

**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 51.07 (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:

<b>Victoria Planning Provisions and local provisions (other than a schedule)</b>	<b>Number format</b>	<b>Example</b>
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

<b>Schedules</b>	<b>Number format</b>	<b>Example</b>
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:

<b>Sentence / dot point format</b>	<b>Table format</b>
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	51.02	1
32.04	1 or more	42.02	1 or more	51.03	1
32.05	1 or more	42.03	1 or more	51.04	1
32.07	1 or more	43.01	1	51.05	1
32.08	1 or more	43.02	1 or more	52.02	1
32.09	1 or more	43.03	1 or more	52.05	1
33.01	1	43.04	1 or more	52.16	1
33.02	1	43.05	1 or more	52.17	1
33.03	1	44.01	1 or more	52.27	1
34.01	1	44.02	1 or more	52.28	1
34.03	1 or more	44.03	1 or more	52.32	1
35.03	1 or more	44.04	1 or more	52.33	1
35.04	1 or more	44.05	1 or more	52.01	1
35.05	1 or more	44.06	1 or more	53.06	1
35.06	1 or more	44.07	1 or more	53.15	1
35.07	1 or more	44.08	1 or more	59.15	1 or more
35.08	1 or more	45.01	1	59.16	1
36.01	1	45.02s1	1	66.04	1
36.02	1	45.02s2	1	66.06	1
36.03	1	45.05	1	71.01	1
37.01	1 or more	45.06	1 or more	72.02	1
37.02	1 or more	45.08s1	1	72.03	1
37.03	1	45.08s2	1	72.04	1
37.04	1 or more	45.09	1 or more	72.05	1
37.05	1 or more	45.10	1 or more	72.08	1
37.06	1 or more	45.11	1 or more	74.01	1

VPP Clause or Sub-Clause	Number of Schedules
37.07	1 or more
37.08	1 or more

VPP Clause or Sub-Clause	Number of Schedules
45.12	1
51.01	1

VPP Clause or Sub-Clause	Number of Schedules
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

# 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

Default style (ABC)

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29/03/2018 C170

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**11.01-1R Gravida - Lacus** Automated

14/12/2017 C168

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14/12/2017 C168

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**Lacus mollis** Default style (ABC) bold italics

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Automated Page 1 of 1



# Style Guide A (ATS)

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

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## 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 ▪
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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 Roman	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		
<b>Table text ▪</b>	Arial	9	Bulleted	Left	0cm	0.5cm (H)	3pt	3pt		
<b>Table text ▪ + Italic</b>	Arial	9	Italic	Left	0cm	0.5cm (H)	3pt	3pt		
<b>Table text ▪ indent</b>	Arial	9	Regular	Left	0.5cm	None	3pt	3pt		
<b>Table text .</b>	Arial	9	Bulleted	Left	0.5cm	0.5cm (H)	3pt	3pt		
<b>Table text . indent</b>	Arial	9	Regular	Left	0.5cm	None	3pt	3pt		
<b>Table text note</b>	Arial	7.5	Italics	Left	0cm	None	4pt	4pt		

<b>PAGE MARGINS</b> <ul style="list-style-type: none"> <li>• top &amp; bottom - 2.54cm</li> <li>• left &amp; right - 3cm</li> </ul>	<b>HEADER &amp; FOOTER MARGINS</b> <ul style="list-style-type: none"> <li>• header - 2.54 cm (from top)</li> <li>• footer – 1.27 cm (from bottom)</li> </ul>
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# Style Guide B

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

2.54cm

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Body text box 17/07/2017 C1

10.01 **Evendae** Head C

Body text

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10.02 **Tecatur** Head C

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10.03 **Nem solorion comnim doloriatem** Head C

Body text box 17/07/2017 C1

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Footer

STATE PLANNING POLICY FRAMEWORK – CLAUSE 10 PAGE 1 OF 1

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# Style Guide B

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

2.54cm

Header

GUMNUT PLANNING SCHEME

**21.04 HICIM ENETUREM** Head A

Body text

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Body text numbered

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21.04-4 Quas de none aut ut lamet alitatur

21.04-5 Solor si odit ommodi tem quas

21.04-6 Natem restias nemod quae.

