the discharge of saline groundwater See 35.07-4 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill See 35.07-4 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable

05/04/2023

SCHEDULE [NUMBER] TO CLAUSE 35.08 RURAL ACTIVITY ZONE

Shown on the planning scheme map as **RAZ[number].**

Purpose

[Insert purpose(s)]

Insert a maximum of 5 purposes

1.0 Subdivision and other requirements

05/04/2023

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares) See 35.08-3 for relevant provisions	Insert "None specified" or details of land subject to the minimum subdivision area, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] hectares"
Minimum area for which no permit is required to use land for timber production (hectares) See Section 1 of 35.08-1 for relevant provisions	Insert "None specified" or details of land subject to the minimum area for which no permit is required to use land for timber production, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] hectares"
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres) See 35.08-4 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres" (any area must be more than 200 square metres)
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres) See 35.08-4 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to construct an outbuilding associated with an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres" (any area must be more than 250 square metres)
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres) See 35.08-4 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing building used for agriculture, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres" (any area must be more than 250 square metres and must not be used to keep, board, breed or train animals)

	Land	Area/Dimensions/Distance
Minimum setback from a road (metres). See 35.08-4 for relevant provisions	Insert "None specified" or details of land subject to the minimum setback from a road, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] metres"
Minimum setback from a boundary (metres). See 35.08-4 for relevant provisions	Insert "None specified" or details of land subject to the minimum setback from a boundary, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] metres"
Minimum setback from a dwelling not in the same ownership (metres). See 35.08-4 for relevant provisions	Insert "None specified" or details of land subject to the minimum setback from a dwelling not in the same ownership, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] metres"
Minimum setback from a waterway, wetlands or designated flood plain (metres). See 35.08-4 for relevant provisions	Insert "None specified" or details of land subject to the minimum setback from a dwelling not in the same ownership, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] metres" (any distance must be less than 100 metres)

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary See 35.08-4 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which increase the discharge of saline groundwater See 35.08-4 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable

04/10/2018

SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE

1.0 Permit exemptions and conditions

25/05/2017

Public land	Use or development	Conditions
Insert "None specified" or details of land where no permit is required for use(s), to construct a building or construct or carry out works, ensuring that land is clearly identifiable See 36.01-5 for relevant provisions	Insert "None specified" or "[insert use or development]" for which no permit is required	Insert "None specified" or "[insert conditions]" relating to the use or development for which no permit is required
Insert words "All other land" if required for all other land	Insert words "None specified" if required for all other land	Insert words "None specified" if required for all other land

2.0 Sign requirements

04/10/2018

Land	Sign Category
Insert "None specified" or details of land subject to the sign category, ensuring that land is clearly identifiable See 36.01-7 and 52.05 for relevant provisions	Insert "None specified" or insert sign category ["Category [insert number]"]
Insert words "All other land" if required for all other land	Insert words "None specified" if required for all other land

30/07/2018

SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE

1.0 Permit exemptions and conditions

30/07/2018

Public land	Use or development	Conditions
Insert "None specified" or details of land where no permit is required for use(s), to construct a building or construct or carry out works, ensuring that land is clearly identifiable See 36.02-5 for relevant provisions	Insert "None specified" or "[insert use or development]" for which no permit is required	Insert "None specified" or "[insert conditions]" relating to the use or development for which no permit is required
Insert words "All other land" if required for all other land	Insert words "None specified" if required for all other land	Insert words "None specified" if required for all other land

2.0 Sign requirements

30/07/2018

Land	Sign Category
Insert "None specified" or details of land subject to the sign category, ensuring that land is clearly identifiable See 36.02-8 and 52.05 for relevant provisions	Insert "None specified" or insert sign category ["Category [insert number]"]
Insert words "All other land" if required for all other land	Insert words "None specified" if required for all other land

3.0 Use and development of land specified in an Incorporated Plan

30/07/2018

Where no requirements are specified insert "None specified."

or

Include a use specified in an Incorporated Plan relating to a condition against the use of Contractor's depot, Heliport, Office, Retail premises, Store or any other use not in Section 3 specified at Section 1 of 36.02-1.

Include relevant details from the incorporated plan in the tables above.

Insert the following words: "No permit is required for the use specified in the [insert Incorporated Plan]…[insert additional use details or requirements, whom it is conducted by or on behalf of, under what relevant legislative provisions and/or any other relevant requirements which condition the use]."

List incorporated plan in schedule to 72.04.

See Section 1 of 36.02-1, 36.02-6 and 36.02-7 for relevant provisions.

30/07/2018

SCHEDULE TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE

1.0 Permit exemptions and conditions

30/07/2018

Public land	Use or development	Conditions
Insert "None specified" or details of land where no permit is required for use(s), to construct a building or construct or carry out works, ensuring that land is clearly identifiable See 36.03-2 and 36.03-8 for relevant provisions	Insert "None specified" or "[insert use or development]" for which no permit is required	Insert "None specified" or "[insert conditions]" relating to the use or development for which no permit is required
Insert words "All other land" if required for all other land	Insert words "None specified" if required for all other land	Insert words "None specified" if required for all other land

2.0 Sign requirements

30/07/2018

Land	Sign Category
Insert "None specified" or details of land subject to the sign category, ensuring that land is clearly identifiable See 36.03-9 and 52.05 for relevant provisions	Insert "None specified" or insert sign category ["Category [insert number]"]
Insert words "All other land" if required for all other land	Insert words "None specified" if required for all other land

3.0 Use and development of land specified in an Incorporated Plan

30/07/2018

Where no requirements are specified insert "None specified."

or

Include a use specified in an Incorporated Plan relating to a condition against a use specified at Section 1 of 36.03-1.

Include relevant details from the incorporated plan in the tables above.

Insert the following words: "No permit is required for the use specified in the [insert Incorporated Plan]…[insert additional use details or requirements, whom it is conducted by or on behalf of, under what relevant legislative provisions and/or any other relevant requirements which condition the use]."

List incorporated plan in schedule to 72.04.

See Section 1 of 36.03-1, 36.03-7 and 36.03-8 for relevant provisions.

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ[number].**

NAME OF SCHEDULE

Purpose

[Insert purpose(s)]

Insert a maximum of 5 purposes

1.0 Table of uses

11/11/2022

Section 1 - Permit not required

Use	Condition
Ensure that uses listed have a basis in a strategic document such as a relevant masterplan Ensure that uses are defined terms at Clause 73.03	Ensure that conditions against uses listed have a basis in a strategic document such as a relevant masterplan
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Any use listed in Clause 62.01 See Section 1 of 37.01-1 for relevant provisions	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Ensure that uses listed have a basis in a strategic document such as a relevant masterplan	Ensure that conditions against uses listed have a basis in a strategic document such as a relevant masterplan
Do not separately list uses if no conditions are included; they can be included in the requirement: “Any other use not in Section 1 or 3”	Ensure that conditions against uses listed seek to achieve a specific strategic outcome, as failure to meet the relevant condition results in the use being prohibited
Any other use not in Section 1 or 3 See Section 2 of 37.01-1 for relevant provisions	

Section 3 - Prohibited

Use
Ensure that uses listed have a basis in a strategic document such as a relevant masterplan See Section 3 of 37.01-1 for relevant provisions

2.0 Use of land

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where use requirements are specified insert specific use requirements such as "A permit is not required to use land for the purpose of [insert specific requirement/s]" or add other requirements relating to the use of land.

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for the use of 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.01-2 for relevant provisions.

3.0 Subdivision

30/07/2018

Where no requirements are specified insert "None specified."

or

Where subdivision requirements are specified insert specific subdivision requirements such as "A permit is not required to subdivide land for the purpose of [insert specific requirement/s]" or add other requirements relating to the subdivision of land.

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for the subdivision of 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.01-3 for relevant provisions.

4.0 Buildings and works

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit exemptions are listed insert: "No permit is required to construct a building or construct or carry out works for the following:

- [insert exemptions]."

Where buildings and works requirements are specified insert specific buildings and works requirements such as "The following requirements apply to construct a building or construct or carry out works:

- [insert requirements]."

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application to 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.01-4 for relevant provisions.

5.0 Signs

30/07/2018

Where no requirements are specified insert "None specified."

or

Where sign requirements are specified insert "sign requirements are at Clause 52.05. All land located within [insert land/area/precinct] is in Category [insert sign category]. All other land is in [insert sign category]."

See 37.01-5 for relevant provisions.

OFFICIAL

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ[number]**.

NAME OF COMPREHENSIVE DEVELOPMENT PLAN

(Note: Also include reference to the Comprehensive Development Plan in Clause 72.04)

Land

[Insert a clear description of the land, such as a precinct or address]

Purpose

[Insert purpose(s)]

Insert a maximum of 5 purposes

1.0 Table of uses

11/11/2022

Section 1 - Permit not required

Use	Condition
Ensure that uses listed have a basis in a strategic document such as the relevant Comprehensive Development Plan Ensure that uses are defined terms at Clause 73.03	Ensure that conditions against uses listed have a basis in a strategic document such as the relevant Comprehensive Development Plan
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Any use listed in Clause 62.01 See Section 1 of 37.02-1 for relevant provisions	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Ensure that uses listed have a basis in a strategic document such as the relevant Comprehensive Development Plan	Ensure that conditions against uses listed have a basis in a strategic document such as the relevant Comprehensive Development Plan
Do not separately list uses if no conditions are included; they can be included in the requirement: “Any other use not in Section 1 or 3”	Ensure that conditions against uses listed seek to achieve a specific strategic outcome, as failure to meet the relevant condition results in the use being prohibited
Any other use not in Section 1 or 3 See Section 2 of 37.02-1 for relevant provisions	

Section 3 - Prohibited

Use
Ensure that uses listed have a basis in a strategic document such as the relevant Comprehensive Development Plan See Section 3 of 37.02-1 for relevant provisions

2.0 Use of land

30/07/2018

Where no requirements are specified insert "None specified."

or

Where use requirements are specified insert specific use requirements such as "A permit is not required to use land for the purpose of [insert specific requirement/s]" or add other requirements relating to the use of land.

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for the use of 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.02-2 for relevant provisions.

3.0 Subdivision

30/07/2018

Where no requirements are specified insert "None specified."

or

Where subdivision requirements are specified insert specific subdivision requirements such as "A permit is not required to subdivide land for the purpose of [insert specific requirement/s]" or add other requirements relating to the subdivision of land.

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for the subdivision of 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.02-3 for relevant provisions.

4.0 Buildings and works

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit exemptions are listed insert: "No permit is required to construct a building or construct or carry out works for the following:

- [insert exemptions]."

Where buildings and works requirements are specified insert specific buildings and works requirements such as "The following requirements apply to construct a building or construct or carry out works:

- [insert requirements]."

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application to 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.02-4 for relevant provisions.

5.0 Signs

30/07/2018

Where no requirements are specified insert "None specified." or

Where sign requirements are specified insert "Sign requirements are at Clause 52.05. All land located within [insert land/area/precinct] is in Category [insert sign category]. All other land is in [insert sign category].

See 37.02-5 for relevant provisions.

30/07/2018

SCHEDULE TO CLAUSE 37.03 URBAN FLOODWAY ZONE

1.0 Application requirements

30/07/2018

Where no application requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.03, in addition to those specified in Clause 37.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- …"

2.0 Decision guidelines

30/07/2018

Where no decision guidelines are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.03, in addition to those specified in Clause 37.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- …"

3.0 Signs

30/07/2018

Land	Sign Category
Insert "None specified" or details of land subject to the scheduled sign category See 37.03-7 for relevant provisions	Insert sign category

13/12/2023

SCHEDULE [NUMBER] TO CLAUSE 37.04 CAPITAL CITY ZONE

Shown on the planning scheme map as **CCZ[number]**.

NAME OF SCHEDULE

Purpose

[Insert purpose(s)]

Insert a maximum of 5 purposes

1.0 Table of uses

13/12/2023

Section 1 - Permit not required

Use	Condition
Ensure that uses listed have a basis in a strategic document related to the Capital City Ensure that uses are defined terms at Clause 73.03	Ensure that conditions against uses listed have a basis in a strategic document related to the Capital City
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Any use listed in Clause 62.01 See Section 1 of 37.04-1 for relevant provisions	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Ensure that uses listed have a basis in a strategic document related to the Capital City	Ensure that conditions against uses listed have a basis in a strategic document related to the Capital City
Do not separately list uses if no conditions are included; they can be included in the requirement: "Any other use not in Section 1 or 3"	Ensure that conditions against uses listed seek to achieve a specific strategic outcome, as failure to meet the relevant condition results in the use being prohibited
Container deposit scheme centre	Must meet the requirements of Clause 52.13-14.
Any other use not in Section 1 or 3 See Section 2 of 37.04-1 for relevant provisions	

Section 3 - Prohibited

Use
Ensure that uses listed have a basis in a strategic document related to the Capital City See Section 3 of 37.04-1 for relevant provisions

2.0 Use of land

13/12/2023

Where no requirements are specified insert "None specified."

or

Where use requirements are specified insert specific use requirements such as "A permit is not required to use land for the purpose of [insert specific requirement/s]" or add other requirements relating to the use of land.

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for the use of 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.04-2 for relevant provisions.

3.0 Subdivision

13/12/2023

Where no requirements are specified insert "None specified."

or

Where subdivision requirements are specified insert specific subdivision requirements such as "A permit is not required to subdivide land for the purpose of [insert specific requirement/s]" or add other requirements relating to the subdivision of land.

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for the subdivision of 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.04-3 for relevant provisions.

4.0 Buildings and works

13/12/2023

Where no requirements are specified insert "None specified."

or

Where permit exemptions are listed insert: "No permit is required to construct a building or construct or carry out works for the following:

- [insert exemptions]."

Where a permit is required for the demolition or removal of a building or works insert: "A permit is required for the demolition or removal of a building or works…"

If conditions are required to be included for any permit granted insert: "A permit granted for the construction of a building or to construct or carry out works must include the following conditions:

- [insert conditions]."

Where buildings and works requirements are specified insert specific buildings and works requirements such as "The following requirements apply to construct a building or construct or carry out works:

- [insert requirements]."

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application to 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.04-4 for relevant provisions.

5.0 Signs

13/12/2023

Where no requirements are specified insert "None specified."

Or`

Note: Clauses 52.05-11 to 52.05-14 (Category 1 – 4 sign requirements) do not apply in the Capital City Zone.

Where sign requirements are specified insert "A permit is required to construct and display a sign except for:

- [insert exemptions]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application to construct and display 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."

See 37.04-5 for relevant provisions.

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 37.05 DOCKLANDS ZONE

Shown on the planning scheme map as **DZ[number]**.

