



# Victoria Government Gazette

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## Planning and Environment Act 1987

Section 7(5)

### MINISTERIAL DIRECTION

I, Lily D'Ambrosio Minister for Environment and Climate Action, 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 In the template Schedule to the Clause 37.01 Special Use Zone insert Automated collection point in Section 1 with a condition as at Attachment A.
  - 1.2 In the template Schedule to the Clause 37.02 Comprehensive Development Zone insert Automated collection point in Section 1 with a condition as at Attachment B.
  - 1.3 In the template Schedule to the Clause 37.04 Capital City Zone insert Automated collection point in Section 1 with a condition as at Attachment C.
  - 1.4 In the template Schedule to the Clause 37.05 Docklands Zone insert Automated collection point in Section 1 with a condition as at Attachment D.
  - 1.5 In the template Schedule to the Clause 37.06 Priority Development Zone insert Automated collection point in Section 1 with a condition as at Attachment E.
  - 1.6 In the template Schedule to the Clause 37.08 Activity Centre Zone insert Automated collection point in Section 1 with a condition as at Attachment F.

HON. LILY D'AMBROSIO MP  
Minister for Environment and Climate Action

**SPECIAL**

**Attachment A**

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

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

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## 2.0

30/07/2018

### Use of land

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

30/07/2018

### Subdivision

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.

**Attachment B**

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

**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 conditions against 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	
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>	Must meet the requirements of Clause 62.01
See Section 1 of 37.02-1 for relevant provisions	

**Section 2 - Permit required**

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

**Any other use not in Section 1 or 3**

See Section 2 of 37.02-1 for relevant provisions

**Section 3 - Prohibited****Use**

Ensure that uses listed have a basis in a strategic document such as the relevant Comprehensive Development Plan

See Section 3 of 37.02-1 for relevant provisions

**2.0**

30/07/2018

**Use of land**

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**

30/07/2018

**Subdivision**

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

30/07/2018

### Buildings and works

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

30/07/2018

### Signs

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.

**Attachment C**

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

30/07/2018

**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**

11/11/2022

**Section 1 - Permit not required**

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

**Section 2 - Permit required**

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

**Section 3 - Prohibited**

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

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## 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 37.04, 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

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 37.04, 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

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 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

30/07/2018

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.

**Attachment D**

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

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 conditions against uses listed have a basis in a strategic document related to the Docklands Area
Ensure that uses are defined terms at Clause 73.03	
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>	Must meet the requirements of Clause 62.01
See Section 1 of 37.05-1 for relevant provisions	

**Section 2 - Permit required**

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

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**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.

**Attachment E**

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

30/07/2018

**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>
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 37.06-1 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**

Ensure that uses listed have a basis in a strategic document related to a project or area of regional or State significance

See Section 3 of 37.06-1 for relevant provisions

**2.0****Use of land**

30/07/2018

Where no requirements are specified insert “None specified.”

or

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

See 37.06-2 for relevant provisions.

**3.0****Subdivision**

30/07/2018

Where no requirements are specified insert “None specified.”

or

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

See 37.06-3 for relevant provisions.

**4.0****Buildings and works**

30/07/2018

Where no requirements are specified insert “None specified.”

or

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

- [insert exemptions].”

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

- [insert requirements].”

See 37.06-4 for relevant provisions.

**5.0****Application requirements**

30/07/2018

Where no content requirements are insert “None specified.”

or

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

- [insert application requirements].”

See 37.06-5 for relevant provisions.

## **6.0 Exemption from notice and review**

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: “An application for [insert type of application broken into specific paragraphs based on the application class: use of land, construct a building or construct or carry out works and/or subdivision] is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.”

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

See 37.06-6 for relevant provisions.

## **7.0 Decision guidelines**

30/07/2018

Where no requirements are specified insert “None specified.”

or

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

- [insert decision guidelines].”

See 37.06-7 for relevant provisions.

## **8.0 Signs**

04/10/2018

Where no requirements are specified insert “None specified.”

or

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

See 37.06-8 for relevant provisions.

## **9.0 Other provisions of the scheme**

30/07/2018

Where no requirements are specified insert “None specified.”

or

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

[insert specified planning provision clauses].”

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

See 37.06-9 for relevant provisions.

**Attachment F**

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

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>
<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 37.08-2 for relevant provisions</p>	<p>Must meet requirements of Clause 62.01.</p>

**Section 2 - Permit required**

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

30/07/2018

#### 5.0 Precinct provisions

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.”

30/07/2018

#### 5.1 Precinct [number] – Precinct [name]

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

30/07/2018

#### 5.1-1 Precinct map

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

30/07/2018

#### 5.1-2 Precinct objectives

[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

30/07/2018

#### 5.1-3 Precinct requirements

[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

30/07/2018

### Signs

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

30/07/2018

### Other provisions of the scheme

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

30/07/2018

### Reference documents

[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.

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