SCHEDULE [NUMBER] TO clause 37.08 ACTIVITY CENTRE ZONE

30/07/2018

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*](http://www.dtpli.vic.gov.au/__data/assets/pdf_file/0008/266651/Activity-Centre-Zone-Mapping-Style-Guide.pdf)].

2.0 Land use and development objectives to be achieved

30/07/2018

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

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

3.0 Table of uses

11/11/2022

Section 1 - Permit not required

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

Section 2 - Permit required

| Use | Condition |
| --- | --- |
| Ensure that uses listed have a basis in the metropolitan/major activity centre or regional centre structure plan  Do not separately list uses if no conditions are included; they can be included in the requirement: “Any other use not in Section 1 or 3” | Ensure that conditions against uses listed have a basis in the metropolitan/major activity centre or regional centre structure plan |
| **Any other use not in Section 1 or 3**  Section 2 of 37.08-2 for relevant provisions |  |

Section 3 – Prohibited

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

4.0 Centre-wide provisions

30/07/2018

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

4.1 Use of land

30/07/2018

Where no requirements are specified insert “None specified.”

or

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

See 37.08-3 for relevant provisions.

4.2 Subdivision

30/07/2018

Where no requirements are specified insert “None specified.”

or

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

See 37.08-4 for relevant provisions.

4.3 Buildings and works

30/07/2018

Where no requirements are specified insert “None specified.”

or

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

* [insert exemptions].”

See 37.08-5 for relevant provisions.

4.4 Design and development

30/07/2018

Where no requirements are specified insert “None specified.”

or

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

* [insert requirements relating to the bulleted headings or other headings as required].”

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

See 37.08-6 for relevant provisions.

5.0 Precinct provisions

30/07/2018

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

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

or

Where no requirements are specified insert “None specified.”

5.1 Precinct [number] – Precinct [name]

30/07/2018

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

5.1-1 Precinct map

30/07/2018

[Insert the Precinct map based on the guidance provided from the [Activity Centre Zone Mapping Style Guide](http://www.dtpli.vic.gov.au/__data/assets/pdf_file/0008/266651/Activity-Centre-Zone-Mapping-Style-Guide.pdf)]

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.