NAME OF SCHEDULE

Purpose

[Insert purpose(s)]

Insert a maximum of 5 purposes

1.0 Table of uses

11/11/2022

Section 1 - Permit not required

Use	Condition
Ensure that uses listed have a basis in a strategic document related to the Docklands Area Ensure that uses are defined terms at Clause 73.03	Ensure that conditions against uses listed have a basis in a strategic document related to the Docklands Area
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Any use listed in Clause 62.01 See Section 1 of 37.05-1 for relevant provisions	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Ensure that uses listed have a basis in a strategic document related to the Docklands Area	Ensure that conditions against uses listed have a basis in a strategic document related to the Docklands Area
Do not separately list uses if no conditions are included; they can be included in the requirement: "Any other use not in Section 1 or 3"	Ensure that conditions against uses listed seek to achieve a specific strategic outcome, as failure to meet the relevant condition results in the use being prohibited
Any other use not in Section 1 or 3 See Section 2 of 37.05-1 for relevant provisions	

Section 3 - Prohibited

Use
Ensure that uses listed have a basis in a strategic document related to the Docklands Area
See Section 3 of 37.05-1 for relevant provisions

2.0 Use of land

30/07/2018

Where no requirements are specified insert "None specified."

or

Where use requirements are specified insert specific use requirements such as "A permit is not required to use land for the purpose of [insert specific requirement/s]" or add other requirements relating to the use of land."

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.05, in addition to those specified in Clause 37.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for the use of 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.05, in addition to those specified in Clause 37.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.05-2 for relevant provisions.

3.0 Subdivision

30/07/2018

Where no requirements are specified insert "None specified."

or

Where subdivision requirements are specified insert specific subdivision requirements such as "A permit is not required to subdivide land for the purpose of [insert specific requirement/s]" or add other requirements relating to the subdivision of land.

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.05, in addition to those specified in Clause 37.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for the subdivision of 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.05, in addition to those specified in Clause 37.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.05-3 for relevant provisions.

4.0 Buildings and works

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit exemptions are listed insert: "No permit is required to construct a building or construct or carry out works, and to demolish or remove a building or works for the following:

- [insert exemptions]."

Where buildings and works requirements are specified insert specific buildings and works requirements such as "The following requirements apply to construct a building or construct or carry out works:

- [insert requirements]."

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.05, in addition to those specified in Clause 37.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application to construct a building or construct or carry out works and to demolish or remove a building or 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."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.05, in addition to those specified in Clause 37.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.05-4 for relevant provisions.

5.0 Car Parking

30/07/2018

Where no requirements are specified insert "None specified."

or

Where car parking requirements are specified insert specific car parking requirements such as "The following car parking requirements apply in addition to those specified in Clause 52.05:

- [insert requirements]."

See 37.05-5 for relevant provisions.

6.0 Signs

30/07/2018

Where no requirements are specified insert "None specified."

or

Where sign requirements are specified insert "Sign requirements are at Clause 52.05. All land located within [insert land/area/precinct] is in Category [insert sign category]. All other land is in Category 3.

See 37.05-6 for relevant provisions.

04/10/2018

SCHEDULE [NUMBER] TO CLAUSE 37.06 PRIORITY DEVELOPMENT ZONE

Shown on the planning scheme map as **PDZ[number].**

NAME OF INCORPORATED PLAN

Land

[Insert a clear description of the land, such as a precinct or address]

Objective

[Insert objective(s)]

Insert a maximum of 5 objectives

1.0 Table of uses

11/11/2022

Section 1 - Permit not required

Use	Condition
Ensure that uses listed have a basis in a strategic document related to a project or area of regional or State significance Ensure that uses are defined terms at Clause 73.03	Ensure that conditions against uses listed have a basis in a strategic document related to a project or area of regional or State significance
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Any use listed in Clause 62.01 See Section 1 of 37.06-1 for relevant provisions	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Ensure that uses listed have a basis in a strategic document related to a project or area of regional or State significance Do not separately list uses if no conditions are included; they can be included in the requirement: “Any other use not in Section 1 or 3”	Ensure that conditions against uses listed have a basis in a strategic document related to a project or area of regional or State significance
Any other use not in Section 1 or 3 Section 2 of 37.06-1 for relevant provisions	

Section 3 - Prohibited

Use
Ensure that uses listed have a basis in a strategic document related to a project or area of regional or State significance See Section 3 of 37.06-1 for relevant provisions

2.0 Use of land

30/07/2018

Where no requirements are specified insert "None specified."

or

Where use requirements are specified insert specific use requirements such as "A permit is not required to use land for the purpose of [insert specific requirement/s]" or add other requirements relating to the use of land."

See 37.06-2 for relevant provisions.

3.0 Subdivision

30/07/2018

Where no requirements are specified insert "None specified."

or

Where subdivision requirements are specified insert specific subdivision requirements such as "A permit is not required to subdivide land for the purpose of [insert specific requirement/s]" or add other requirements relating to the subdivision of land.

See 37.06-3 for relevant provisions.

4.0 Buildings and works

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit exemptions are listed insert: "No permit is required to construct a building or construct or carry out works for the following:

- [insert exemptions]."

Where buildings and works requirements are specified insert specific buildings and works requirements such as "The following requirements apply to construct a building or construct or carry out works:

- [insert requirements]."

See 37.06-4 for relevant provisions.

5.0 Application requirements

30/07/2018

Where no content requirements are insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.06, in addition to those specified in Clause 37.06 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

See 37.06-5 for relevant provisions.

6.0 Exemption from notice and review

30/07/2018

Where no requirements are specified insert "None specified."

or

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for
[insert type of application broken into specific paragraphs based on the application class: use of land, construct a building or construct or carry out works and/or subdivision] is not 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."

Note: Exemption from notice and review applies to all applications unless specified otherwise by the schedule to the zone.

See 37.06-6 for relevant provisions.

7.0 Decision guidelines

30/07/2018

Where no requirements are specified insert "None specified."

or

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.06, in addition to those specified in Clause 37.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.06-7 for relevant provisions.

8.0 Signs

04/10/2018

Where no requirements are specified insert "None specified."

or

Where sign requirements are specified insert "Sign requirements are at Clause 52.05. All land located within [insert land/area/precinct] is in Category [insert sign category]. All other land is in Category 3.

See 37.06-8 for relevant provisions.

9.0 Other provisions of the scheme

30/07/2018

Where no requirements are specified insert "None specified."

or

Where other provisions of the scheme do not apply through the operation of Clause 37.06-9, this needs to be specified as follows: "The following provisions of the [insert planning scheme name] planning scheme do not apply to land affected by Clause 37.06:

[insert specified planning provision clauses]."

This is a section with potentially wide impacts on the powers of other provisions of the relevant planning scheme.

See 37.06-9 for relevant provisions.

04/10/2018

SCHEDULE [NUMBER] TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ[number]**.

NAME OF PRECINCT STRUCTURE PLAN

[Insert name of precinct structure plan]

(Note: Also include reference to the plan in Clause 72.04)

1.0 The Plan

30/07/2018

Insert plan of precinct structure plan area as follows: "Plan 1 shows the future urban structure proposed in the [Insert Name] Precinct Structure Plan."

Base on guidance provided from the Precinct Structure Plan Guidelines and Planning Practice Note 47 Urban Growth Zone.

2.0 Use and development

30/07/2018

2.1 The Land

30/07/2018

[Insert the land affected by the precinct structure plan]

2.2 Applied zone provisions

19/01/2022

Include applied zone provisions to land using zones from the Victoria Planning Provisions that will apply to land within the precinct structure plan area as follows:

"The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building, and construction and carrying out of works, by reference to Plan 1 of this schedule."

Table 1: Applied zone provisions

Land shown on plan 1 of this schedule Residential	Applied zone provisions Clause 32.08 – General Residential 1 Zone
Land shown on plan 1 of this schedule Mixed use	Applied zone provisions Clause 32.04 – Mixed Use Zone
Land shown on plan 1 of this schedule Industrial	Applied zone provisions Clause 33.01 – Industrial 1 Zone
Land shown on plan 1 of this schedule Business / Retailing / Commercial	Applied zone provisions Clause 34.01 – Commercial 1 Zone
Land shown on plan 1 of this schedule Employment / Commercial	Applied zone provisions Clause 34.02 – Commercial 2 Zone
Land shown on plan 1 of this schedule Arterial Road	Applied zone provisions Clause 36.04 – Transport Zone 2 or 3

2.3 Specific provisions – Use of land

30/07/2018

Where no requirements are specified insert "None specified."

or

Where a table of uses is specified detail as follows:

Section 1 - Permit not required

Use	Condition
Ensure that uses listed have a basis in the precinct structure plan Ensure that uses are defined terms at Clause 73.03	Ensure that conditions against uses listed have a basis in the precinct structure plan
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Ensure that uses listed have a basis in the precinct structure plan Do not separately list uses if no conditions are included; they can be included in the requirement: "Any other use not in Section 1 or 3"	Ensure that conditions against uses listed have a basis in the precinct structure plan
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Ensure that uses listed have a basis in the precinct structure plan

Where use requirements are specified insert specific use requirements such as "A permit is not required to use land for the purpose of [insert specific requirement/s]" or add other requirements relating to the use of land.

See 37.07-9 for relevant provisions.

2.4 Specific provisions - Subdivision

30/07/2018

Where no requirements are specified insert "None specified."

or

Where subdivision requirements are specified insert specific subdivision requirements that must be meet such as "A permit to subdivide land must meet the following requirements:

- [insert specific requirement/s]."

See 37.07-10 for relevant provisions.

2.5 Specific provisions - Buildings and works

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit exemptions are listed insert: "[No permit/A permit] is required to construct a building or construct or carry out works for the following:

- [insert exemptions/permit triggers]."

Where specific buildings and works requirements are specified insert "The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- [insert requirements as required]."

See 37.07-11 for relevant provisions.

3.0 Application requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

See 37.07-12 for relevant provisions.

4.0 Conditions and requirements for permits

30/07/2018

Where no requirements are specified insert "None specified."

or

Where conditions and requirements for permit are specified, determine the specific permit class affected and insert specific conditions and requirements for permits.

- [insert conditions and requirements for permits].

See 37.07-10 and 37.07-11 for relevant provisions.

5.0 Exemption from notice and review

30/07/2018

Where no requirements are specified insert "None specified."

or

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for [insert type of application broken into specific paragraphs based on the application class: use of land, construct a building or construct or carry out works and/or subdivision] is not 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."

Note: Exemption from notice and review applies to all applications generally in accordance with the precinct structure plan applying to the land unless specified otherwise by the schedule to the zone.

See 37.07-13 for relevant provisions.

6.0 Decision guidelines

30/07/2018

Where no requirements are specified insert "None specified."

or

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 37.07-14 for relevant provisions.

7.0 Signs

04/10/2018

Where no requirements are specified insert "None specified."

or

Where sign requirements are specified insert "sign requirements are at Clause 52.05. All land located within [insert land/area/precinct] is in Category [insert sign category]. All other land is in Category 3."

See 37.07-16 for relevant provisions.

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ[number]**.

NAME OF ACTIVITY CENTRE

[Insert the name of the metropolitan/major activity centre or regional centre]

1.0 Name of centre framework plan

30/07/2018

[Insert the name of the metropolitan/major activity centre or regional centre framework plan]

[Insert map of activity centre/regional centre based on the guidance provided from the *Activity Centre Zone Mapping Style Guide*].

2.0 Land use and development objectives to be achieved

30/07/2018

[Insert use and development objectives from the metropolitan/major activity centre or regional centre structure plan].

Ensure that objectives are related to the scope and operation of the planning provisions, apply to the whole of the activity centre/regional centre, are broken into relevant subject areas by sub-headings and that they are a maximum of one A4 page in length or 20 objectives in total.

3.0 Table of uses

11/11/2022

Section 1 - Permit not required

Use	Condition
Ensure that uses listed have a basis in the metropolitan/major activity centre or regional centre structure plan Uses should be no more restrictive than existing commercial and like zones and should be consistent with the purpose of the zone, encouraging a mixture of uses Ensure that uses are defined terms at Clause 73.03	Ensure that conditions against uses listed have a basis in the metropolitan/major activity centre or regional centre structure plan
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Any use listed in Clause 62.01 See Section 1 of 37.08-2 for relevant provisions	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Ensure that uses listed have a basis in the metropolitan/major activity centre or regional centre structure plan Do not separately list uses if no conditions are included; they can be included in the requirement: "Any other use not in Section 1 or 3"	Ensure that conditions against uses listed have a basis in the metropolitan/major activity centre or regional centre structure plan

Use	Condition
Any other use not in Section 1 or 3	
Section 2 of 37.08-2 for relevant provisions	

Section 3 – Prohibited

Use
Ensure that uses listed have a basis in the metropolitan/major activity centre or regional centre structure plan See Section 3 of 37.08-2 for relevant provisions

4.0 Centre-wide provisions

30/07/2018

The schedule can include centre-wide provisions but this is not mandatory.

4.1 Use of land

30/07/2018

Where no requirements are specified insert "None specified."

or

Where use requirements are specified insert specific use requirements such as "A permit is not required to use land for the purpose of [insert specific requirement/s]" or add other requirements relating to the use of land.

See 37.08-3 for relevant provisions.

4.2 Subdivision

30/07/2018

Where no requirements are specified insert "None specified."

or

Where subdivision requirements are specified insert specific subdivision requirements such as "A permit is not required to subdivide land for the purpose of [insert specific requirement/s]" or add other requirements relating to the subdivision of land.

See 37.08-4 for relevant provisions.

4.3 Buildings and works

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit exemptions are listed insert: "No permit is required to construct a building or construct or carry out works for the following:

- [insert exemptions]."

See 37.08-5 for relevant provisions.

4.4 Design and development

30/07/2018

Where no requirements are specified insert "None specified."

or

Where design and development requirements are specified insert specific design and development requirements such as "The following design and development requirements apply to an application to construct a building or construct or carry out works:

- [insert requirements relating to the bulleted headings or other headings as required]."

If a permit cannot be granted to construct a building or construct or carry out works which is not in accordance with any design and development requirement, this needs to be specified.

See 37.08-6 for relevant provisions.

5.0 Precinct provisions

30/07/2018

The schedule can include Precinct provisions but this is not mandatory.

There should be a maximum of 10 Precincts, ideally less.

or

Where no requirements are specified insert "None specified."

5.1 Precinct [number] – Precinct [name]

30/07/2018

[Insert Precinct name which is distinct from other Precincts and ideally links to the relevant Precinct name in the structure plan]

5.1-1 Precinct map

30/07/2018

[Insert the Precinct map based on the guidance provided from the Activity Centre Zone Mapping Style Guide]

5.1-2 Precinct objectives

30/07/2018

[Insert the Precinct objectives from the structure plan as they relate to land use and development and the centre's objectives]

Insert a maximum of 5 objectives

5.1-3 Precinct requirements

30/07/2018

[Insert the Precinct requirements from the structure plan as they relate to land use and development].

Sub-Precincts can be utilised if there are demonstrable differences, primarily around built form outcomes within the one Precinct.

Ensure that Precinct requirements are measurable and quantifiable, and have a strategic basis from the structure plan.

Where a table is used, ensure that the table length, format and information is legible and specific to each Precinct or Sub-Precinct.

Requirements are a quantitative way to achieve the Precinct objectives.

5.1-4 Precinct guidelines

30/07/2018

[Insert the Precinct guidelines from the structure plan as they relate to land use and development guidelines].

Guidelines are less measurable than requirements and are a more qualitative way to achieve the Precinct objectives.

5.1-5 Any other requirements

30/07/2018

[Insert any other requirements if they are required to be specified for the Precinct].

5.2 Precinct [number] – Precinct [name]

30/07/2018

Repeat structure, headings, format and methodology for additional Precincts.

