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Planning and Environment Act 1987

Section 7(5)

MINISTERIAL DIRECTION

I, Stuart Menzies, Executive Director, State Planning Policy, Department of Transport and Planning, under delegation from the 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 the Direction:
 - 1.1. amend the table at paragraph 15 to list Clause 37.10 (Precinct Zone) and Clause 43.06 (Built Form Overlay) and specify that one or more schedules to those provisions may be included in a planning scheme, as shown in Attachment A.
2. In Annexure 2 to the Direction:
 - 2.1. insert a new template 'Schedule to Clause 37.10 Precinct Zone', as shown in Attachment B.
 - 2.2. insert a new template 'Schedule to Clause 43.06 Built Form Overlay', as shown in Attachment C.

STUART MENZIES
Executive Director, State Planning Policy
Department of Transport and Planning

SPECIAL

Attachment A

Planning and Environment Act 1987
Section 7(5)

MINISTERIAL DIRECTION

THE FORM AND CONTENT OF PLANNING SCHEMES

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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:

Victoria Planning Provisions and local provisions (other than a schedule)	Number format	Example
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

Schedules	Number format	Example
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:

Sentence / dot point format	Table format
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	43.06	1 or more	52.27	1
34.01	1	44.01	1 or more	52.28	1
34.03	1 or more	44.02	1 or more	52.32	1
35.03	1 or more	44.03	1 or more	52.33	1
35.04	1 or more	44.04	1 or more	53.01	1
35.05	1 or more	44.05	1 or more	53.06	1
35.06	1 or more	44.06	1 or more	53.15	1
35.07	1 or more	44.07	1 or more	59.15	1 or more
35.08	1 or more	44.08	1 or more	59.16	1
36.01	1	45.01	1	66.04	1
36.02	1	45.02s1	1	66.06	1
36.03	1	45.02s2	1	71.01	1
37.01	1 or more	45.05	1	72.02	1
37.02	1 or more	45.06	1 or more	72.03	1

VPP Clause or Sub-Clause	Number of Schedules
37.03	1
37.04	1 or more
37.05	1 or more
37.06	1 or more
37.07	1 or more
37.08	1 or more
37.10	1 or more

VPP Clause or Sub-Clause	Number of Schedules
45.08s1	1
45.08s2	1
45.09	1 or more
45.10	1 or more
45.11	1 or more
45.12	1
51.01	1

VPP Clause or Sub-Clause	Number of Schedules
72.04	1
72.05	1
72.08	1
74.01	1
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
Amendment Gazetted	19 July 2024
Amendment Gazetted	24 February 2025

Attachment B

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

SCHEDULE [NUMBER] TO CLAUSE 37.10 PRECINCT ZONE

Shown on the planning scheme map as **PRZ[number]**.

[NAME OF PRECINCT]

[Insert the name of the precinct, or if applying to part of the precinct, the name of that part].

1.0 Role of the precinct

[Insert a short statement of a maximum of 200 words about the role of the precinct or any land within the precinct with a specific role, function or built form outcome].

See clause 37.10-1 for relevant provisions.

2.0 Use and development objectives

If no use or development objectives are specified for the precinct, insert “None specified.”

or

[Insert up to ten use and development objectives]

Objectives must not duplicate the purpose of the zone and should be unique to the precinct or that part of the precinct to which the schedule applies.

See clause 37.10-1 for relevant provisions.

3.0 Use and development framework plan

[Insert a use and development framework plan for the area to which the schedule applies. The use and development framework plan must identify any land to which the master plan requirements of clause 37.10-3 apply].

See clause 37.10-2 for relevant provisions.

4.0 Master plan requirements

If there is no land to which the master plan requirements apply, insert “None specified.” The remaining sub-headings under this section can then be deleted.

Requirements before a permit is granted

If no requirements are specified, insert “None specified.”

or

[Insert a statement specifying the use, subdivision or buildings or works for which a permit may be granted before a master plan has been prepared to the satisfaction of the responsible authority].

Different requirements may be specified for all or any land to which the master plan requirements apply.

See clause 37.10-3 for relevant provisions.

Requirements for a master plan

If no requirements are specified, insert “None specified.”

or

[Insert a statement specifying the matters that must be described in a master plan].

Different requirements may be specified for different sites.

See clause 37.10-3 for relevant provisions.

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

Concept plan

If no concept plan is included for the purposes of clause 37.10-3, insert “None specified.”

or

[Insert a concept plan]

See clause 37.10-3 for relevant provisions.

5.0 Public benefit uplift framework

If no public benefit uplift framework is specified, insert “None specified.”

or

[Insert the limit or standard that may be exceeded if a public benefit is provided].

The schedule may also set out the public benefits and how they are to be calculated.

See clause 37.10-5 for relevant provisions.

6.0 Use of land

[Insert a table of applied zones or a table of uses. Multiple tables of uses or applied zones may be included if required. See 37.10-6 for relevant provisions].

If including applied zone provisions to land using zones from the Victoria Planning Provisions that will apply to land within the use and development framework plan area insert: “The requirements in the table of uses of the following zones in the planning scheme apply to the use of land, by reference to the use and development framework plan of this schedule.”

