



# Victoria Government Gazette

No. S 230 Tuesday 1 July 2014  
By Authority of Victorian Government Printer

**Planning and Environment Act 1987**  
VICTORIA PLANNING PROVISIONS  
Notice of Approval of Amendment  
Amendment VC116

The Minister for Planning has approved Amendment VC116 to the Victoria Planning Provisions (VPP) and all planning schemes in Victoria.

The Amendment comes into operation on the date this notice is published in the Government Gazette.

The Amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by:

- Changing the VPP and all planning schemes by replacing the User Guide and Clauses 52.04, 52.06, 52.35, 54, 55 and 56 to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone;
- Deleting Clause 32.01 – Residential 1 Zone from the VPP and 24 planning schemes;
- Deleting Clause 32.02 – Residential 2 Zone from the VPP and 6 planning schemes;
- Deleting Clause 32.06 – Residential 3 Zone from the VPP and 3 planning schemes;
- Amending Clause 32.08 – General Residential Zone to include the following words ‘shown on the planning scheme map as GRZ, R1Z, R2Z and R3Z with a number (if shown)’ in the VPP and 59 planning schemes;
- Amending Clause 43.03 – Incorporated Plan Overlay to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 24 planning schemes;
- Amending Clause 43.04 – Development Plan Overlay to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 71 planning schemes;
- Amending Clause 43.05 – Neighbourhood Character Overlay to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 14 planning schemes;
- Amending Clause 57 to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 17 planning schemes;
- Changing the Ararat, Ballarat, Banyule, Brimbank, Darebin, Greater Geelong, Greater Shepparton, Knox, Latrobe, Maribyrnong, Moonee Valley, Moorabool, Moreland, Nillumbik, Port Phillip, Southern Grampians, Whitehorse and Yarra planning schemes by introducing Clause 32.08 – General Residential Zone and inserting Schedules to the General Residential Zone which replicate Schedules for any of the deleted Residential 1, Residential 2 and Residential 3 Zones;
- Changing the Cardinia, Frankston, Greater Geelong, Kingston, Melton, Mornington Peninsula and Whittlesea planning schemes by inserting or amending Schedules to the General Residential Zone to replicate Schedules for any of the deleted Residential 1, Residential 2 and Residential 3 Zones.

The Amendment is available for public inspection on the Department of Transport, Planning and Local Infrastructure (DTPLI) website, [www.dtpli.vic.gov.au/planning/publicinspection](http://www.dtpli.vic.gov.au/planning/publicinspection)

PETER ALLEN  
Acting Director  
Planning Systems

Department of Transport, Planning and Local Infrastructure

**SPECIAL**

**Planning and Environment Act 1987**

Section 7(5)

MINISTERIAL DIRECTION

I, Matthew Guy, Minister for Planning, amend the Ministerial Direction on the Form and Content of Planning Schemes prepared under section 7(5) of the **Planning and Environment Act 1987**, as follows:

1. In Annexure 2 to the Direction
  - 1.1 Delete the template Schedules to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone.
  - 1.2 Replace the template Schedule to the General Residential Zone as shown in Attachment 1.

MATTHEW GUY MLC  
Minister for Planning

---

**Attachment 1**

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

**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 Permit requirement for the construction or extension of one dwelling on a lot****Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?**

Where the permit requirement for the construction or extension of one dwelling on a lot remains at 300 square metres insert "None specified"

Where the permit requirement for the construction or extension of one dwelling on a lot is changed to between 300 square metres and 500 square metres insert "[insert number] square metres"

**2.0 Requirements of Clause 54 and Clause 55**

	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 or residential building**

Where no height is specified insert "None specified"

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

**4.0 Application requirements**

Where no application requirements are specified insert "None specified"

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

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:

■ ”

#### **5.0 Decision guidelines**

Where no decision 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 32.08, in addition to those specified in clause 32.08 and elsewhere in the scheme:

■ ”

**Planning and Environment Act 1987**

## Section 7(5)

## DIRECTION NO. 16

## Residential Zones

**Purpose**

1. The purpose of this Direction is to direct planning authorities about applying the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone through a planning scheme amendment.

**Application**

2. This Direction applies to planning authorities in metropolitan Melbourne as defined in this Direction.
3. For the purposes of this Direction, metropolitan Melbourne is defined as the area covered by the Banyule, Bayside, Boroondara, Brimbank, Cardinia, Casey, Darebin, Frankston, Glen Eira, Greater Dandenong, Hobsons Bay, Hume, Kingston, Knox, Manningham, Maribyrnong, Maroondah, Melbourne, Melton, Monash, Moonee Valley, Moreland, Mornington Peninsula, Nillumbik, Port Phillip, Stonnington, Whitehorse, Whittlesea, Wyndham, Yarra and Yarra Ranges Planning Schemes and the area within the urban growth boundary in the Mitchell Planning Scheme.
4. The Minister may grant an exemption from the need to comply with one or more of the requirements of this Direction in relation to a particular amendment. An exemption may be granted subject to conditions.

**Definition**

5. For the purposes of this Direction, the three residential zones mean the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone.

**Application of the residential zones**

6. A planning authority must apply the residential zones in either the following two ways:
  - a) by applying the General Residential Zone to all residential land in a municipality (other than to land zoned Mixed Use, Township or Low Density Residential), or
  - b) by applying the three residential zones.
7. A planning authority must use a housing strategy to inform the balanced application of the three residential zones as detailed above in point 6 b).
8. Where a planning scheme does not include the three residential zones, a planning authority must act without delay to introduce them into a planning scheme.
9. At least 50 percent of metropolitan Melbourne's residential zoned land (other than land zoned Mixed Use, Township or Low Density Residential) must comprise of the Neighbourhood Residential Zone.

**Monitoring of the residential zones**

10. A planning authority must evaluate and monitor the implications of the application of any of the three residential zones within two years of their gazettal into a planning scheme. Planning authorities must specifically assess the affect of the residential zone(s) on housing supply, housing prices, infill development site land prices and the availability of land for infill development but are not limited to those matters.

Dated 4 June 2014

MATTHEW GUY MLC  
Minister for Planning

This page was left blank intentionally

This page was left blank intentionally

**bluestar**  **PRINT**

The *Victoria Government Gazette* is published by Blue Star Print with the authority of the Government Printer for the State of Victoria

© State of Victoria 2014

This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act.

Address all enquiries to the Government Printer for the State of Victoria

Level 2, 1 Macarthur Street  
Melbourne 3002  
Victoria Australia

**How To Order****Retail &  
Mail Sales**

**Victoria Government Gazette**  
Level 5, 460 Bourke Street  
Melbourne 3000  
PO Box 1957 Melbourne 3001

**Telephone**

(03) 8523 4601

**Fax**

(03) 9600 0478

**email**

[gazette@bluestargroup.com.au](mailto:gazette@bluestargroup.com.au)

**Price Code A**