



Victoria Government Gazette

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Planning and Environment Act 1987
VICTORIA PLANNING PROVISIONS
Notice of Approval of Amendment
Amendment VC110

The Minister for Planning has approved Amendment VC110 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:

- Amending Clause 32.04 – Mixed Use Zone to:
 - delete the transitional provisions under Clause 32.04-6 (Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings)
 - update the exemptions under Clause 32.04-10 (Maximum building height requirement)
 - allow the maximum building height for land subject to inundation to be measured from the height of the finished floor level required by the relevant drainage or floodplain management authority under Clause 32.04-10 (Maximum building height requirement).
- Amending Clause 32.05 – Township Zone to:
 - revise the purpose of the zone to better reflect its role and purpose
 - insert a new subclause specifying that a schedule to this zone may contain neighbourhood character objectives to be achieved for the area: Clause 32.05-1 (Neighbourhood character objectives)
 - delete the transitional provisions under Clause 32.05-7 (Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings)
 - update the exemptions under Clause 32.05-10 (Maximum building height requirement for a dwelling or residential building)
 - allow the maximum building height for land subject to inundation to be measured from the height of the finished floor level required by the relevant drainage or floodplain management authority under Clause 32.05-10 (Maximum building height requirement for a dwelling or residential building)
 - include objectives set out in a schedule to this zone under Clause 32.05-12 (Decision guidelines).
- Amending Clause 32.07 – Residential Growth Zone to:
 - revise the purposes of the zone to better reflect its role and purpose
 - insert a new subclause specifying that a schedule to this zone must contain design objectives to be achieved for the area: Clause 32.07-1 (Design objectives)
 - delete the transitional provisions under Clause 32.07-5 (Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings)
 - update the exemptions under Clause 32.07-8 (Maximum building height requirement for a dwelling or residential building)

SPECIAL

- allow the maximum building height for land subject to inundation to be measured from the height of the finished floor level required by the relevant drainage or floodplain management authority under Clause 32.07-8 (Maximum building height requirement for a dwelling or residential building)
- include objectives set out in a schedule to this zone under Clause 32.07-12 (Decision guidelines).
- Amending Clause 32.08 – General Residential Zone to:
 - revise the purposes of the zone to better reflect its role and purpose
 - insert a new subclause specifying that a schedule to this zone may contain neighbourhood character objectives to be achieved for the area: Clause 32.08-1 (Neighbourhood character objectives)
 - insert a new subclause specifying a minimum garden area requirement: Clause 32.08-4 (Construction or extension of a dwelling or residential building)
 - specify that an application to subdivide land that creates a vacant lot less than 400 square meters must contain a minimum garden area of at least 25% under Clause 32.08-3 (Subdivision) except for land where an approved precinct structure plan or equivalent strategic plan applies
 - delete the transitional provisions under Clause 32.08-6 (Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings)
 - specify a mandatory default maximum building height requirement of 11 metres and 3 storeys and update the exemptions under Clause 32.08-9 (Maximum building height requirement for a dwelling or residential building)
 - allow the maximum building height for land subject to inundation to be measured from the height of the finished floor level required by the relevant drainage or floodplain management authority under Clause 32.08-9 (Maximum building height requirement for a dwelling or residential building)
 - remove sentence specifying that the building height requirement in the zone replaces the height specified in Clause 54 and Clause 55 under Clause 32.08-9 (Maximum building height requirement for a dwelling or residential building)
 - include objectives set out in a schedule to this zone under Clause 32.08-12 (Decision guidelines)
 - insert a new subclause specifying transitional provisions for requirements introduced by Amendment VC110: Clause 32.08-14 (Transitional provisions).
- Amending Clause 32.09 – Neighbourhood Residential Zone to:
 - revise the purposes of the zone to better reflect its role and purpose
 - insert a new subclause specifying that a schedule to this zone must contain neighbourhood, heritage, environment or landscape character objectives to be achieved for the area: Clause 32.09-1 (Neighbourhood character objectives)
 - specify that an application to subdivide land that creates a vacant lot less than 400 square meters must contain a minimum garden area of at least 25% under Clause 32.09-3 (Subdivision) except for land where an approved precinct structure plan or equivalent strategic plan applies
 - delete existing clause 32.09-3 (Number of dwellings on a lot)
 - insert a new subclause specifying a minimum garden area requirement: Clause 32.09-4 (Construction or extension of a dwelling or residential building)
 - delete the transitional provisions under Clause 32.09-6 (Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings)