[Insert “Table of applied zones” as relevant]

Land	Applied zone
Land shown in Area 1 of the use and development framework plan	Applied zone provisions Clause 34.01 – Commercial 1 Zone
Land shown in Area 2 of the use and development framework plan	Applied zone provisions Clause 34.02 – Commercial 2 Zone
Land shown in Area 3 of the use and development framework plan	Applies zone provisions Clause 32.04 – Mixed Use Zone

If including a variation to an applied zone, insert a table of variations to applied zones with specified detail as follows: “The requirements in the table of applied zones are varied by the table of variations to applied zones”.

[Insert “Table of variations to applied zones” as relevant]

Use	Applied zone	Variation to the applied zone
Use	Clause 34.01 – Commercial 1 Zone	Ensure that conditions against uses listed have a basis in a strategic document related to the precinct.

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

Where no applied zone land use requirements are specified insert a table of uses with specified detail as follows: “The requirements in the table of uses apply to the use of land”.

[Insert “Table of uses” as relevant]

Section 1 - Permit not required

Use	Condition
Ensure that uses listed have a basis in a strategic document related to the precinct. Uses must be no more restrictive than existing equivalent VPP zones and should be consistent with the purpose of the zone. 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 precinct.
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 37.10-6 for relevant provisions.	Must meet 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 precinct. 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 precinct.
Any other use not in Section 1 or 3 See Section 2 of 37.10-6 for relevant provisions.	

Section 3 – Prohibited

Use
Ensure that uses listed have a basis in a strategic document related to the precinct. See Section 3 of 37.10-6 for relevant provisions.

Use of land requirements

If no requirements are specified, insert “None specified.”

or

[insert requirements]

See clause 37.10-6 for relevant provisions.

7.0

Subdivision

Permit requirements

If no subdivision permit requirement exemptions are specified, insert “None specified.”

or

[insert permit exemptions]

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

See clause 37.10-7 for relevant provisions.

Subdivision requirements

If no subdivision requirements are specified, insert “None specified.”

or

[insert subdivision requirements]

See clause 37.10-7 for relevant provisions.

8.0 Buildings and works

Permit requirements

If no permit requirements or exemptions are specified, insert “None specified.”

or

[Insert requirement for a permit to construct a fence]

and/or

[Insert permit exemption]

See clause 37.10-8 for relevant provisions.

Buildings and works requirements

If no buildings and works requirements are specified, insert “None specified.”

or

[insert buildings and works requirements]

See clause 37.10-8 for relevant provisions.

Buildings and works requirements that do not apply

If all other provisions or requirements in this planning scheme relating to the construction of a building or the construction or carrying out of works continue to apply, insert “None specified.”

or

[specify the provisions or requirements in this planning scheme relating to the construction of a building or the construction or carrying out of works that do not apply].

See clause 37.10-8 for relevant provisions.

Outcomes and standards

If no outcomes and standards are specified, insert “None specified.”

or

Insert:

“[Insert name of outcome]

Outcome

[Insert outcome]

Standard ##

[Insert standard]

Decision guidelines

[Insert decision guidelines]”

See clause 37.10-4 for relevant provisions

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

9.0 Application requirements

If no requirements are specified, insert “None specified.”

or

[Insert application requirements]

Ensure that application requirements do not duplicate requirements of the Precinct Zone.

See clause 37.10-9 for relevant provisions.

10.0 Notice and review

If no notice and review requirements are specified, insert “None specified.”

or

If the exemption from notice and review in clause 37.10-10 does not apply to an application, insert “An application for [insert 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 [as relevant].”

Note: Exemption from notice and review applies to all applications unless specified otherwise.

See clause 37.10-10 for relevant provisions.

11.0 Decision guidelines

If no decision guidelines are specified, insert “None specified.”

or

[Insert decision guidelines]

Ensure that decision guidelines do not duplicate decision guidelines in the Precinct Zone or clause 65.

See clause 37.10-11 for relevant provisions.

12.0 Mandatory permit conditions

If no mandatory permit conditions are specified, insert “None specified.”

or

[Insert conditions that the responsible authority must include in deciding to grant a permit under the zone or for land to which a master plan will apply]

See clause 37.10-12 for relevant provisions.

13.0 Signs

If a different sign category isn’t specified, insert “None specified.”

or

If a different sign category is specified, insert “All land to which this schedule applies is in Category [insert sign category].”

See clause 37.10-13 for relevant provisions.

14.0 Required bicycle facilities

If no bicycle space requirements are specified for the purposes of clause 52.34-5, insert “None specified.”

or

If bicycle space requirements are specified for the purposes of clause 52.34-5, insert “The following bicycle space requirements apply for the purposes of clause 52.34-5 of this planning scheme.”

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

[Insert any bicycle space requirement for an employee, resident, visitor, shopper or student]

Insert the following table:

Table X – Bicycle spaces

Use	Employee/resident	Visitor/shopper/student
Insert use	Insert bicycle space requirement	Insert bicycle space requirement

See clauses 37.10-14 and 52.34-5 for relevant provisions.