Body text

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**21.04-1 Nam ommodignisci nes vitiis** Head C

Head D

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Head E

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Footer

MUNICIPAL STRATEGIC STATEMENT - CLAUSE 21.04

PAGE 1 OF 1

2.54cm

3cm

3cm

1.27cm

# Style Guide B

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

2.54cm

Header

GUMNUT PLANNING SCHEME

Body text box 17/07/2017 C1 **SCHEDULE 1 TO THE VENDAE POROPED ZONE** Head A

Body text Urem voluptaque resti dolest, volor ad **UVP1** Map code

Head B **NECTECUS DIS ARUM QUODIS INCIA SINVERE NON**

Body text Quae nos si consequos andi omni ideressi imet lautet labor alitia sed magnam fuga. Ut delest et por magni ditia earumquas velibus eior autem sequide llore.

1.0 **Sedipsa que consecteste** Head C

Body text box 17/07/2017 C1

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2.0 **Imendus autatem aut pro** Head C

Body text box 17/07/2017 C1

Table head **Nem solorion commim doloriatem**

Table label **Est Laborro**

Table text Equate Quatus modi atur sum quam ililitatem re ra id et fugitat.

Table text + mporepraeste Dunt et quis evel invel modiciis es dolo et officii volla doluptam

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Footer

ZONES - CLAUSE XX.XX - SCHEDULE [NUMBER] PAGE 1 OF 1

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# Style Guide B

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

2.54cm

Header

GUMNUT PLANNING SCHEME

Body text box

17/07/2017  
C1

**SCHEDULE 1 TO THE VERUM INVENDANT OVERLAY** Head A

Body text

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**ARUM QUODIS INCIA NON** Head B

Body text box

1.0  
17/07/2017  
VC37

**Evendae qui alit** Head C

Body text

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17/07/2017  
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Body text box

3.0  
17/07/2017  
VC37

**Nem solorion connim doloriatem** Head C

Body text

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Body text

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Footer

OVERLAYS - CLAUSE XX.XX - SCHEDULE [NUMBER]

PAGE 1 OF 1

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# 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: <ul style="list-style-type: none"> <li>▪ 0.4 hectares where reticulated sewerage is not connected to lots</li> <li>▪ 0.2 hectares where reticulated sewerage is connected to lots)</li> </ul>

**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 and Clause 55 requirements**

30/07/2018

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Insert “None specified” or a quantitative and measurable figure/amount
<b>Site coverage</b>	A5 and B8	Insert “None specified” or a quantitative and measurable figure/amount
<b>Permeability</b>	A6 and B9	Insert “None specified” or a quantitative and measurable figure/amount
<b>Landscaping</b>	B13	Insert “None specified” or a quantitative and measurable figure/amount
<b>Side and rear setbacks</b>	A10 and B17	Insert “None specified” or a quantitative and measurable figure/amount
<b>Walls on boundaries</b>	A11 and B18	Insert “None specified” or a quantitative and measurable figure/amount
<b>Private open space</b>	A17	Insert “None specified” or a quantitative and measurable figure/amount
	B28	Insert “None specified” or a quantitative and measurable figure/amount
<b>Front fence height</b>	A20 and B32	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 and Clause 55 requirements**

13/12/2023

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Insert “None specified” or a quantitative and measurable figure/amount
<b>Site coverage</b>	A5 and B8	Insert “None specified” or a quantitative and measurable figure/amount
<b>Permeability</b>	A6 and B9	Insert “None specified” or a quantitative and measurable figure/amount
<b>Landscaping</b>	B13	Insert “None specified” or a quantitative and measurable figure/amount
<b>Side and rear setbacks</b>	A10 and B17	Insert “None specified” or a quantitative and measurable figure/amount
<b>Walls on boundaries</b>	A11 and B18	Insert “None specified” or a quantitative and measurable figure/amount
<b>Private open space</b>	A17	Insert “None specified” or a quantitative and measurable figure/amount
	B28	Insert “None specified” or a quantitative and measurable figure/amount
<b>Front fence height</b>	A20 and B32	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 and Clause 55**

13/12/2023

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Insert "None specified" or a quantitative and measurable figure/amount
<b>Site coverage</b>	A5 and B8	Insert "None specified" or a quantitative and measurable figure/amount
<b>Permeability</b>	A6 and B9	Insert "None specified" or a quantitative and measurable figure/amount
<b>Landscaping</b>	B13	Insert "None specified" or a quantitative and measurable figure/amount
<b>Side and rear setbacks</b>	A10 and B17	Insert "None specified" or a quantitative and measurable figure/amount
<b>Walls on boundaries</b>	A11 and B18	Insert "None specified" or a quantitative and measurable figure/amount
<b>Private open space</b>	A17	Insert "None specified" or a quantitative and measurable figure/amount
	B28	Insert "None specified" or a quantitative and measurable figure/amount
<b>Front fence height</b>	A20 and B32	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**