6.0 Application requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority (insert application requirements based on the application class: to/for use of land, construct a building or construct or carry out works and/or subdivision):

- [insert application requirements]."

Ensure that application requirements are not duplicated from the Activity Centre Zone or the Victoria Planning Provisions.

See 37.08-7 for relevant provisions.

7.0 Notice and review

30/07/2018

Where no requirements are specified insert "None specified."

or

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for
[insert type of application broken into specific paragraphs based on the application class: use of land, construct a building or construct or carry out works and/or subdivision] is not 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."

Note: Exemption from notice and review applies to all applications unless specified otherwise by the schedule to the zone.

See 37.08-8 for relevant provisions.

8.0 Decision guidelines

30/07/2018

Where no requirements are specified insert "None specified."

or

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme (insert decision guidelines based on the application class: to/for use of land, construct a building or construct or carry out works and/or subdivision) which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

Ensure that decision guidelines are not duplicated from the Activity Centre Zone or the Victoria Planning Provisions.

See 37.08-9 for relevant provisions.

9.0 Signs

30/07/2018

Where no requirements are specified insert "None specified."

or

Where sign requirements are specified insert "Sign requirements are at Clause 52.05. All land located within [insert land/area/precinct] is in Category [insert sign category]. All other land is in [insert sign category].

See 37.08-10 for relevant provisions.

10.0 Other provisions of the scheme

30/07/2018

Where no requirements are specified insert "None specified."

or

Where other provisions of the scheme do not apply through the operation of Clause 37.08-11, this needs to be specified as follows: "The following provisions of the [insert planning scheme name] planning scheme do not apply to land affected by Clause 37.08:

- [insert specified planning provision clauses]."

This is a section with potentially wide impacts on the powers of other provisions of the relevant planning scheme.

See 37.08-11 for relevant provisions.

11.0 Reference documents

30/07/2018

[Insert metropolitan/major activity centre or regional centre structure plan, background report and other relevant strategies/reports]

Ensure that strategies/reports/other documents are not duplication from the Victoria Planning Provisions or the Activity Centre Zone.

See 37.08-11 for relevant provisions.

24/02/2025

SCHEDULE [NUMBER] TO CLAUSE 37.10 PRECINCT ZONE

Shown on the planning scheme map as **PRZ[number].**

[NAME OF PRECINCT]

[Insert the name of the precinct, or if applying to part of the precinct, the name of that part].

1.0 Role of the precinct

24/02/2025

[Insert a short statement of a maximum of 200 words about the role of the precinct or any land within the precinct with a specific role, function or built form outcome].

See clause 37.10-1 for relevant provisions.

2.0 Use and development objectives

24/02/2025

If no use or development objectives are specified for the precinct, insert "None specified."

or

[Insert up to ten use and development objectives]

Objectives must not duplicate the purpose of the zone and should be unique to the precinct or that part of the precinct to which the schedule applies.

See clause 37.10-1 for relevant provisions.

3.0 Use and development framework plan

24/02/2025

[Insert a use and development framework plan for the area to which the schedule applies. The use and development framework plan must identify any land to which the master plan requirements of clause 37.10-3 apply].

See clause 37.10-2 for relevant provisions.

4.0 Master plan requirements

24/02/2025

If there is no land to which the master plan requirements apply, insert "None specified." The remaining sub-headings under this section can then be deleted.

Requirements before a permit is granted

If no requirements are specified, insert "None specified."

or

[Insert a statement specifying the use, subdivision or buildings or works for which a permit may be granted before a master plan has been prepared to the satisfaction of the responsible authority].

Different requirements may be specified for all or any land to which the master plan requirements apply.

See clause 37.10-3 for relevant provisions.

Requirements for a master plan

If no requirements are specified, insert "None specified."

or

[Insert a statement specifying the matters that must be described in a master plan].

Different requirements may be specified for different sites.

See clause 37.10-3 for relevant provisions.

Concept plan

If no concept plan is included for the purposes of clause 37.10-3, insert "None specified."

or

[Insert a concept plan]

See clause 37.10-3 for relevant provisions.

5.0 Public benefit uplift framework

24/02/2025

If no public benefit uplift framework is specified, insert "None specified."

or

[Insert the limit or standard that may be exceeded if a public benefit is provided].

The schedule may also set out the public benefits and how they are to be calculated.

See clause 37.10-5 for relevant provisions.

6.0 Use of land

24/02/2025

[Insert a table of applied zones or a table of uses. Multiple tables of uses or applied zones may be included if required. See 37.10-6 for relevant provisions].

If including applied zone provisions to land using zones from the Victoria Planning Provisions that will apply to land within the use and development framework plan area insert: "The requirements in the table of uses of the following zones in the planning scheme apply to the use of land, by reference to the use and development framework plan of this schedule."

[Insert "Table of applied zones" as relevant]

Land	Applied zone
Land shown in Area 1 of the use and development framework plan	Applied zone provisions Clause 34.01 – Commercial 1 Zone
Land shown in Area 2 of the use and development framework plan	Applied zone provisions Clause 34.02 – Commercial 2 Zone
Land shown in Area 3 of the use and development framework plan	Applies zone provisions Clause 32.04 – Mixed Use Zone

If including a variation to an applied zone, insert a table of variations to applied zones with specified detail as follows: "The requirements in the table of applied zones are varied by the table of variations to applied zones".

[Insert "Table of variations to applied zones" as relevant]

Use	Applied zone	Variation to the applied zone
Use	Clause 34.01 – Commercial 1 Zone	Ensure that conditions against uses listed have a basis in a strategic document related to the precinct.

Where no applied zone land use requirements are specified insert a table of uses with specified detail as follows: "The requirements in the table of uses apply to the use of land".

[Insert "Table of uses" as relevant]

Section 1 - Permit not required

Use	Condition
Ensure that uses listed have a basis in a strategic document related to the precinct. Uses must be no more restrictive than existing equivalent VPP zones and should be consistent with the purpose of the zone. Ensure that uses are defined terms at Clause 73.03.	Ensure that conditions against uses listed have a basis in a strategic document related to the precinct.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Any use listed in Clause 62.01 See Section 1 of 37.10-6 for relevant provisions.	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Ensure that uses listed have a basis in a strategic document related to the precinct. Do not separately list uses if no conditions are included; they can be included in the requirement: "Any other use not in Section 1 or 3".	Ensure that conditions against uses listed have a basis in a strategic document related to the precinct.
Any other use not in Section 1 or 3 See Section 2 of 37.10-6 for relevant provisions.	

Section 3 – Prohibited

Use
Ensure that uses listed have a basis in a strategic document related to the precinct. See Section 3 of 37.10-6 for relevant provisions.

Use of land requirements

If no requirements are specified, insert "None specified."

or

[insert requirements]

See clause 37.10-6 for relevant provisions.

7.0 Subdivision

24/02/2025

Permit requirements

If no subdivision permit requirement exemptions are specified, insert "None specified."

or

[insert permit exemptions]

See clause 37.10-7 for relevant provisions.

Subdivision requirements

If no subdivision requirements are specified, insert "None specified."

or

[insert subdivision requirements]

See clause 37.10-7 for relevant provisions.

8.0 Buildings and works

24/02/2025

Permit requirements

If no permit requirements or exemptions are specified, insert "None specified."

or

[Insert requirement for a permit to construct a fence]

and/or

[Insert permit exemption]

See clause 37.10-8 for relevant provisions.

Buildings and works requirements

If no buildings and works requirements are specified, insert "None specified."

or

[insert buildings and works requirements]

See clause 37.10-8 for relevant provisions.

Buildings and works requirements that do not apply

If all other provisions or requirements in this planning scheme relating to the construction of a building or the construction or carrying out of works continue to apply , insert "None specified."

or

[specify the provisions or requirements in this planning scheme relating to the construction of a building or the construction or carrying out of works that do not apply].

See clause 37.10-8 for relevant provisions.

Outcomes and standards

If no outcomes and standards are specified, insert "None specified".

or

Insert:

"[*Insert name of outcome*]

Outcome

[*Insert outcome*]

Standard ##

[Insert standard]

Decision guidelines

[Insert decision guidelines]"

See clause 37.10-4 for relevant provisions

9.0 Application requirements

24/02/2025

If no requirements are specified, insert "None specified."

or

[Insert application requirements]

Ensure that application requirements do not duplicate requirements of the Precinct Zone.

See clause 37.10-9 for relevant provisions.

10.0 Notice and review

24/02/2025

If no notice and review requirements are specified, insert "None specified."

or

If the exemption from notice and review in clause 37.10-10 does not apply to an application, insert "An application for [insert application broken into specific paragraphs based on the application class: use of land, construct a building or construct or carry out works and/or subdivision] is not 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 [as relevant]."

Note: Exemption from notice and review applies to all applications unless specified otherwise.

See clause 37.10-10 for relevant provisions.

11.0 Decision guidelines

24/02/2025

If no decision guidelines are specified, insert "None specified."

or

[Insert decision guidelines]

Ensure that decision guidelines do not duplicate decision guidelines in the Precinct Zone or clause 65.

See clause 37.10-11 for relevant provisions.

12.0 Mandatory permit conditions

24/02/2025

If no mandatory permit conditions are specified, insert "None specified."

or

[Insert conditions that the responsible authority must include in deciding to grant a permit under the zone or for land to which a master plan will apply]

See clause 37.10-12 for relevant provisions.

13.0 Signs

24/02/2025

If a different sign category isn't specified, insert "None specified."

or

If a different sign category is specified, insert "All land to which this schedule applies is in Category [insert sign category]."

See clause 37.10-13 for relevant provisions.

14.0 Required bicycle facilities

24/02/2025

If no bicycle space requirements are specified for the purposes of clause 52.34-5, insert "None specified."

or

If bicycle space requirements are specified for the purposes of clause 52.34-5, insert "The following bicycle space requirements apply for the purposes of clause 52.34-5 of this planning scheme."

[Insert any bicycle space requirement for an employee, resident, visitor, shopper or student"]

Insert the following table:

Table X – Bicycle spaces

Use	Employee/resident	Visitor/shopper/student
Insert use	Insert bicycle space requirement	Insert bicycle space requirement

See clauses 37.10-14 and 52.34-5 for relevant provisions.

15.0 Transitional provisions

24/02/2025

If no transitional provisions are specified, insert "None specified."

or

[Insert transitional provisions]

See clause 37.10-15 for relevant provisions

19/10/2026

SCHEDULE TO CLAUSE 37.11 FLOOD MANAGEMENT ZONE

1.0 Application requirements

19/10/2026

Where no application requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 37.11, in addition to those specified in Clause 37.11 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

…"

2.0 Decision guidelines

19/10/2026

Where no decision guidelines are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 37.11, in addition to those specified in Clause xxx and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

…"

3.0 Signs

19/10/2026

Land	Sign Category
Insert "None specified" or details of land subject to the scheduled sign category See 37.11-6 for relevant provisions	Insert sign category

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO[number]**.

NAME OF SCHEDULE

1.0 Statement of environmental significance

30/07/2018

Clause 42.01 requires a schedule to contain a statement of environmental significance.

2.0 Environmental objective to be achieved

30/07/2018

Clause 42.01 requires a schedule to contain the environmental objective to be achieved.

Insert a maximum of 1 objective

3.0 Permit requirement

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit requirements are specified insert specific permit requirements such as "A permit is not required to [insert specific requirement/s: construct a building or construct or carry out works/ construct a fence/ subdivide land / remove, destroy or lop any vegetation]."

See 42.01-2 for relevant provisions.

4.0 Application requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

5.0 Decision guidelines

30/07/2018

Where no requirements are specified insert "None specified."

or

Where decision guidelines are specified insert "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:

- [insert decision guidelines]."

See 42.01-5 for relevant provisions.

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as **VPO[number]**.

NAME OF SCHEDULE

1.0 Statement of nature and significance of vegetation to be protected

30/07/2018

Clause 42.02 requires a schedule to contain a statement of the nature and significance of the vegetation to be protected.

See 42.02-1 for relevant provisions.

2.0 Vegetation protection objectives to be achieved

30/07/2018

Clause 42.02 requires a schedule to contain the vegetation protection objective to be achieved.

Insert a maximum of 5 objectives

See 42.02-1 for relevant provisions.

3.0 Permit requirement

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit requirements are specified insert specific permit requirements such as "A permit is not required to [insert specific requirement/s: remove, destroy or lop any vegetation]".

See 42.02-2 for relevant provisions.

4.0 Application requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 42.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

5.0 Decision guidelines

30/07/2018

Where no requirements are specified insert "None specified."

or

Where decision guidelines are specified insert "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:

- [insert decision guidelines]"

See 42.02-5 for relevant provisions.

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO[number]**.

NAME OF SCHEDULE

1.0 Statement of nature and key elements of landscape

30/07/2018

Clause 42.03 requires a schedule to contain a statement of the nature and key elements of the landscape.

See 42.03-1 for relevant provisions.

2.0 Landscape character objectives to be achieved

30/07/2018

Clause 42.03 requires a schedule to contain the landscape character objectives to be achieved.

Insert a maximum of 5 objectives

See 42.03-1 for relevant provisions.

3.0 Permit requirement

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit requirements are specified insert specific permit requirements such as "A permit is not required to [insert specific requirement/s: construct a building or construct or carry out works/ the conduct of agricultural activities including ploughing and fencing/ construct a fence/ remove, destroy or lop any vegetation]".

See 42.03-2 for relevant provisions.

4.0 Application requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

5.0 Decision guidelines

30/07/2018

Where no requirements are specified insert "None specified."

or

Where decision guidelines are specified insert "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:

- [insert decision guidelines]."

See 42.03-5 for relevant provisions.

23/01/2020

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- …"

2.0 Heritage places

04/11/2022

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO[#] Interim control Expiry date: dd/mm/yyyy	Insert [Address/Place] If an incorporated plan is specified for the purpose of Clause 43.01-3, insert: **"Incorporated plan:** [insert name of incorporated plan]" and list the incorporated plan in the schedule to Clause 72.04. If a statement of significance is specified in accordance with Clause 43.01-5*, insert: **"Statement of significance:**	Yes/No/ -	Yes/No/ -	Yes/No/ -	Yes/No/ -	Yes/No/ -	Yes/No	Yes/No	Yes/No

OFFICIAL

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	[insert name of statement of significance]" and list the statement of significance in the schedule to Clause 72.04. *A statement of significance may be specified even if not required under Clause 43.01-5. If heritage design guidelines are specified in accordance with Clause 43.01-6, insert: **"Heritage design guidelines:** [insert name of design guidelines]" and list the heritage design guidelines in the schedule to Clause 72.04.								

Notes: *Insert Interim control Expiry Date: dd/mm/yyyy if interim controls apply*
See 43.01 for relevant provisions and scope.
Where the heritage place is included on the Victorian Heritage Register under the Heritage Act 2017 some controls in the table are not applicable. Insert a "-" Dash instead of "No".

04/10/2018

SCHEDULE [NUMBER] TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO[number]**.

NAME OF SCHEDULE

1.0 Design objectives

30/07/2018

Clause 43.02 requires a schedule to contain a statement of the design objectives to be achieved.

Insert a maximum of 5 objectives

See 43.02-1 for relevant provisions.