- specify a mandatory default maximum building height requirement of 9 metres and 2 storeys, update exemptions and delete the transitional provisions under Clause 32.09-9 (Maximum building height requirement for a dwelling or residential building)
- allow the maximum building height for land subject to inundation to be measured from the height of the finished floor level required by the relevant drainage or floodplain management authority under Clause 32.09-9 (Maximum building height requirement for a dwelling or residential building)
- include objectives set out in a schedule to this zone under Clause 32.09-12 (Decision guidelines)
- insert a new subclause specifying transitional provisions for requirements introduced by Amendment VC110: Clause 32.09-14 (Transitional provisions).
- Amending Clause 72 (General Terms) to insert a definition for ‘Garden area’.

The Amendment is available for public inspection on the Department of Environment, Land, Water and Planning (DELWP) website, www.planning.vic.gov.au/public-inspection

ALISON GLYNN

Director

State Planning Services

Department of Environment, Land, Water and Planning

Planning and Environment Act 1987

VICTORIA PLANNING PROVISIONS

Notice of Approval of Amendment

Amendment VC135

The Minister for Planning has approved Amendment VC135 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:

- Amending Clause 92 (State VicSmart applications) to include additional development classes and increase the ‘cost of development’ threshold of some existing buildings and works classes.
- Amending the following provisions to introduce further information requirements and decision guidelines to align with the additional classes of State VicSmart applications:
 - Clause 93.01 (Realign the boundary between two lots)
 - Clause 93.02 (Subdivision)
 - Clause 93.04 (Buildings and works)
 - Clause 93.05 (Construct a fence in an overlay)
 - Clause 93.10 (Car parking).
- Inserting the following provisions to introduce new information requirements and decision guidelines to apply to additional classes of State VicSmart applications:
 - Clause 93.12 (Two lot subdivision in a rural zone).
 - Clause 93.13 (Buildings and works in a rural zone).

The amendment also makes consequential changes to the Greater Geelong Planning Scheme by:

- Amending the Schedule to Clause 94 (Local VicSmart applications) to remove the following redundant local VicSmart classes of application under the Activity Centre Zone:

- Boundary realignment
- Subdivision of land into two lots
- Buildings and works up to \$250,000
- Advertising signs.
- Deleting Schedule 1 to Clause 95 (Buildings and works in the Activity Centre Zone) to remove redundant local VicSmart information requirements and decision guidelines.

The Amendment is available for public inspection on the Department of Environment, Land, Water and Planning (DELWP) website, www.planning.vic.gov.au/public-inspection

ALISON GLYNN
Director
State Planning Services
Department of Environment, Land, Water and Planning

Planning and Environment Act 1987

Section 7(5)

MINISTERIAL DIRECTION 16

RESIDENTIAL ZONES

I, Richard Wynne, Minister for Planning, revoke Direction 16 – Residential Zones made under section 7(5) of the **Planning and Environment Act 1987**.

HON. RICHARD WYNNE MP
Minister for Planning

Planning and Environment Act 1987

Section 7(5)

MINISTERIAL DIRECTION

I, Richard Wynne, 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 Replace the template Schedule to the Mixed Use Zone with a new template Schedule to the Mixed Use Zone as at **Attachment A**.
 - 1.2 Replace the template Schedule to the Township Zone with a new template Schedule to the Township Zone as at **Attachment B**.
 - 1.3 Replace the template Schedule to the Residential Growth Zone with a new template Schedule to the Residential Growth Zone as at **Attachment C**.
 - 1.4 Replace the template Schedule to the General Residential Zone with a new template Schedule to the General Residential Zone as at **Attachment D**.
 - 1.5 Replace the template Schedule to the Neighbourhood Residential Zone with a new template Schedule to the Neighbourhood Residential Zone as at **Attachment E**.