13/12/2023

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Insert “None specified” or a quantitative and measurable figure/amount
<b>Site coverage</b>	A5 and B8	Insert “None specified” or a quantitative and measurable figure/amount
<b>Permeability</b>	A6 and B9	Insert “None specified” or a quantitative and measurable figure/amount
<b>Landscaping</b>	B13	Insert “None specified” or a quantitative and measurable figure/amount
<b>Side and rear setbacks</b>	A10 and B17	Insert “None specified” or a quantitative and measurable figure/amount
<b>Walls on boundaries</b>	A11 and B18	Insert “None specified” or a quantitative and measurable figure/amount
<b>Private open space</b>	A17	Insert “None specified” or a quantitative and measurable figure/amount
	B28	Insert “None specified” or a quantitative and measurable figure/amount
<b>Front fence height</b>	A20 and B32	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**

13/12/2023

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Insert “None specified” or a quantitative and measurable figure/amount
<b>Site coverage</b>	A5 and B8	Insert “None specified” or a quantitative and measurable figure/amount
<b>Permeability</b>	A6 and B9	Insert “None specified” or a quantitative and measurable figure/amount
<b>Landscaping</b>	B13	Insert “None specified” or a quantitative and measurable figure/amount
<b>Side and rear setbacks</b>	A10 and B17	Insert “None specified” or a quantitative and measurable figure/amount
<b>Walls on boundaries</b>	A11 and B18	Insert “None specified” or a quantitative and measurable figure/amount
<b>Private open space</b>	A17	Insert “None specified” or a quantitative and measurable figure/amount
	B28	Insert “None specified” or a quantitative and measurable figure/amount
<b>Front fence height</b>	A20 and B32	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)
<p>If a metropolitan Melbourne planning scheme includes a Commercial 1 Zone, the words "None specified" must be inserted into the schedule to the zone</p> <p>or</p> <p>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</p> <p>See Operation Clause and Section 1 of 34.01-1 for relevant provisions</p>	<p>Insert "None specified" or "[insert number]" square metres if land is listed under the Land column</p>	<p>Insert "None specified" or "[insert number]" square metres if land is listed under the Land column</p>

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**

13/12/2023

	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
<p>Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).  <a href="#">See 35.04-5 for relevant provisions</a></p>	<p>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</p>	<p>Insert "None specified"                      or                      "[insert number] square metres" (any area must not be used to keep, board, breed or train animals)</p>

Permit requirement for earthworks	Land
<p>Earthworks which change the rate of flow or the discharge point of water across a property boundary  <a href="#">See 35.04-5 for relevant provisions</a></p>	<p>Insert "None specified"                      or                      details of land subject to the requirement, ensuring that land is clearly identifiable</p>
<p>Earthworks which increase the discharge of saline groundwater  <a href="#">See 35.04-5 for relevant provisions</a></p>	<p>Insert "None specified"                      or                      details of land subject to the requirement, ensuring that land is clearly identifiable</p>

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**

13/12/2023

	<b>Land</b>	<b>Area/Dimensions/Number</b>
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

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**

25/05/2017

	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



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**

05/04/2023

	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 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 35.07-4 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

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

**Section 2 - Permit required**

Use	Condition
<p>Ensure that uses listed have a basis in a strategic document such as a relevant masterplan</p> <p>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"</p>	<p>Ensure that conditions against uses listed have a basis in a strategic document such as a relevant masterplan</p> <p>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</p>
<p><b>Any other use not in Section 1 or 3</b></p> <p>See Section 2 of 37.01-1 for relevant provisions</p>	

**Section 3 - Prohibited**

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

**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.

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.
<b>Any use listed in Clause 62.01</b> 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 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 such as the relevant Comprehensive Development Plan 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
<b>Any other use not in Section 1 or 3</b> 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”	Insert sign category
or	
details of land subject to the scheduled sign category	
See 37.03-7 for relevant provisions	

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

**Section 2 - Permit required**

Use	Condition
<p>Ensure that uses listed have a basis in a strategic document related to the Capital City</p> <p>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"</p>	<p>Ensure that conditions against uses listed have a basis in a strategic document related to the Capital City</p> <p>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</p>
Container deposit scheme centre	<p>Must meet the requirements of Clause 52.13-14.</p>
<p><b>Any other use not in Section 1 or 3</b></p> <p>See Section 2 of 37.04-1 for relevant provisions</p>	