2.0 Buildings and works

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit requirements are specified insert specific permit requirements such as "A permit is not required to [insert specific requirement/s: construct a building or construct or carry out works/ construct a fence/ subdivide land / remove, destroy or lop any vegetation]" or "A permit cannot 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".

or

Where permit requirements to construct a fence are specified insert specific permit requirements such as "A permit is required to [insert specific requirement/s: construct a fence]".

Where specific buildings and works requirements are specified insert "The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- [insert requirements as required]."

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for construction of a building or to 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."

See 43.02-2 for relevant provisions.

3.0 Subdivision

30/07/2018

Where no requirements are specified insert "None specified."

or

Where subdivision requirements are specified insert specific subdivision requirements that must be meet such as "No permit is required to subdivide land at [insert requirements]" or "A permit to subdivide land must meet the following requirements:

- [insert specific requirement/s]."

or

"A permit cannot be granted to subdivide land which is not in accordance with any requirement in a schedule to this overlay".

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "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."

See 43.02-3 for relevant provisions.

4.0 Signs

04/10/2018

Where no requirements are specified insert "None specified."

or

Where sign requirements are specified insert "Sign requirements are at Clause 52.05. All land located within [insert land/area/precinct] is in Category [insert sign category]. All other land is in Category [insert category] or insert additional requirements.

See 43.02-4 for relevant provisions.

5.0 Application requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "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:

- [insert application requirements]."

6.0 Decision guidelines

30/07/2018

Where no requirements are specified insert "None specified."

or

Where decision guidelines are specified insert "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:

- [insert decision guidelines]."

See 43.02-6 for relevant provisions.

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO[number]**.

NAME OF INCORPORATED PLAN

Note: Also include reference to the Incorporated plan in the Schedule to Clause 72.04

1.0 Requirement before a permit is granted

30/07/2018

Where no requirements are specified insert "None specified."

or

Insert the following words: "A permit may be granted for use or to subdivide land or to construct a building or to construct or carry out works that is not in accordance with the incorporated plan.

See 43.03-1 for relevant provisions.

2.0 Permits not generally in accordance with incorporated plan

30/07/2018

Where no requirements are specified insert "None specified."

or

A permit granted for [insert application class] is not required to be in accordance with the incorporated plan.

See 43.03-1 for relevant provisions.

3.0 Conditions and requirements for permits

30/07/2018

Where no requirements are specified insert "None specified."

or

Where conditions and requirements for permit are specified, determine the specific permit class affected and insert specific conditions and requirements for permits and insert "The following conditions and/or requirements apply to permits:

- [insert conditions and requirements for permits]."

See 43.03-1 for relevant provisions.

4.0 Decision guidelines

30/07/2018

Where no requirements are specified insert "None specified."

or

Where decision guidelines are specified insert "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:

- …"

See 43.03-3 for relevant provisions.

5.0 Preparation of the incorporated plan

30/07/2018

Include requirements for an incorporated plan.

Where additional requirements are specified for an incorporated plan include works "An incorporated plan must include the following requirements:

- [insert requirements for incorporated plan]."

List the incorporated plan in the schedule to 72.04.

See 43.03-4 for relevant provisions.

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO[number]**.

NAME OF DEVELOPMENT PLAN

1.0 Objectives

30/07/2018

A schedule may specify objectives to be achieved.

Where no requirements are specified insert "None specified."

or

Insert a maximum of 5 objectives.

See 43.04-1 for relevant provisions.

2.0 Requirement before a permit is granted

30/07/2018

Where no requirements are specified insert "None specified."

or

Insert the following words: "A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority".

See 43.04-2 for relevant provisions.

3.0 Conditions and requirements for permits

30/07/2018

Where no requirements are specified insert "None specified."

or

Where conditions and requirements for permit are specified, determine the specific permit class affected and insert specific conditions and requirements for permits and insert "The following conditions and/or requirements apply to permits:

- [insert conditions and requirements for permits]."

See 43.04-2 for relevant provisions.

4.0 Requirements for development plan

30/07/2018

Include requirements for a development plan with the following words: "A development plan must include the following requirements:

- [insert requirements]."

See 43.04-4 for relevant provisions.

25/05/2017

SCHEDULE [NUMBER] TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO[number].**

NAME OF SCHEDULE

1.0 Statement of neighbourhood character

25/05/2017

Clause 43.05 requires a schedule to contain a statement of the key features of the neighbourhood character.

See 43.05-1 for relevant provisions.

2.0 Neighbourhood character objective

25/05/2017

Clause 43.05 requires a schedule to contain the neighbourhood character objectives to be achieved.

Insert a maximum of 5 objectives

See 43.05-1 for relevant provisions.

3.0 Permit requirement

25/05/2017

Where no requirements are specified insert "None specified."

or

Where permit requirements are specified insert specific permit requirements such as "A permit is required to [insert specific requirement/s: construction of an outdoor swimming pool associated with a dwelling/ the construction or extension of an outbuilding normal to a dwelling/ demolish or remove a building/ remove, destroy or lop trees]".

See 43.05-2 for relevant provisions.

4.0 Modification to Clause 54 and Clause 55 standards

25/05/2017

Standard	Modified requirement
Insert "None specified" or Insert standard number	Insert "None specified" or insert modified requirement noting the standards which cannot be modified at Clause 43.05-3

See 43.05-3 for relevant provisions.

5.0 Other requirements

04/03/2025

Requirement name	Requirement
Insert "None specified" or Insert name of requirement	Insert "None specified" or insert requirement

6.0 Decision guidelines

04/03/2025

Where no requirements are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 43.05 in addition to those specified in Clause 43.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- …"

See 43.05-5 for relevant provisions.

24/02/2025

SCHEDULE [NUMBER] TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO[number].**

[NAME OF BUILT FORM AREA]

Insert the name of the activity centre, precinct or place, or if applying to part of an activity centre, precinct or place, the name of that part.

1.0 Development objectives

24/02/2025

If no development objectives are specified, insert "None specified."

or

[Insert up to five development objectives]

Objectives must not duplicate the purposes, outcomes or standards specified in the overlay or the schedule and should be unique to the area the schedule applies to.

See clause 43.06-1 for relevant provisions.

2.0 Development framework

24/02/2025

[Insert a development framework]

The development framework may consist of maps, plans, character statements and tables.

If the development framework specifies building typologies and future character, insert the following:

"The building typologies and future character for each part of the land is set out in the following table:

Table [*Insert table number*]

Building typology	Future character
Insert description of building typology.	Insert statement of future character for the corresponding building typology.

See clause 43.06-2 for relevant provisions.

3.0 Master plan requirements

24/02/2025

Land to which the master plan requirements apply

Land may be specified by a map or a written description.

If no land is specified, insert "None specified."

or

[Specify the land to which the master plan requirements of clause 43.06-3 apply]

See clause 43.06-3 for relevant provisions.

Requirement before a permit is granted

If no requirements are specified, insert "None specified."

or

[Insert a statement specifying the use, subdivision or buildings or works for which a permit may be granted before a master plan has been prepared to the satisfaction of the responsible authority]

Different requirements may be specified for all or any land to which the master plan requirements apply.

See clause 43.06-3 for relevant provisions.

Requirements for a master plan

If no requirements are specified, insert "None specified."

or

[Insert a statement specifying the matters that must be described in a master plan]

Different requirements may be specified for all or any land to which the master plan requirements apply.

See clause 43.06-3 for relevant provisions.

4.0 Public benefit uplift framework

24/02/2025

If no public benefit uplift framework is specified, insert "None specified."

or

[Insert the mandatory standard that may be exceeded if a public benefit is provided].

The schedule may also set out the public benefits and how they are to be calculated.

See clause 43.06-5 for relevant provisions.

5.0 Buildings and works

24/02/2025

Permit requirement

If no permit requirements or exemptions are specified, insert "None specified."

or

[Insert requirement for a permit to construct a fence]

and/or

[Insert permit exemption]

See clause 43.06-6 for relevant provisions.

6.0 Outcomes and standards

24/02/2025

If the outcomes and standards in the overlay and the schedule prevail over any inconsistent provisions in the planning scheme, insert: "The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme."

See clause 43.06-4 for relevant provisions.

6.1 Outcomes that do not apply

If all outcomes apply, insert "None specified".

or

Specify the outcomes that do not apply.

Examples:

"The outcome in clause 43.06-7.1 does not apply."

"The outcomes in clauses 43.06-7.1, 43.06-7.2 and 43.06-7.3 do not apply."

See clause 43.06-4 for relevant provisions.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

A schedule may do any of the following:

- Specify that a standard in the overlay does not apply.
- Specify an additional standard.
- Vary, replace or make mandatory a standard in the overlay.
- Specify decision guidelines for an outcome.

See clause 43.06-4 for relevant provisions.

If the schedule does any of the above, insert a sub-sub section number and heading (using the heading of the corresponding clause in the overlay) and the applicable text as shown in the examples below:

Examples of sub-sub sections:

"***6.2-1 Building typology and future character***

**Standard BF01 does not apply.*

****Standard***

[Insert applicable plans, maps, text or tables]

****Decision guidelines***

[Insert decision guidelines]"

**Delete if not applicable*

"***6.2-2 Building heights***

**Standard BF02 does not apply.*

****Standard***

[Insert applicable plans, maps, text or tables]

****Decision guidelines***

[Insert decision guidelines]"

**Delete if not applicable*

6.3 Other outcomes and standards

If no additional outcomes and standards are specified, insert "None specified."

or

Insert:

"**6.3-1 [*Insert name of outcome*]**

Outcome

[Insert outcome]

***Standard BF##**

[Insert standard]

***Decision guidelines**

[Insert decision guidelines]"

**Delete if not applicable*

See clause 43.06-4 for relevant provisions.

7.0 Subdivision

24/02/2025

Permit requirements

If no permit exemptions are specified, insert "None specified."

or

[Insert permit exemption]

See clause 43.06-8 for relevant provisions.

Subdivision requirements

If no requirements are specified, insert "None specified."

or

[Insert specific requirements relating to the subdivision of land]

See clause 43.06-8 for relevant provisions.

Public open space contribution requirement

Type or location of subdivision	Amount of contribution for public open space
Insert type or location of subdivision or "None specified"	Clause 43.06-8 specifies what type of contribution may be specified.

See clause 43.06-8 for relevant provisions.

8.0 Application requirements

24/02/2025

If no application requirements are specified, insert "None specified."

or

[Insert application requirements]

See clause 43.06-9 for relevant provisions.

9.0 Notice and review

24/02/2025

If no notice and review requirements are specified, insert "None specified."

or

If the exemption from notice and review in clause 43.06-10 does not apply to an application, insert "An application for [inset application broken into specific paragraphs based on the application class: use of land, construct a building or construct or carry out works and/or subdivision] is not 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 [as relevant]."

Note: The notice and review exemption in the overlay applies to applications unless specified otherwise in this schedule.

See clause 43.06-10 for relevant provisions.

10.0 Decision guidelines

24/02/2025

If no decision guidelines are specified, insert "None specified."

or

[Insert decision guidelines]

Ensure that decision guidelines do not duplicate decision guidelines in the overlay or clause 65.

See clause 43.06-11 for relevant provisions.

11.0 Mandatory permit conditions

24/02/2025

If no mandatory permit conditions are specified, insert "None specified."

or

[Insert conditions that the responsible authority must include in deciding to grant a permit under the overlay or for land to which a master plan will apply]

See clause 43.06-12 for relevant provisions.

12.0 Signs

24/02/2025

If no requirements are specified, insert "None specified."

or

[Insert additional requirements for the development of land for a signs]

Note: The schedule must not specify a sign category for the purposes of clause 52.05.

See clause 43.06-13 for relevant provisions.

13.0 Transitional provisions

24/02/2025

If no transitional provisions are specified, insert "None specified."

or

[Insert transitional provisions]

See clause 43.06-14 for relevant provisions.

13/12/2023

SCHEDULE [NUMBER] TO CLAUSE 44.01 EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as **EMO[number]**.

NAME OF SCHEDULE

1.0 Erosion management objectives to be achieved

13/12/2023

Where no objectives are specified insert "None specified."

or

Clause 44.01 specifies a schedule may contain erosion management objectives to be achieved. Insert a maximum of 5 objectives.

2.0 Statement of risk

13/12/2023

Where no statement of risk is specified insert "None specified."

or

Clause 44.01 specifies a schedule may contain a statement of risk.

3.0 Permit requirement

13/12/2023

Where no requirements are specified insert "None specified."

or

Where permit requirements are specified insert "A permit is not required to [insert specific permit requirement/s such as construction of a building or construction or carrying out works for: roadworks/ buildings and works associated with a domestic swimming pool or spa and associated mechanical and safety equipment/ or any other matter specified in Clause 62.02-3]".

See 44.01-1 for relevant provisions.

4.0 Application requirements

13/12/2023

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "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:

- [insert application requirements]."

See 44.01-6 for relevant provisions.

5.0 Decision guidelines

13/12/2023

Where no guidelines are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines 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 which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 44.01-8 for relevant provisions.

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 44.02 SALINITY MANAGEMENT OVERLAY

Shown on the planning scheme map as **SMO[number]**.

NAME OF SCHEDULE

1.0 Salinity management objectives to be achieved

30/07/2018

Where no objectives are specified insert "None specified."

or

Clause 44.02 specifies a schedule may contain the salinity management objectives to be achieved. Insert a maximum of 5 objectives.

2.0 Statement of risk

30/07/2018

Where no statement of risk is specified insert "None specified."

or

Clause 44.02 specifies a schedule may contain a statement of risk.

3.0 Permit requirement

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit requirements are specified insert "A permit is not required to [insert specific permit requirement/s such as construction of a building or construction or carrying out works for: …]."

See 44.02-2 for relevant provisions.

4.0 Application requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 44.02, in addition to those specified in Clause 44.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

See 44.02-6 for relevant provisions.

5.0 Decision guidelines

30/07/2018

Where no guidelines are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 44.02, in addition to those specified in Clause 44.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 44.02-9 for relevant provisions.

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as **FO[number]** or **RFO[number]**.

NAME OF SCHEDULE

1.0 Floodway objectives to be achieved

30/07/2018

Where no objectives are specified insert "None specified."

or

Clause 44.03 specified a schedule may contain the floodway management objectives to be achieved. Insert a maximum of 5 objectives.

2.0 Statement of risk

30/07/2018

Where no statement of risk is specified insert "None specified."

or

Clause 44.03 specifies a schedule may contain a statement of risk.

3.0 Permit requirement

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit requirements are specified insert "A permit is not required to [insert specific permit requirement/s such as construction of a building or construction or carrying out works for: roadworks/ buildings and works associated with a …/ a domestic swimming pool or spa and associated mechanical and safety equipment/ or any other matter]".

See 44.03-2 for relevant provisions.

4.0 Application requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

See 44.03-4 for relevant provisions.

5.0 Decision guidelines

30/07/2018

Where no requirements are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 44.03-7 for relevant provisions.

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO[number]**.

NAME OF SCHEDULE

1.0 Land subject to inundation objectives to be achieved

30/07/2018

Where no objectives are specified insert "None specified."

or

Clause 44.04 specifies a schedule may contain land subject to inundation management objectives to be achieved. Insert a maximum of 5 objectives.

2.0 Statement of risk

30/07/2018

Where no statement of risk is specified insert "None specified."

or

Clause 44.04 specified a schedule may contain a statement of risk.