HON. RICHARD WYNNE MP
Minister for Planning

Attachment A

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

SCHEDULE [NUMBER] TO CLAUSE 32.04 MIXED USE ZONEShown on the planning scheme map as **MUZ**[number].**NAME OF AREA****1.0 Objectives**

[Insert objective(s)]

Where no objectives are specified insert "None specified"

2.0 Clause 54 and Clause 55 requirements

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

3.0 Maximum building height requirement

Where no height is specified insert "None specified"

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

4.0 Exemption from notice and review

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

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

5.0 Application requirements

Attachment A

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

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 32.04, in addition to those specified in clause 32.04 and elsewhere in the scheme:

- ”

6.0 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 32.04, in addition to those specified in clause 32.04 and elsewhere in the scheme:

- ”

Attachment B

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

SCHEDULE [NUMBER] TO CLAUSE 32.05 TOWNSHIP ZONEShown on the planning scheme map as **TZ[number]**.**NAME OF AREA****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"

1.0 Neighbourhood character objectives

[Insert objective(s)]

Where no objectives are specified insert "None specified"

2.0 Clause 54 and Clause 55 requirements

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

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

Attachment B

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

4.0 Application requirements

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 32.05, in addition to those specified in clause 32.05 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 32.05, in addition to those specified in clause 32.05 and elsewhere in the scheme:

■ ”

Attachment C

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

--/20--
C--**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**--/20--
C--

[Insert objective(s)]

2.0 Requirements of Clause 54 and Clause 55--/20--
C--

	Standard	Requirement
Minimum street setback	A3 and B6	Insert "None specified" or a quantitative and measurable figure/amount
Site coverage	A5 and B8	Insert "None specified" or a quantitative and measurable figure/amount
Permeability	A6 and B9	Insert "None specified" or a quantitative and measurable figure/amount
Landscaping	B13	Insert "None specified" or a quantitative and measurable figure/amount
Side and rear setbacks	A10 and B17	Insert "None specified" or a quantitative and measurable figure/amount
Walls on boundaries	A11 and B18	Insert "None specified" or a quantitative and measurable figure/amount
Private open space	A17	Insert "None specified" or a quantitative and measurable figure/amount
	B28	Insert "None specified" or a quantitative and measurable figure/amount
Front fence height	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--/20--
C--

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"

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

4.0 Application requirements--/20--
C--

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 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

■ ”

Attachment C

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

5.0 Decision guidelines

~~5.0~~
C-

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 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- ”

Attachment D

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

SCHEDULE [NUMBER] TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONEShown on the planning scheme map as **GRZ or R1Z or R2Z or R3Z**[number].**NAME OF AREA****1.0 Neighbourhood character objectives**

[Insert objective(s)]

Where no objectives are specified insert "None specified"

2.0 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"

3.0 Requirements of Clause 54 and Clause 55

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

4.0 Maximum building height requirement for a dwelling or residential building

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

Attachment D

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

Where a height and number of storeys is specified insert “A building used as a 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

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 32.08, in addition to those specified in clause 32.08 and elsewhere in the scheme:

- ”

6.0 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:

- ”

Attachment E

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

SCHEDULE [NUMBER] TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONEShown on the planning scheme map as **NRZ[number]**.**NAME OF AREA****1.0 Neighbourhood character objectives**

[Insert objective(s)]

2.0 Minimum subdivision area

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

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

3.0 Permit requirement for the construction or extension of one dwelling on a lot

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	Insert "None specified" or "[insert number] square metres"
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	Insert "None specified" or "[insert number] square metres"

4.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Insert "None specified" or a quantitative and measurable figure/amount
Site coverage	A5 and B8	Insert "None specified" or a quantitative and measurable figure/amount
Permeability	A6 and B9	Insert "None specified" or a quantitative and measurable figure/amount
Landscaping	B13	Insert "None specified" or a quantitative and measurable figure/amount
Side and rear setbacks	A10 and B17	Insert "None specified" or a quantitative and measurable figure/amount
Walls on boundaries	A11 and B18	Insert "None specified" or a quantitative and measurable figure/amount
Private open	A17	Insert "None specified" or a quantitative and measurable figure/amount

Attachment E

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

	Standard	Requirement
space	B28	Insert "None specified" or a quantitative and measurable figure/amount
Front fence height	A20 and B32	Insert "None specified" or a quantitative and measurable figure/amount

5.0 Maximum building height requirement for a dwelling or residential building

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

Where a height and number of storeys is specified insert "A building used as a 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.

6.0 Application requirements

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 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- "

7.0 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 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- "

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