**Section 3 - Prohibited**

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

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

**Section 2 - Permit required**

Use	Condition
<p>Ensure that uses listed have a basis in a strategic document related to a project or area of regional or State significance</p> <p>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"</p>	<p>Ensure that conditions against uses listed have a basis in a strategic document related to a project or area of regional or State significance</p>
<p><b>Any other use not in Section 1 or 3</b></p> <p>Section 2 of 37.06-1 for relevant provisions</p>	

**Section 3 - Prohibited**

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

## **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 n**  
30/07/2018

### **Decision guidelines**

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 conditions against uses listed have a basis in the precinct structure plan
Ensure that uses are defined terms at Clause 73.03	
<b>Any use listed in Clause 62.01</b>	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	Ensure that conditions against 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”	
<b>Any other use not in Section 1 or 3</b>	

**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 met 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
<p>Ensure that uses listed have a basis in the metropolitan/major activity centre or regional centre structure plan</p> <p>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</p> <p>Ensure that uses are defined terms at Clause 73.03</p>	<p>Ensure that conditions against uses listed have a basis in the metropolitan/major activity centre or regional centre structure plan</p>
Automated collection point	<p>Must meet the requirements of Clause 52.13-3 and 52.13-5.</p> <p>The gross floor area of all buildings must not exceed 50 square metres.</p>
<p><b>Any use listed in Clause 62.01</b></p> <p>See Section 1 of 37.08-2 for relevant provisions</p>	Must meet requirements of Clause 62.01.

**Section 2 - Permit required**

Use	Condition
<p>Ensure that uses listed have a basis in the metropolitan/major activity centre or regional centre structure plan</p> <p>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"</p>	<p>Ensure that conditions against uses listed have a basis in the metropolitan/major activity centre or regional centre structure plan</p>

Use	Condition
<b>Any other use not in Section 1 or 3</b> 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.



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: <b>“Incorporated plan:</b> [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: <b>“Statement of significance:</b>	Yes/No/ -	Yes/No/ -	Yes/No/ -	Yes/No/ -	Yes/No/ -	Yes/No	Yes/No	Yes/No

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?
	<p>[insert name of statement of significance]" and list the statement of significance in the schedule to Clause 72.04.</p> <p>*A statement of significance may be specified even if not required under Clause 43.01-5.</p> <p>If heritage design guidelines are specified in accordance with Clause 43.01-6, insert:</p> <p><b>"Heritage design guidelines:</b></p> <p>[insert name of design guidelines]" and list the heritage design guidelines in the schedule to Clause 72.04.</p>								

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 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].”

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 Decision guidelines**

25/05/2017 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.

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**

13/12/2023

**Additional alternative measures for Clause 53.02**

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**

13/12/2023

**Mandatory Condition**

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**

13/12/2023

**Referral of application not required**

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.

**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.

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]	Insert details of land	Insert title of restructure plan
or		
"None specified"		

---

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	\$	\$	\$	\$	\$	\$
<b>TOTAL</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

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.	\$	\$	\$
<b>TOTAL</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

**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.

- 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 Number of car parking spaces required**

30/07/2018 If a use is specified in the Table below, the number of car parking spaces required for the use is calculated by multiplying the *Rate* specified for the use by the accompanying *Measure*.

**Table: Car parking spaces**

Use	Rate	Measure
Land use or "None specified"	Insert rate	Insert measure

For all other uses listed in Table 1 of Clause 52.06-5, the *Rate* in Column B of Table 1 in Clause 52.06-5 applies.  
See 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 45.09 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”
<b>Total standard levy payable</b>		<b>Insert total levy amount per unit measurement or “None specified”</b>

**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
<b>Total supplementary levy payable</b>		<b>Insert levy amount per unit measurement or “None specified”</b>

**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”
	<b>Total standard levy rate payable</b>	<b>Insert total levy rate per unit measurement or “None specified”</b>

**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
	<b>Total supplementary levy rate payable</b>	<b>Insert levy rate per unit measurement or “None specified”</b>

**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
SC01	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 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	Insert conditions
or	
"None specified"	
See 52.05-7 for relevant provisions	

---

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	Insert land
or	or
“None specified”	“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	Insert land
or	or
“None specified”	“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].”

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

#### Areas to which Clause 53.06 does apply

14/09/2020

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

---

### 2.0

#### Areas to which Clause 53.06 does not apply

14/09/2020

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

---

### 3.0

#### Other venues to which Clause 53.06 applies

14/09/2020

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

---



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

<b>Clause</b>	<b>Kind of application</b>	<b>Referral authority</b>	<b>Referral authority type</b>
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	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:
<i>Insert Incorporated Document Name in Title Case and Italics (Author, Month, Year)</i>	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]

## 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.