3.0 Permit requirement

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit requirements are specified insert "A permit is not required to [insert specific permit requirement/s such as construction of a building or construction or carrying out works for: roadworks/ buildings and works associated with a …/ a domestic swimming pool or spa and associated mechanical and safety equipment/ or any other matter]".

See 44.04-2 for relevant provisions.

4.0 Application requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements 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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

See 44.04-4 for relevant provisions

5.0 Decision guidelines

30/07/2018

Where no guidelines are specified insert "None specified."

Where decision guidelines are specified insert "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:

- [insert decision guidelines]."

See 44.04-8 for relevant provisions.

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY

Shown on the planning scheme map as **SBO[number].**

NAME OF SCHEDULE

1.0 Flooding management objectives to be achieved

30/07/2018

Where no objectives are specified insert "None specified."

or

Clause 44.05 specifies a schedule may contain flooding management objectives to be achieved. Insert a maximum of 5 objectives.

2.0 Statement of risk

30/07/2018

Where no statement of risk is specified insert "None specified."

or

Clause 44.01 specifies a schedule may contain a statement of risk.

3.0 Permit requirement

30/07/2018

Where no requirements are specified insert "None specified."

or

Where permit requirements are specified insert "A permit is not required to [insert specific permit requirement/s such as construction of a building or construction or carrying out works for: roadworks/ buildings and works associated with a …/ a domestic swimming pool or spa and associated mechanical and safety equipment/ or any other matter]."

See 44.05-2 for relevant provisions.

4.0 Application requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 44.05, in addition to those specified in Clause 44.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

See 44.05-4 for relevant provisions.

5.0 Decision guidelines

30/07/2018

Where no requirements are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 44.05, in addition to those specified in Clause 44.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 44.05-7 for relevant provisions.

13/12/2023

SCHEDULE [NUMBER] TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as **BMO[number]**.

NAME OF SCHEDULE

1.0 Statement of the bushfire management objectives to be achieved

13/12/2023

Clause 44.06 requires a schedule to contain a statement of the bushfire management objectives to be achieved for the area affected by the schedule.

See 44.06-1 for relevant provisions.

2.0 Application

13/12/2023

Clause 44.06 requires a schedule to contain a statement of when the requirements within it apply.

See 44.06-1 for relevant provisions.

3.0 Permit requirement

13/12/2023

Where no requirements are specified, insert "None specified."

or

Where permit requirements are specified insert "A permit is not required to [insert specific permit requirement/s such as subdivision, construction of a building or construction or carrying out works for: roadworks/ buildings and works associated with a …/ a domestic swimming pool or spa and associated mechanical and safety equipment/ or any other matter]".

See 44.06-2 for relevant provisions.

4.0 Application requirements

13/12/2023

Where no application requirements are specified insert "None specified."

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 44.06:

- [insert application requirements]."

5.0 Requirements to be met

13/12/2023

Where no requirements are specified, insert "None specified."

or

Specify requirements to be met for the purpose of Clause 44.06-4.

6.0 Substitute approved measures for Clause 53.02

13/12/2023

If a substitute approved measure is specified, insert the following table.

If no substitute approved measure is specified, insert "None specified."

Approved Measure	Substitute approved measure
Insert one approved measure per line (for example AM	Insert the substitute approved measure

Approved Measure	Substitute approved measure
3.1)	

7.0 Additional alternative measures for Clause 53.02

13/12/2023

If an additional alternative measure is specified, insert the following table.

If no additional alternative measure is specified insert "None specified."

Clause	Additional alternative measures
Insert the clause number to which the additional alternative measure applies (for example, Clause 53.02-4.2)	Insert one additional alternative measure per line

8.0 Mandatory Condition

13/12/2023

Where no requirements are specified, insert "None specified."

or

The clause provides for the schedule to specify that a Section 173 Agreement is not required for subdivision.

Where conditions for a permit to construct a building or construct or carry out works are specified, insert specific conditions for permits.

- [insert conditions for permits].

See 44.06-5 for relevant provisions.

9.0 Referral of application not required

13/12/2023

Where no requirements are specified, insert "None specified."

or

Where referral of an application is not required insert the following words: "An application under this overlay is not required to be referred to the [insert referral authority] under Section 55 of the Act.

See 44.06-6 for relevant provisions.

OFFICIAL

10.0 Notice and review

13/12/2023

Where no requirements are specified, insert "None specified."

or

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application under this overlay is not 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."

Note: Exemption from notice and review applies to all applications generally in accordance with the overlay applying to the land unless specified otherwise by the schedule to the zone.

A schedule to this overlay may specify that notice may be given to any person or body in accordance with Section 52(1)(c) of the Act.

See 44.06-7 for relevant provisions.

11.0 Decision guidelines

13/12/2023

Where no requirements are specified, insert "None specified."

or

Where decision guidelines are specified, insert "The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 44.06-8 for relevant provisions.

18/08/2021

SCHEDULE [NUMBER] TO CLAUSE 44.07 STATE RESOURCE OVERLAY

Shown on the planning scheme map as **SRO [number].**

NAME OF SCHEDULE

1.0 Statement of resource significance

18/08/2021

Clause 44.07 requires a schedule to contain a statement of the significance of the resource.

2.0 Management objectives

18/08/2021

Clause 44.07 requires a schedule to this overlay to contain a statement of the management objective to be achieved.

Insert a maximum of 5 objectives.

3.0 Use of land

18/08/2021

Where no requirements are specified, insert "None specified."

or

Insert requirements.

4.0 Subdivision

18/08/2021

Where no requirements are specified, insert "None specified."

or

Insert requirements.

5.0 Buildings and works

18/08/2021

Where no requirements are specified, insert "None specified."

or

Insert requirements.

6.0 Application requirements

18/08/2021

Where no requirements are specified, insert "None specified."

or

Insert requirements

7.0 Referral of applications

18/08/2021

Kind of application	Referral authority	Type of referral authority
Insert "None specified" or [kind of application to be referred]	Insert "None specified" or [Referral authority for application referred]	Insert "None specified" or [Type of referral authority – Determining referral authority or Recommending referral authority]

8.0 Exemption from notice and review

18/08/2021

Where no requirements are specified, insert "None specified."

or

Insert exemption.

9.0 Decision guidelines

18/08/2021

Where no decision guidelines are specified, insert "None specified"

or

Insert decision guidelines.

01/03/2021

SCHEDULE [NUMBER] TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO[number]**

NAME OF SCHEDULE

1.0 Statement of risk

01/03/2021

Clause 44.08 requires a schedule to contain a statement of risk.

2.0 Objectives

01/03/2021

Clause 44.08 requires a schedule to contain objectives to be achieved.

Insert a maximum of five objectives.

3.0 Use of land

01/03/2021

Where no requirements are specified insert "None specified."

or

Where use requirements are specified insert specific use requirements that must be met such as "A permit is required to use land for [insert requirements]" or "Land must not be used for [insert requirements]".

4.0 Subdivision

01/03/2021

Where no requirements are specified insert "None specified."

or

Where subdivision requirements are specified insert specific subdivision requirements that must be met such as "No permit is required to subdivide land at [insert requirements]" or "A permit to subdivide land must meet the following requirements:

- [insert specific requirement/s]."

5.0 Buildings and works

01/03/2021

Where no requirements are specified insert "None specified."

or

Where permit requirements are specified insert specific permit requirements that must be met such as "A permit is required to construct a building or construct or carry out works associated with a …].

Where specific buildings and works requirements are specified insert "The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- [insert requirements as required]."

6.0 Application requirements

01/03/2021

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 44.08, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert requirements as required]."

7.0 Exemption from notice and review

01/03/2021

Where no exemption is specified insert "None specified."

or

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: "An application for construction of a building or to 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."

8.0 Decision guidelines

01/03/2021

Where no decision guidelines are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 44.08-7 for relevant provisions.

19/10/2026

MODERATE FLOOD RISK SCHEDULE [NUMBER] TO CLAUSE 44.09 FLOOD MANAGEMENT OVERLAY

Shown on the planning scheme map as **FMO[number].**

NAME OF SCHEDULE

Purpose

To identify land at moderate flood risk (riverine, coastal and overland flows from stormwater) within the 1 per cent Annual Exceedance Probability (1 in 100 year) flood extent.

1.0 Flood management objectives to be achieved

19/10/2026

Where no objectives are specified insert "None specified."

or

Clause 44.09 specifies a schedule may contain flood management objectives to be achieved. Insert a maximum of 5 objectives.

2.0 Statement of risk

19/10/2026

Land in this overlay is subject to moderate flood risk. Flooding can affect the safety of people and vehicles.

Floodwater can be difficult to see through and may obscure hazards, including debris and damage to road surfaces. Conditions can change during an event, including rising water levels and reduced warning time.

Floodwater can:

- Cover roads, traffic routes and low-lying areas.
- Reduce vehicle control and stability.
- Disrupt safe access to and from properties.
- Isolate properties.

Flooding has the potential to impact:

- Public safety.
- Buildings, property and other assets.
- Emergency services and essential infrastructure.
- Community infrastructure and services.
- Public health through contaminated floodwater.
- The natural environment.
- Economic wellbeing and social cohesion of communities.
- Cultural heritage values and places.

Clause 44.09 specifies a schedule may contain a statement of risk. Insert any additional statement of risk content.

3.0 Requirement

19/10/2026

Use of land

A permit is required to use land for:

- Accommodation (other than dwelling and small second dwelling).
- Art and craft centre.
- Cemetery.
- Crematorium.
- Education centre.
- Emergency services facility.
- Freeway service station.
- Funeral parlour.
- Hospital.
- Indoor recreation facility.
- Industry.
- Intensive animal production.
- Motor racing track.
- Office.
- Pig farm.
- Poultry farm.
- Poultry hatchery.
- Place of assembly.
- Retail premises.
- Service station.
- Reservoir.
- Warehouse.

Any use listed in clause 62.01 if the corresponding requirement in clause 62.01 is not met.

Building and works

A permit is required to construct a building or construct or carry out works, including:

- A fence.
- Roadworks.
- Bicycle pathways and trails.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- A domestic rainwater tank with a capacity of more than 4,500 litres.
- A non-domestic rainwater tank with a capacity of more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling or small second 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 disabled access ramp.

A permit is not required to construct a building or construct or carry out works for:

- Roadworks, tramway, railway or bicycle paths and trails if any of the following apply:
  - The water flow path is not redirected or obstructed.
  - The roadworks, tramway, railway or bicycle paths and trails are constructed or carried out by or on behalf of the municipal council, public authority or the Head, Transport for Victoria, to the satisfaction of the relevant floodplain management authority.
- Flood mitigation works carried out by or on behalf of the floodplain management authority, municipal council, public authority or the Head, Transport for Victoria.
- An open-sided building associated with grazing animal production constructed on the same land or contiguous land in the same ownership.
- The following works carried out 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 designed to operate at more than 66,000 volts.
- Landscaping, driveways, vehicle crossovers, footpaths or bicycle paths if there is no significant change to existing surface levels or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- An extension of less than 20 square metres in floor area to an existing building (not including an outbuilding).
- Alterations and additions to an upper storey of an existing building.
- An alteration to an existing building where the original building footprint remains the same and floor levels are constructed to at least 300mm above flood level.
- An outbuilding (including replacement of an existing building) if the outbuilding is less than 10 square metres in floor area and constructed to at least 150mm above the flood level or the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- A replacement building (not including an outbuilding) if it is constructed to the Nominal Flood Protection Level as determined by the relevant floodplain management authority and the original building footprint remains the same. The responsible authority may require evidence of the existing building envelope.
- A fence with at least 25% openings.
- A replacement fence in the same location and of the same type and materials as the existing fence.
- A pergola or an open deck area with unenclosed foundations.
- A carport constructed over an existing car space.
- An in-ground swimming pool and associated security fencing, where the perimeter edging of the pool is constructed at natural surface levels and excavated material is removed from the flow path.
- A tennis court at existing surface level with fencing designed to minimise obstruction to flows.

- An aviary or other enclosure for a domestic animal if it is less than 10 square metres in floor area at ground level.
- An open-sided verandah, open-sided picnic shelter, barbeque and park furniture (excluding playground equipment) if there is less than 30mm change to existing surface levels.
- A radio mast, light pole or a sign on a post or attached to a building.
- Buildings and works associated with agriculture constructed or carried out to the satisfaction of the relevant floodplain management authority.

Subdivision

A permit is required to subdivide land.

Local floodplain development plan

Name of plan incorporated into this scheme

An application must be consistent with the local floodplain development plan that applies to the land.

4.0 Application requirements

19/10/2026

An application must be accompanied by the following information as appropriate:

- The boundaries and dimensions of the site.
- Relevant existing and proposed ground levels to Australian Height Datum, taken by or under the direction or supervision of a licensed land surveyor.
- The layout, size and use of existing and proposed buildings and works, including vehicle parking areas, entry and exit points and basement ramps.
- Floor levels of existing and proposed buildings to Australian Height Datum including vehicle parking areas, entry and exit points and basement ramps.
- The proposed building entry and exit points and basement ramps and ground levels along access and egress routes within the property boundary to Australian Height Datum including 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.
- The 1 per cent Annual Exceedance Probability (1 in 100 year) flood extent and the Nominal Flood Protection Level, as determined by the relevant floodplain management authority.
- The 1 per cent Annual Exceedance Probability (1 in 100 year) flood level showing the proposed ground and finished floor level and the Nominal Flood Protection Level, as determined by the relevant floodplain management authority.
- The location of overland flow paths in relation to proposed buildings and works and flow paths for the passage of overland flows to Australian Height Datum.

5.0 Decision guidelines

19/10/2026

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

- Whether the proposed use or development could be located on flood-free land or land with a lesser flood risk not affected by this schedule.
- The susceptibility of the development to flooding and flood damage.
- 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 potential to isolate land not at risk of flooding from safe access within or outside this overlay.
- 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 likely or modelled extent of any impact of the development on floodwaters, including the nature and extent of impact on surrounding properties.
- Whether any proposed strategies to minimise or mitigate risk of flood damage or safety will be effective over the life of the development.
- Whether the proposed development maintains existing flood storage capacity and flow paths and conveyance.
- Whether the proposal appropriately responds to the identified site-specific flood risk and the availability of a safe, practical and viable evacuation.

19/10/2026

HIGH FLOOD RISK SCHEDULE [NUMBER] TO CLAUSE 44.09 FLOOD MANAGEMENT OVERLAY

Shown on the planning scheme map as **FMO[number]**.

NAME OF SCHEDULE

Purpose

To identify land at high flood risk (riverine, coastal and overland flows from stormwater) within the 1 per cent Annual Exceedance Probability (1 in 100 year) flood extent.

To consider the number of people at risk of high flood risk.

1.0 Flood management objectives to be achieved

19/10/2026

Where no objectives are specified insert "None specified."

or

Clause 44.09 specifies a schedule may contain flood management objectives to be achieved. Insert a maximum of 5 objectives.

2.0 Statement of risk

19/10/2026

Land in this overlay is subject to high flood risk. Flooding is generally unsafe for vulnerable people particularly children and older people.

Flood conditions can change quickly during an event, including increasing water depth and speed and reduced warning time, limiting the ability to move safely.

Floodwater can:

- Close roads, traffic routes and transport corridors.
- Make it unsafe for people to walk.
- Limit safe access and evacuation.
- Isolate properties and whole areas, including from emergency services.

Flooding has the potential to result in significant impacts on:

- Human life and public safety.
- Buildings, property and other assets.
- Emergency services and essential infrastructure.
- Community infrastructure and services.
- Public health through contaminated floodwater.
- The natural environment.
- Economic wellbeing and social cohesion of communities.
- Cultural heritage values and places.

Clause 44.09 specifies a schedule may contain a statement of risk. Insert any additional statement of risk content.

3.0 Requirements

19/10/2026

Use of land

A permit is required to use land for:

- Accommodation (other than residential aged care facility).
- Animal production (other than grazing animal production).
- Art and craft centre.
- Car park.
- Cemetery.
- Crematorium.
- Display home centre.
- Emergency services facility.
- Funeral parlour.
- Industry.
- Leisure and recreation (other than informal outdoor recreation).
- Office.
- Place of assembly.
- Recreational boat facility.
- Retail premises.
- Reservoir.
- Warehouse.

Any use listed in clause 62.01 if the corresponding requirement in clause 62.01 is not met.

Land must not be used for:

- Education centre.
- Freeway service station.
- Hospital.
- Residential aged care facility.
- Service station.

Buildings and works

A permit is required to construct a building or construct or carry out works, including:

- A fence.
- Roadworks.
- Bicycle pathways and trails.
- Public toilet.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- A domestic rainwater tank with a capacity of more than 4,500 litres.
- A non-domestic rainwater tank with a capacity of more than 10,000 litres.

- A pergola or verandah, including an open-sided pergola or verandah to a dwelling or small second 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 disabled access ramp.

A permit is not required to construct a building or construct or carry out works for:

- Roadworks, tramway, railway or bicycle paths and trails if any of the following apply:
  - The water flow path is not redirected or obstructed.
  - The roadworks, tramway, railway or bicycle paths and trails are constructed or carried out by or on behalf of the municipal council, public authority or the Head, Transport for Victoria, to the satisfaction of the relevant floodplain management authority.
- Flood mitigation works carried out by or on behalf of the floodplain management authority, municipal council, public authority or the Head, Transport for Victoria.
- An open-sided building associated with grazing animal production constructed on the same land or contiguous land in the same ownership.
- The following works carried out 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.
- A fence with at least 25 per cent openings.
- The following buildings and works if there is no significant change to existing surface levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed:
  - Landscaping.
  - Driveways.
  - Vehicle crossovers.
  - Footpaths and bicycle paths.
- Buildings and works associated with agriculture constructed or carried out to the satisfaction of the relevant floodplain management authority.

Subdivision

A permit is required to subdivide land.

A permit must not be granted to create a vacant lot which is entirely within either the area affected by this schedule, or an area affected by this schedule and the very high flood risk schedule to the Flood Management Overlay, unless any of the following apply:

- A local floodplain development plan applies to the land.
- The lot is to be transferred to an authority for a public purpose.
- The relevant floodplain management authority has agreed in writing to the proposed subdivision.

Local floodplain development plan

Name of plan incorporated into this scheme

An application must be consistent with the local floodplain development plan that applies to the land.

4.0 Application requirements

19/10/2026

An application must be accompanied by the following information as appropriate:

- An existing conditions plan prepared by a licensed land surveyor showing boundaries and dimensions of the site and the layout and location of existing buildings and works with natural ground, existing finished floor and surface levels to Australian Height Datum.
- A site development plan which includes:
  - The layout and location of proposed buildings and works including building entry and exit points and basement ramps.
  - Existing survey levels to Australian Height Datum.
  - The proposed finished building floor levels including in relation to building entry and exit points and basement ramps to Australian Height Datum.
  - The 1 per cent Annual Exceedance Probability (1 in 100 year) flood extent and the Nominal Flood Protection Level, as determined by the relevant floodplain management authority.
  - The location of overland flow paths with the proposed buildings and works in place.
- Elevations and cross-sectional drawings to include:
  - The proposed finished building floor levels to Australian Height Datum.
  - The proposed building entry and exit points and basement ramps and ground levels along access and egress routes within the property boundary to Australian Height Datum.
  - Flow paths for the passage of overland flows to Australian Height Datum.
  - The 1 per cent Annual Exceedance Probability (1 in 100 year) flood extent showing the proposed ground and finished floor level and the Nominal Flood Protection Level, as determined by the relevant floodplain management authority.

Flood risk report

If a local floodplain development plan for the area has not been incorporated into this planning scheme, an application must be accompanied by a flood risk report that addresses the following, where applicable:

- The existing and proposed use and development of the land and the impact on flood risk.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood risk not affected by this schedule.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to human life, health and safety associated with the use or development. 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 potential to isolate land not at risk of flooding from safe access within or outside the overlay.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and open-sidedthe effect of the development on reducing flood storage, and increasing flood levels and flow velocities.
- The effects of the development on environmental values such as natural ecosystems and habitats, stream stability, erosion and water quality.

5.0 Decision guidelines

19/10/2026

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 at risk of flooding.
- Whether the proposed development achieves acceptable flood safety.
- The likely or modelled extent of any impact of the development on floodwaters, including the nature and extent of impact on surrounding properties.
- Whether any proposed strategies to minimise or mitigate risk of flood damage or safety will be effective over the life of the development.
- Whether the proposed development maintains existing flood storage capacity and flow paths and conveyance.
- Whether the proposal appropriately responds to the identified site-specific flood risk and the availability of a safe, practical and viable evacuation route

19/10/2026

VERY HIGH FLOOD RISK SCHEDULE [NUMBER] TO CLAUSE 44.09 FLOOD MANAGEMENT OVERLAY

Shown on the planning scheme map as **FMO[number]**.

NAME OF SCHEDULE

Purpose

To identify land at very high flood risk (riverine, coastal and overland flows from stormwater) within the 1 per cent Annual Exceedance Probability (1 in 100 year) flood extent.

To limit the number of people at risk of very high flood risk.

1.0 Flood management objectives to be achieved

19/10/2026

Where no objectives are specified insert "None specified."

or

Clause 44.09 specifies a schedule may contain flood management objectives to be achieved. Insert a maximum of 5 objectives.

2.0 Statement of risk

19/10/2026

Land in this overlay is subject to very high flood risk. Flooding is generally unsafe for people, vehicles and buildings.

Flood conditions can change rapidly with little warning, including sudden increases in water depth and speed, increasing forces on buildings and structures and the risk to human life.

Floodwater can:

- Prevent people from remaining safely in place.
- Cause people or vehicles to be swept from their location.
- Rapidly cut access to or from the site.
- Isolate properties and whole areas, including from emergency services.
- Buildings and structures are vulnerable to structural damage and failure.

Flooding has the potential to result in severe impacts on:

- Human life and public safety.
- Buildings, property and other assets.
- Emergency services and essential infrastructure.
- Community infrastructure and services.
- Public health through contaminated floodwater.
- The natural environment.
- Economic wellbeing and social cohesion of communities.
- Cultural heritage values and places.

Clause 44.09 specifies a schedule may contain a statement of risk. Insert any additional statement of risk content.

3.0 Requirements

19/10/2026

Use of land

A permit is required to use land for:

- Animal production (other than grazing animal production).
- Art and craft centre.
- Camping and caravan park.
- Car park.
- Crematorium.
- Display home centre.
- Dwelling.
- Emergency services facility.
- Energy generation facility.
- Funeral parlour.
- Industry.
- Leisure and recreation (other than informal outdoor recreation).
- Office.
- Place of assembly.
- Recreational boat facility.
- Retail premises.
- Small second dwelling.
- Telecommunications facility.
- Transport terminal.
- Utility installation (other than minor utility installation).
- Warehouse.

Any use listed in clause 62.01 if the corresponding requirement in clause 62.01 is not met.

Land must not be used for:

- Accommodation (other than camping and caravan park, dwelling and small second dwelling).
- Cemetery.
- Community care accommodation.
- Education centre.
- Freeway service station.
- Hospital.
- Service station.

Buildings and works

A permit is required to construct a building or construct or carry out works, including:

- A fence.

- Roadworks.
- Bicycle pathways and trails.
- Public toilet.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- A domestic rainwater tank with a capacity of more than 4,500 litres.
- A non-domestic rainwater tank with a capacity of more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling or small second 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 disabled access ramp.
- A permit is not required to construct a building or construct or carry out works for:
- Roadworks, tramway, railway or bicycle paths and trails if any of the following apply:
  - The water flow path is not redirected or obstructed.
  - The roadworks, tramway, railway or bicycle paths and trails are constructed or carried out by or on behalf of the municipal council, public authority or the Head, Transport for Victoria, to the satisfaction of the relevant floodplain management authority.
- Flood mitigation works, carried out by or on behalf of the floodplain management authority, public authority or the Head, Transport for Victoria.
- An open-sided building associated with grazing animal production constructed on the same land or contiguous land in the same ownership.
- The following works carried out 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.
- Post and wire and post and rail fencing.
- The following buildings and works if there is no significant change to existing surface levels or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed:
  - Landscaping.
  - Driveways.
  - Vehicle crossovers.
  - Footpaths and bicycle paths.
- Buildings and works associated with agriculture, constructed or carried out to the satisfaction of the relevant floodplain management authority.

Subdivision

A permit is required to subdivide land.

A permit must not be granted to create a vacant lot which is entirely within either the area affected by this schedule, or an area affected by this schedule and the high flood risk schedule to the Flood Management Overlay, unless any of the following apply:

- A local floodplain development plan applies to the land.
- The lot is to be transferred to an authority for a public purpose.
- The relevant floodplain management authority has agreed in writing to the proposed subdivision.

Local floodplain development plan

Name of plan incorporated into this scheme

An application must be consistent with the local floodplain development plan that applies to the land.

4.0 Application requirements

19/10/2026

An application must be accompanied by the following information as appropriate:

- An existing conditions plan prepared by a licensed land surveyor showing boundaries and dimensions of the site and the layout and location of existing buildings and works with natural ground, existing finished floor and surface levels to Australian Height Datum.
- A site development plan which includes:
  - The layout and location of proposed buildings and works including building entry and exit points and basement ramps.
  - Existing survey levels to Australian Height Datum.
  - The proposed finished building floor levels including in relation to building entry and exit points and basement ramps to Australian Height Datum.
  - The 1 per cent Annual Exceedance Probability (1 in 100 year) flood extent and the Nominal Flood Protection Level as determined by the relevant floodplain management authority.
  - The location of overland flow paths with the proposed buildings and works in place.
- Elevations and cross-sectional drawings to include:
  - The proposed finished building floor levels to Australian Height Datum.
  - The proposed building entry and exit points and basement ramps and ground levels along access and egress routes within the property boundary to Australian Height Datum.
  - Flow paths for the passage of overland flows to Australian Height Datum.
  - The 1 per cent Annual Exceedance Probability (1 in 100 year) flood extent showing the proposed ground and finished floor level and the Nominal Flood Protection Level as determined by the relevant floodplain management authority.

Flood risk report

If a local floodplain development plan for the area has not been incorporated into this planning scheme, an application must be accompanied by a flood risk report that addresses the following, where applicable:

- The existing and proposed use and development of the land and the impact on flood risk.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood risk not affected by this schedule.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to human life, health and safety associated with the use or development. 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 potential to isolate land not at risk of flooding from safe access within or outside this overlay.
- 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 effects of the development on environmental values such as natural ecosystems and habitats, stream stability, erosion and water quality.

5.0 Decision guidelines

19/10/2026

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 at risk of flooding.
- Whether the proposed development achieves acceptable flood safety.
- The likely or modelled extent of any impact of the development on floodwaters, including the nature and extent of impact on surrounding properties.
- Whether any proposed strategies to minimise or mitigate risk of flood damage or safety will be effective over the life of the development.
- Whether the proposed development maintains existing flood storage capacity and flow paths and conveyance.
- Whether the proposal appropriately responds to the identified site-specific flood risk and the availability of a safe, practical and viable evacuation route.

25/05/2017

SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

1.0 Public acquisition

25/05/2017

PS map ref	Acquiring Authority	Purpose of acquisition
PAO[number]	Name of acquiring authority	Reason for acquisition

13/12/2023

SCHEDULE 1 TO CLAUSE 45.02 AIRPORT ENVIRONS OVERLAY

Shown on the planning scheme map as **AEO1.**

1.0 Requirements

13/12/2023

Despite the provisions of the zone, land must not be used for any of the following:

- Accommodation (other than Dwelling, Host farm, Residential hotel and Small second dwelling).
- Drive-in theatre.
- Education centre.
- Hospital.

A permit is required to use land for any of the following uses:

- Art and craft centre.
- Bar.
- Display home centre.
- Dwelling (provided no more than one is established on any lot).
- Host farm.
- Hotel.
- Office.
- Place of assembly (except Drive-in theatre).
- Research and development centre.
- Research centre.
- Residential hotel.
- Restricted recreation facility.
- Small second dwelling (provided no more than one is established on any lot).

A Small second dwelling must be a moveable building and only used to provide accommodation for a person dependent on a resident of the existing dwelling.

An application to use land under this overlay 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.

25/05/2017

SCHEDULE TO CLAUSE 45.05 RESTRUCTURE OVERLAY

1.0 Restructure plan

25/05/2017

PS map ref	Land	Title of restructure plan
RO[number] or "None specified"	Insert details of land	Insert title of restructure plan

13/12/2023

SCHEDULE [NUMBER] TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO[number].**

INSERT NAME OF DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

13/12/2023

Insert details of the area to which the plan applies.

Where multiple change areas apply, insert map showing location of charge areas.

See 45.06-2 for relevant provisions.

2.0 Summary of levies payable

13/12/2023

Charge area	Levies payable by [insert 'All development' or specific development category] development ($)					
	Development infrastructure per [insert demand unit]		Community infrastructure per [insert demand unit]		All infrastructure per [insert demand unit]	
Insert one charge area in each row	$	$	$	$	$	$
Insert additional rows as needed	$	$	$	$	$	$
TOTAL	**$**	**$**	**$**	**$**	**$**	**$**

Insert additional summary of levies payable tables as required

Charge area	Levies payable by [insert 'All development' or specific development category] development ($)					
	Development infrastructure per [insert demand unit]		Community infrastructure per [insert demand unit]		All infrastructure per [insert demand unit]	
Insert one charge row in each row.	$		$		$	
Insert additional rows as needed.	$		$		$	
TOTAL	**$**		**$**		**$**	

3.0 Land or development excluded from development contributions plan

13/12/2023

Insert details of exemptions set out in any applicable Ministerial Direction

Insert details of land or development specifically excluded (such as the construction of a building, the construction or carrying out of works or a subdivision).

See 45.06-1 for relevant provisions.

Note: *This schedule sets out a summary of the contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.*

13/12/2023

SCHEDULE 1 TO CLAUSE 45.08 MELBOURNE AIRPORT ENVIRONS OVERLAY

Shown on the planning scheme map as **MAEO1**.

PURPOSE

To identify areas that are or will be subject to high levels of aircraft noise based on the 25 Australian Noise Exposure Forecast (ANEF) contour and to restrict use and development to that which is appropriate to that level of exposure.

1.0 Use of land

13/12/2023

Dwelling and Small second dwelling

A permit is required to use land for:

- Dwelling.
- Small second dwelling

Land must not be used for:

- More than one Dwelling on a lot.
- More than one Small second dwelling on a lot. The Small second dwelling must be a moveable building and only used to provide accommodation for a person dependent on a resident of the existing dwelling.

Other

A permit is required to use land for:

- Art and craft centre.
- Bar.
- Cinema based entertainment facility.
- Crematorium.
- Display home centre.
- Funeral parlour.
- Home based business.
- Host farm.
- Hotel.
- Indoor recreation facility.
- Office.
- Place of assembly (other than Drive-in theatre).
- Research and development centre.
- Research centre.
- Residential hotel.
- Restricted recreation facility.
- Retail premises.
- Veterinary centre.

Land must not be used for:

- Accommodation (other than, Dwelling, Host farm, Residential hotel and Small second dwelling).
- Drive-in theatre.
- Education centre.

OFFICIAL

- Hospital.

2.0 Buildings and works

13/12/2023

A permit is required to construct a building or construct or carry out works for a use in Sub-Section 1.0.

A permit is not required for:

- An open sided carport, verandah, pergola or other open sided structure.
- A non-habitable room or outbuilding.
- A swimming pool or tennis court.
- An alteration or extension to a dwelling which existed as at [insert date] provided the extension is less than 50 per cent of the floor area of the dwelling at that date. This exemption does not apply to a dwelling which was constructed between [insert date] and [insert date] on land that was subject to this overlay during this period.

3.0 Subdivision

13/12/2023

Any subdivision of land which would increase the number of dwellings which the land could be used for is prohibited. This does not apply to the subdivision of land to create a lot for a dwelling in respect of which a permit has been granted.

13/12/2023

SCHEDULE 2 TO CLAUSE 45.08 MELBOURNE AIRPORT ENVIRONS OVERLAY

Shown on the planning scheme map as **MAEO2.**

Purpose

To identify areas that are or will be subject to moderate levels of aircraft noise based on the 20-25 Australian Noise Exposure Forecast (ANEF) contours and to limit use and development to that which is appropriate to that level of exposure.

1.0 Use of land

13/12/2023

Dwelling

A permit is required to use land for a Dwelling.

The development of a single lot for two or more Dwellings must not exceed a density of one Dwelling per 300 square metres.

Small second dwelling

A permit is required to use land for a Small second dwelling.

The development of a Dwelling and Small second dwelling on a single lot must be on a lot of at least 600 square metres.

Other use

A permit is required to use the land for:

- Accommodation.
- Arts and craft centre.
- Bar.
- Display home centre.
- Education centre.
- Hospital.
- Hotel.
- Office.
- Place of assembly.
- Research and development centre.
- Research centre.
- Restricted recreation facility.

2.0 Buildings and works

13/12/2023

A permit is required to construct a building or construct or carry out works for a use in Sub-Section 1.0.

A permit is not required to construct the following:

- An open sided car port, verandah, pergola or other open sided structure.
- A non-habitable room or outbuilding.
- A swimming pool or tennis court.
- An alteration or extension to a Dwelling which existed as at [insert date] provided the extension is less than 50% of the floor area of the Dwelling at that date. [[Insert if required: This exemption does not apply to a dwelling which was constructed between [insert date] and [insert date] on land that was subject to this overlay during this period.]]

3.0 Subdivision

13/12/2023

A permit is required to subdivide land. Each lot must be at least 300 square metres.

A permit may be granted to create smaller lots:

- If the responsible authority is satisfied the lots will not be used for Accommodation.
- Provided the average area of all lots is not less than 300 square metres. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided.

The above lot size provisions do not apply to the subdivision of land in respect of which a permit was granted before the date of commencement of Amendment VC173 or in accordance with the transitional arrangements for VC173 in Clause 45.08-7 to allow the development of that land so long as the form of the subdivision is consistent with the permitted development.

29/04/2019

SCHEDULE [NUMBER] TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as **PO[number]**.

NAME OF SCHEDULE

1.0 Parking objectives to be achieved

30/07/2018

A schedule to this overlay must specify the parking objectives to be achieved.

Insert a maximum of 5 objectives

See 45.09-2 for relevant provisions.

2.0 Permit requirement

30/07/2018

Clause 45.09-3 specifies permit exemptions and requirements.

See 45.09-3 for relevant provisions.

3.0 Car parking requirement

09/06/2026

If no minimum or maximum car parking requirement is specified for any use, insert "None specified."

If a minimum or maximum car parking requirement is specified for a use, insert the following text and table, and complete the table in accordance with the following instructions:

- If the use is a use specified in Table 1 to clause 52.06-5, the same measure must be specified.
- A minimum car parking requirement specified for a use specified in Table 1 to clause 52.06-5 must be less than the minimum car parking requirement specified in the same land category of Table 1 for that use.
- A maximum car parking requirement specified for a use specified in Table 1 to clause 52.06-5 must be less than the maximum car parking requirement specified in the same land category of Table 1 for that use.
- A minimum car parking requirement must not be specified in Category 4 for a use specified in Table 1 to clause 52.06-5.
- If a minimum car parking requirement is specified in a land category, insert "[*insert number*] - minimum".
- If a maximum car parking requirement is specified in a land category, insert "[*insert number*] - maximum".
- If a minimum car parking requirement is specified by reference to a requirement for the use specified in Table 1 to clause 52.06-5, insert "Minimum requirement in Category [insert category number] of Table 1 to clause 52.06-5."
- If a maximum car parking requirement is specified by reference to a requirement for the use specified in Table 1 to clause 52.06-5, insert "Maximum requirement in Category [*insert category number*] of Table 1 to clause 52.06-5."

"The categories in the following table are based on the land categories identified in the *Car Parking Requirement Maps* (Department of Transport and Planning, 2025)

A car parking requirement specified in the following table is calculated in accordance with clause 52.06-5.

If no minimum car parking requirement is specified in a land category in the following table for a use specified in Table 1 to clause 52.06-5, the requirement in the same category in Table 1 applies.

If no maximum car parking requirement is specified in a land category in the following table for a use specified in Table 1 to clause 52.06-5, any maximum car parking requirement in the same category in Table 1 applies.

If no minimum car parking requirement is specified in a land category for a use not specified in Table 1 to clause 52,06-5, clause 52.06-6 applies in respect of a use of land in that category."

Table: Car parking requirement

Land use	Measure	Category 1	Category 2	Category 3	Category 4
Insert use	Insert measure	Insert requirement/s or leave blank	Insert requirement/s or leave blank	Insert requirement/s or leave blank	Insert requirement/s or leave blank

See clause 45.09-4 for relevant provisions.

4.0 Application requirements and decision guidelines for permit applications

30/07/2018

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 45.09, in addition to those specified in Clause 45.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority

- [insert application requirements]."

Where decisions guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 45.09, in addition to those specified in Clause 4509 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See 45.09-5 for relevant provisions.

5.0 Financial contribution requirement

30/07/2018

Where no requirements are specified, insert "None specified."

or

Where a financial contribution requirement is specified insert: "A financial contribution requirements applies to [insert: the area to which the provision allowing the collection of financial contribution applies / the amount of the contribution that may be collected in lieu of each car parking space that is not provided, including any indexation amount / when any contribution must be paid / the purposes for which the responsible authority must use the funds collected under the schedule].

See 45.09-6 for relevant provisions.

6.0 Requirements for a car parking plan

30/07/2018

Where no requirements are specified, insert "None specified."

or

Where additional matters for a car parking plan are specified insert: [what additional matters must be shown on plans prepared under Clause 52.06-7].

See 45.09-7 for relevant provisions.

7.0 Design standards for car parking

30/07/2018

Where no requirements are specified, insert "None specified."

or

Where design standards for car parking are specified insert: [design standards for car parking and other requirements for the design and management of car parking].

See 45.09-8 for relevant provisions.

8.0 Decision guidelines for car parking plans

30/07/2018

Where no requirements are specified, insert "None specified."

or

Where decisions guidelines for car parking plans are specified insert "The following decision guidelines apply car parking plans under Clause 45.09, in addition to those specified in Clause 45.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines for car parking plans]."

See 45.09-9 for relevant provisions.

9.0 Background document

29/04/2019

[Insert the report or plan that forms the basis of the parking overlay].

25/05/2017

SCHEDULE [NUMBER] TO CLAUSE 45.10 INFRASTRUCTURE CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **ICPO[NUMBER].**

INSERT NAME OF INFRASTRUCTURE CONTRIBUTIONS PLAN [YEAR]

1.0 Permit requirement

25/05/2017

If no permit requirement is specified insert "None specified"

2.0 Standard levy

25/05/2017

Class of development	Infrastructure category	Levy payable
Insert class of development or "None specified"	Insert infrastructure category or "None specified"	Insert levy amount per unit measurement or "None specified"
	Total standard levy payable	**Insert total levy amount per unit measurement or "None specified"**

3.0 Supplementary levy

25/05/2017

Class of development	Infrastructure category	Levy payable
Insert class of development or "None specified"	Insert infrastructure category or "None specified"	Insert levy amount per unit measurement
	Total supplementary levy payable	**Insert levy amount per unit measurement or "None specified'**

4.0 Method and timing of indexation – Standard levy

25/05/2017

Infrastructure category	Indexation method	Timing
Insert infrastructure category or "None specified"	Insert name of index or "None specified"	Insert timing or "None specified"

5.0 Method and timing of indexation – Supplementary levy

25/05/2017

Infrastructure category	Indexation method	Timing
Insert infrastructure category or "None specified"	Insert name of index or "None specified"	Insert timing or "None specified"

6.0 Land or development exempt from payment of an infrastructure levy

25/05/2017

- Insert any additional land or development exempt from payment of an infrastructure levy or "None specified."

Notes: *This schedule sets out the levies prescribed in the infrastructure contributions plan. Refer to the incorporated infrastructure contributions plan for full details*

15/05/2018

SCHEDULE [NUMBER] TO CLAUSE 45.11 INFRASTRUCTURE CONTRIBUTIONS OVERLAY

Shown on the planning scheme map as **ICO[NUMBER].**

INSERT NAME OF INFRASTRUCTURE CONTRIBUTIONS PLAN [YEAR]

1.0 Permit requirement

15/05/2018

Insert permit requirements or "None specified"

2.0 Monetary component – Standard levy

15/05/2018

Class of development	Infrastructure category	Levy rate payable
Insert class of development or "None specified"	Insert infrastructure category or "None specified"	Insert levy rate per unit measurement or "None specified"
	Total standard levy rate payable	**Insert total levy rate per unit measurement or "None specified"**

3.0 Monetary component – Supplementary levy

15/05/2018

Class of development	Infrastructure category	Levy rate payable
Insert class of development or "None specified"	Insert infrastructure category or "None specified"	Insert levy rate per unit measurement
	Total supplementary levy rate payable	**Insert levy rate per unit measurement or "None specified"**

4.0 Infrastructure Contribution Plan (ICP) land contribution percentage

15/05/2018

Class of development	ICP land contribution percentage
Insert class of development or "None specified"	Insert ICP land contribution percentage or "None specified"

5.0 Land component

15/05/2018

Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
Insert PSP parcel ID	Insert class of development	Insert percentage	Insert $ amount or N/A	Insert $ amount or N/A

6.0 Method and timing of indexation – Standard levy rate

15/05/2018

Infrastructure category	Indexation method	Timing
Insert infrastructure category or "None specified"	Insert name of index or "None specified"	Insert timing or "None specified"

7.0 Method and timing of indexation – Supplementary levy rate

15/05/2018

Infrastructure category	Indexation method	Timing
Insert infrastructure category or "None specified"	Insert name of index or "None specified"	Insert timing or "None specified"

8.0 Method and timing of adjustment – Land component

15/05/2018

Adjustment method	Timing
Insert adjustment method or "None specified"	Insert timing or "None specified"

9.0 Land or development exempt from payment of an infrastructure contribution

15/05/2018

- Insert any additional land or development exempt from imposition of an infrastructure contribution or "None specified."

Notes: *This schedule sets out the levies prescribed in the infrastructure contributions plan. Refer to the incorporated infrastructure contributions plan for full details.*

30/07/2018

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0 Specific controls

30/07/2018

PS Map Ref	Name of incorporated document
SCO1	Insert name of incorporated document and List name of incorporated document in 72.04 or the Schedule to 72.04 or "None specified"

23/10/2026

SCHEDULE [NUMBER] TO CLAUSE 45.13 LIVE MUSIC OVERLAY

Shown on the planning scheme map as **LMO[number].**

NAME OF SCHEDULE

Insert a short statement about the live music entertainment venue or precinct. This may include a description of the cultural, social and/or economic significance of the venue or precinct.

1.0 Permit requirement

23/10/2026

If no permit requirements are specified insert "None specified."

or

If permit requirements are specified insert specific permit requirements such as "A permit is required to [insert specific permit requirement/s: construct a building or construct or carry out works]."

See clause 45.13-1 for relevant provisions.

2.0 Requirements to be met

23/10/2026

If no additional requirements are specified insert "None specified".

or

Specify additional requirements to be met for the purpose of clause 45.13-3.

See clause 45.13-3 for relevant provisions.

3.0 Other venues used for the performance of live music

23/10/2026

If no venues are specified insert "None specified".

If other venues are specified insert the following:

"The other venue/s to which clause 45.13 applies, subject to any condition or limitation, is/are specified in the following table:

Name of venue	Address	Condition or limitation
Insert name of venue	Insert address	Insert "None specified" or condition or limitation

A venue/s may also be specified on a map.

See clause 45.13-2 for relevant provisions.

4.0 Application requirements

23/10/2026

Where no application requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply under clause 45.13, in addition to those specified in clause 45.13 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [insert application requirements]."

See clause 45.13-4 for relevant provisions.

5.0 Decision guidelines

23/10/2026

Where no decision guidelines are specified insert "None specified."

or

Where decision guidelines are specified insert "The following decision guidelines apply under clause 45.13, in addition to those specified in clause 45.13 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [insert decision guidelines]."

See clause 45.13-5 for relevant provisions.

6.0 Transitional provisions

23/10/2026

If no transitional provisions are specified insert "None specified."

or

[Insert transitional provisions]

See clause 45.13-6 for relevant provision

30/07/2018

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

1.0 Specific sites and exclusions

30/07/2018

Address of land	Title of incorporated document
Insert address of land or "None specified"	Insert title of incorporated document Add incorporated document at Clause 72.04 or the schedule to Clause 72.04 or "None specified"

29/04/2019

SCHEDULE TO CLAUSE 51.02 METROPOLITAN GREEN WEDGE LAND: CORE PLANNING PROVISIONS

1.0 Land where core planning provisions do not apply

29/04/2019

Land
Insert “None specified” or details of land subject to the requirement, ensuring that land is clearly identifiable

30/07/2018

SCHEDULE TO CLAUSE 51.03 UPPER YARRA VALLEY AND DANDENONG RANGES REGIONAL STRATEGY PLAN

1.0 Regional strategy plan

30/07/2018

Include relevant requirements from the strategy plan identified in Part 3A of the *Planning and Environment Act 1987*.

30/07/2018

SCHEDULE TO CLAUSE 51.04 MELBOURNE AIRPORT ENVIRONS STRATEGY PLAN

1.0 Strategy plan

30/07/2018

Include relevant requirements from the strategy plan identified in Part 3C of the *Planning and Environment Act 1987*.

30/07/2018

SCHEDULE TO CLAUSE 51.05 WILLIAMSTOWN SHIPYARD SITE STRATEGY PLAN

1.0 Strategy plan

30/07/2018

Include relevant requirements from the strategy plan identified in Part 3D of the *Planning and Environment Act 1987*.

14/10/2022

SCHEDULE TO CLAUSE 51.06 FUTURE HOMES

1.0 Land

14/10/2022

Insert a description of the land for the purposes of Clause 51.06-1. A map showing the land may also be used.

25/05/2017

SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

1.0 Under Section 23 of the Subdivision Act 1988

25/05/2017

Land	Easement or restriction	Requirement
Insert land details or "None specified"	Insert easement or restriction	Insert requirement

2.0 Under Section 24A of the Subdivision Act 1988

25/05/2017

Land	Person	Action
Insert land details or "None specified"	Insert person	Insert action

3.0 Under Section 36 of the Subdivision Act 1988

25/05/2017

Land	Easement or right of way	Requirement
Insert land details or "None specified"	Insert easement or right of way	Insert requirement

30/07/2018

SCHEDULE TO CLAUSE 52.05 SIGNS

1.0 Exemption from notice and review

30/07/2018

Land	Condition
Insert details of land subject to the exemption, ensuring that land is clearly identifiable or "None specified" See 52.05-7 for relevant provisions	Insert conditions

30/07/2018

SCHEDULE TO CLAUSE 52.12 BUSHFIRE PROTECTION: EXEMPTIONS

1.0 Exemptions for vegetation removal

30/07/2018

Land
Insert “None specified” or details of land subject to the requirement, ensuring that land is clearly identifiable

25/05/2017

SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN

1.0 Native vegetation precinct plan

25/05/2017

Name of plan
Insert the name of plan or "None specified"

30/07/2018

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

1.0 Scheduled area

30/07/2018

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable	See Clause 73.02 for the definition of native vegetation

2.0 Scheduled weed

30/07/2018

Area	Description of weed
Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable	Use common names and scientific name

25/05/2017

SCHEDULE TO CLAUSE 52.27 LICENSED PREMISES

1.0 Permit not required

25/05/2017

Land	Type of licence
Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable	Insert type of licence

2.0 Permit may not be granted

25/05/2017

Land	Type of licence
Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable	Insert type of licence

13/12/2023

SCHEDULE TO CLAUSE 52.28 GAMING

1.0 Objectives

13/12/2023

Where no objectives are specified insert "None specified."

or

Clause 52.28 specifies a schedule may contain objectives to be achieved. Insert a maximum of 5 objectives.

2.0 Prohibition of a gaming machine in a shopping complex

13/12/2023

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

Name of shopping complex and locality	Land description
List relevant shopping complex or "None specified"	Insert land or "None specified"

3.0 Prohibition of a gaming machine in a strip shopping centre

13/12/2023

Select one of the following options:

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

or

A gaming machine as specified in Clause 52.28-5 is prohibited in a strip shopping centre specified in Table 2 below.

Table 2

Name of strip shopping centre and locality	Land description
List relevant strip shopping centre or "None specified"	Insert land or "None specified"

4.0 Locations for gaming machines

13/12/2023

Where no guidelines are specified insert "None specified."

or

Where guidelines are specified insert "Gaming venues and machines should be located:

- [Insert locational guidelines for gaming venues and machines]."

5.0 Venues for gaming machines

13/12/2023

Where no guidelines are specified insert "None specified."

or

Where guidelines are specified insert "Gaming machines should be located in venues:

- [Insert venue guidelines for gaming machines]."

6.0 Application requirements

13/12/2023

Where no requirements are specified insert "None specified."

or

Where application requirements are specified insert "The following application requirements apply to an application for a permit under Clause 52.28, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- [Insert application requirements]."

7.0 Decision guidelines

13/12/2023

Where no guidelines are specified insert "None specified."

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under Clause 52.28, in addition to those specified in Clause 52.28 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [Insert decision guidelines]."

OFFICIAL

25/05/2017

SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY

1.0 Wind energy facility prohibition

25/05/2017

Land where a Wind energy facility is prohibited
Insert “None specified” or details of land subject to the requirement, ensuring that land is clearly identifiable

30/07/2018

SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

1.0 Permit requirement for dry stone walls

30/07/2018

Land
Insert “None specified” or details of land subject to the requirement, ensuring that land is clearly identifiable

30/07/2018

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

1.0 Subdivision and public open space contribution

30/07/2018

Type or location of subdivision	Amount of contribution for public open space
Insert type or location of subdivision or "None specified"	Clause 53.01 specifies what type of contribution may be specified.

14/09/2020

SCHEDULE TO CLAUSE 53.06 LIVE MUSIC ENTERTAINMENT VENUES

1.0 Land to which clause 53.06 does apply

23/10/2026

Name of land	Description of land
Insert "None specified" or details of land	Insert details of land subject to the requirement, ensuring that land is clearly identifiable

Land may also be specified on a map.

See clause 53.06-1 for relevant provisions.

2.0 Land to which clause 53.06 does not apply

23/10/2026

Name of land	Description of land
Insert "None specified" or details of land	Insert details of land subject to the requirement, ensuring that land is clearly identifiable

Land may also be specified on a map.

See clause 53.06-1 for relevant provisions.

3.0 Other venues to which clause 53.06 applies

23/10/2026

Name of venue	Address	Condition or limitation
Insert "None specified" or name of venue	Insert address	Insert condition or limitation

A venue/s may also be specified on a map.

See clause 53.06-2 for relevant provisions.

13/12/2023

SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS

1.0 Incorporated statement

13/12/2023

Land	Incorporated Document
Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable Usually relates to land reserved for public purposes associated with a Public Acquisition Overlay	Insert name of incorporated document and List name of incorporated document in 72.04 or the Schedule to 72.04 or "None specified"

30/07/2018

SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS

1.0 Table 1 Classes of VicSmart application under zone provisions

30/07/2018

Name of zone or class of zone	Class of application	Permit requirement provision	Information requirements and decision guidelines
Insert "None specified" or Specify name of zone or class of zone	Specify class of application or leave blank if none specified	Specify permit trigger or leave blank if no class of application is specified	Specify one of Clauses 59.01 to 59.14 or the schedule number to Clause 59.16 or leave blank if no class of application is specified

2.0 Table 2 Classes of VicSmart application under overlay provisions

30/07/2018

Name of overlay or class of overlay	Class of application	Permit requirement provision	Information requirements and decision guidelines
Insert "None specified" or Specify the name of overlay or class of overlay	Specify class of application or leave blank if none specified	Specify the permit trigger or leave blank if no class of application is specified	Specify one of Clauses 59.01 to 59.14 or the schedule number to Clause 59.16 or leave blank if no class of application is specified

3.0 Table 3 Classes of VicSmart application under particular provisions

30/07/2018

Name of particular provision	Class of application	Permit requirement provision	Information requirements and decision guidelines
Insert "None specified" or Specify the name of particular provision	Specify class of application or leave blank if none specified	Specify the permit trigger or leave blank if no class of application is specified	Specify one of Clauses 59.01 to 59.14 or the schedule number to Clause 59.16 or leave blank if no class of application is specified

30/07/2018

SCHEDULE [NUMBER] TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

INSERT HEADING FOR LOCAL VICSMART APPLICATIONS

1.0 Information requirements

30/07/2018

Where no requirements are specified insert "None specified."

or

Insert additional information requirements for a local VicSmart application as follows: "An application must be accompanied by the following information as appropriate:

- [insert information requirements]."

2.0 Decision guidelines

30/07/2018

Where no requirements are specified insert "None specified."

or

Where decisions guidelines are specified insert "In assessing an application the responsible authority must consider as appropriate:

- [insert decision guidelines]."

See Clauses 59.15 and 59.16 for relevant provisions.

25/05/2017

SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 Referral of permit applications under local provisions

25/05/2017

Clause	Kind of application	Referral authority	Referral authority type
Insert the specific Clause number subject to the referral or Insert "None specified"	Insert the kind of application subject to the referral or Insert "None specified"	Insert Referral authority name or Insert "None specified"	Insert Referral authority type (Determining authority or Recommending authority) or Insert "None specified"

25/05/2017

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 Notice of permit applications under local provisions

25/05/2017

Clause	Kind of application	Person or body to be notified
Insert the specific Clause number subject to notice or Insert "None specified"	Insert the kind of application subject to notice or Insert "None specified"	Insert the person or body to be notified or Insert "None specified"

05/05/2020

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0 Responsible authority for administering and enforcing this planning scheme:

30/07/2018

Insert name of responsible authority for administering and enforcing the planning scheme.

2.0 Responsible authority for administering and enforcing a provision of this planning scheme:

30/07/2018

Insert "None specified."

or

Insert name of responsible authority for administering and enforcing a provision of the planning scheme.

3.0 Person or responsible authority for issuing planning certificates:

30/07/2018

Insert name of person or responsible authority for issuing planning certificates (usually the Minister for Planning).

4.0 Responsible authority for VicSmart and other specified applications:

05/05/2020

Insert name of responsible authority for VicSmart and other specified applications.

30/07/2018

SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING SCHEME?

1.0 Area covered by this planning scheme:

30/07/2018

Insert the area covered by the planning scheme (usually a municipal district).

30/07/2018

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0 Maps comprising part of this planning scheme:

30/07/2018

List the maps that comprise part of the planning scheme.

13/12/2023

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

13/12/2023

Name of document	Introduced by:
Insert Incorporated Document Name in Title Case and Italics (Author, Month, Year)	Insert Amendment #

30/07/2018

SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?

1.0 Date this planning scheme began:

30/07/2018

Insert the date that the planning scheme began.

30/07/2018

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

30/07/2018

Name of background document	Amendment number - clause reference
Insert "None specified" or Insert name of background document and document date	Insert Amendment # and, if applicable, the clause # the background document relates to

29/04/2019

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

1.0 Application of zones, overlays and provisions

29/04/2019

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- [insert text]

30/07/2018

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

30/07/2018

Insert "None specified"

or

Insert the planning authority's approach to further strategic work.

The further strategic work must have a land use or development focus and must be able to be implemented by the planning scheme.

[Must not exceed 500 words]

ANNEXURE 3

21 MUNICIPAL STRATEGIC STATEMENT

25/05/2017

21.01 INTRODUCTION

25/05/2017

For more information on drafting a MSS see Planning Practice Note 4: Writing a Municipal Strategic Statement.

21.01-1 Municipal profile

25/05/2017

Provides short and concise information about the municipality and its regional context.

21.01-2 Key issues and influences

25/05/2017

Describes the land use and development challenges facing the municipality. This links the issues and influences with the objectives and strategies of the MSS.

21.01-3 Vision and strategic framework plan

25/05/2017

Provides an overview of Council's strategic direction. This includes the key directions and an overall strategic vision for the municipality.

21.02 OBJECTIVES, STRATEGIES AND IMPLEMENTATION THEMES

19/09/2017

Insert name of objective, strategy or implementation theme above.

Sets out Council's objectives and strategies and how they will be implemented in the planning scheme which should follow the themes of the State Planning Policy Framework.

21.02-1 Issues or overview

19/09/2017

Insert issues or overview.

21.02-2 Objectives

19/09/2017

Insert objectives.

21.02-3 Strategies

19/09/2017

Insert strategies which are a measure of how the relevant objective can be met.

21.02-4 Implementation

19/09/2017

Renumber and populate for additional themes.

22 LOCAL PLANNING POLICIES

19/09/2017

22.01 Name of local planning policy

19/09/2017

Each LPP should be numbered consecutively starting with 22.01.

The LPP title should be short but descriptive (for example, 'Protection of potential future landfill sites' or 'Housing in rural areas.') There is no need to include the words 'Local Planning Policy' in the name as the Clause 22 footer makes this clear.

For more information see Planning Practice Note 8 Writing a Local Planning Policy.

22.01-1 Heading name

19/09/2017

If an LPP contains multiple headings or points, it may be helpful to use additional headings.

02 [MUNICIPAL] PLANNING STRATEGY

23/01/2020

[The maximum word limit for the Municipal Planning Strategy (or Planning Strategy) including all sections is 5000 words, not including maps].

02.01 CONTEXT

--/--/----
CXX

[Insert Context. Where needed, break up content into subject areas by sub-clause sections. This may include a context plan and if so, include the heading 'Context plan' and insert plan.]

02.01-1 [insert heading]

--/--/----
CXX

02.01-2 [insert heading]

--/--/----
CXX

02.01-3 [insert heading]

--/--/----
CXX

02.02 VISION

--/--/----
CXX

[Insert Vision]

02.03 STRATEGIC DIRECTIONS

--/--/----
CXX

[Insert Strategic directions. Ensure that statements are broken into relevant subject areas by PPF theme. Delete headings below and add sub-headings, as needed, to highlight the municipality's key planning issues. Renumber clauses where headings are added or deleted to ensure there are no gaps or out-of-sequence numbering.]

02.03-1 Settlement

[Sub-heading] [Insert sub-heading, as needed]

[Insert brief thematic-specific context, generally in 1-2 paragraphs)].

Council's strategic directions for settlement are to: [adapt preface, as needed]

- [Insert Strategic Direction].
- [Insert Strategic Direction].
- [Insert Strategic Direction].

02.03-2 Environmental and landscape values

02.03-3 Environmental risks and amenity

02.03-4 Natural resource management

02.03-5 Built environment and heritage

02.03-6 Housing

02.03-7 Economic development

02.03-8 Transport

02.03-9 Infrastructure

02.04 Strategic framework plan[s]

--/--/----
CXX

The [plan/s] contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

[Insert framework plan/s]

OFFICIAL

Form of a local planning policy in the Planning Policy Framework

If a local planning policy is included in Clauses 11 to 19, it must be placed with the corresponding state or regional planning policy and be in accordance with the following order and format:

xx.xx-xS **State policy**

--/--/---
VC---

xx.xx-xR **Regional policy**

--/--/---
GC---

xx.xx-xxL **[Insert policy title]**

--/--/---
C---

Policy application

"This policy applies to ... [Insert description of where the policy applies]."

If the heading is not being used, it may be deleted.

Objective[s]

[Insert objectives]

This heading may be used more than once and may be modified to include topical descriptors such as 'Built-form objectives'.

If the heading is not being used, it may be deleted.

Strateg[y/ies]

[Insert strategies]

This heading may be used more than once and may be modified to include topical descriptors such as 'Built-form strategies'.

Policy guideline[s]

"Consider as relevant:

- [Insert policy guidelines]."

This heading may be used more than once and may be modified to include topical descriptors such as 'Built-form policy guidelines'.

If the heading is not being used, it may be deleted.

Policy document[s]

"Consider as relevant:

- [*Insert Relevant Incorporated Document Name in Title Case and Italics* (Author, Month Year)]
- [*Insert Relevant Background Document Name in Title Case and Italics* (Author, Month Year)]"

If the heading is not being used, it may be deleted.

[insert policy map title]

[Attach relevant policy map/s]

If the heading is not being used, it may be deleted.