15.0

Transitional provisions

If no transitional provisions are specified, insert “None specified.”

or

[Insert transitional provisions]

See clause 37.10-15 for relevant provisions.

Attachment C

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

SCHEDULE [NUMBER] TO CLAUSE 43.06 BUILT FORM OVERLAYShown on the planning scheme map as **BFO[number]**.**[NAME OF BUILT FORM AREA]**

Insert the name of the activity centre, precinct or place, or if applying to part of an activity centre, precinct or place, the name of that part.

1.0 Development objectives

If no development objectives are specified, insert “None specified.”

or

[Insert up to five development objectives]

Objectives must not duplicate the purposes, outcomes or standards specified in the overlay or the schedule and should be unique to the area the schedule applies to.

See clause 43.06-1 for relevant provisions.

2.0 Development framework

[Insert a development framework]

The development framework may consist of maps, plans, character statements and tables.

If the development framework specifies building typologies and future character, insert the following:

“The building typologies and future character for each part of the land is set out in the following table:”

Table [Insert table number]

Building typology	Future character
Insert description of building typology.	Insert statement of future character for the corresponding building typology.

See clause 43.06-2 for relevant provisions.

3.0 Master plan requirements**Land to which the master plan requirements apply**

Land may be specified by a map or a written description.

If no land is specified, insert “None specified.”

or

[Specify the land to which the master plan requirements of clause 43.06-3 apply]

See clause 43.06-3 for relevant provisions.

Requirement before a permit is granted

If no requirements are specified, insert “None specified.”

or

[Insert a statement specifying the use, subdivision or buildings or works for which a permit may be granted before a master plan has been prepared to the satisfaction of the responsible authority]

Different requirements may be specified for all or any land to which the master plan requirements apply.

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

See clause 43.06-3 for relevant provisions.

Requirements for a master plan

If no requirements are specified, insert “None specified.”

or

[Insert a statement specifying the matters that must be described in a master plan]

Different requirements may be specified for all or any land to which the master plan requirements apply.

See clause 43.06-3 for relevant provisions.

4.0 Public benefit uplift framework

If no public benefit uplift framework is specified, insert “None specified.”

or

[Insert the mandatory standard that may be exceeded if a public benefit is provided].

The schedule may also set out the public benefits and how they are to be calculated.

See clause 43.06-5 for relevant provisions.

5.0 Buildings and works

Permit requirement

If no permit requirements or exemptions are specified, insert “None specified.”

or

[Insert requirement for a permit to construct a fence]

and/or

[Insert permit exemption]

See clause 43.06-6 for relevant provisions.

6.0 Outcomes and standards

If the outcomes and standards in the overlay and the schedule prevail over any inconsistent provisions in the planning scheme, insert: “The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.”

See clause 43.06-4 for relevant provisions.

6.1 Outcomes that do not apply

If all outcomes apply, insert “None specified.”

or

Specify the outcomes that do not apply.

Examples:

“The outcome in clause 43.06-7.1 does not apply.”

“The outcomes in clauses 43.06-7.1, 43.06-7.2 and 43.06-7.3 do not apply.”

See clause 43.06-4 for relevant provisions.

6.2 Standards

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

Any standard specified in this schedule is in addition to any standard in clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

A schedule may do any of the following:

- Specify that a standard in the overlay does not apply.
- Specify an additional standard.
- Vary, replace or make mandatory a standard in the overlay.
- Specify decision guidelines for an outcome.

See clause 43.06-4 for relevant provisions.

If the schedule does any of the above, insert a sub-sub section number and heading (using the heading of the corresponding clause in the overlay) and the applicable text as shown in the examples below:

Examples of sub-sub sections:

“6.2-1 Building typology and future character

**Standard BF01 does not apply.*

***Standard**

[Insert applicable plans, maps, text or tables]

***Decision guidelines**

[Insert decision guidelines]”

**Delete if not applicable*

“6.2-2 Building heights

**Standard BF02 does not apply.*

***Standard**

[Insert applicable plans, maps, text or tables]

***Decision guidelines**

[Insert decision guidelines]”

**Delete if not applicable*

6.3 Other outcomes and standards

If no additional outcomes and standards are specified, insert “None specified.”

or

Insert:

“6.3-1 [Insert name of outcome]

Outcome

[Insert outcome]

***Standard BF##**

[Insert standard]

***Decision guidelines**

[Insert decision guidelines]”

**Delete if not applicable*

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

See clause 43.06-4 for relevant provisions.

7.0 Subdivision

Permit requirements

If no permit exemptions are specified, insert “None specified.”

or

[Insert permit exemption]

See clause 43.06-8 for relevant provisions.

Subdivision requirements

If no requirements are specified, insert “None specified.”

or

[Insert specific requirements relating to the subdivision of land]

See clause 43.06-8 for relevant provisions.

Public open space contribution requirement

Type or location of subdivision	Amount of contribution for public open space
Insert type or location of subdivision or “None specified”	Clause 43.06-8 specifies what type of contribution may be specified.

See clause 43.06-8 for relevant provisions.

8.0 Application requirements

If no application requirements are specified, insert “None specified.”

or

[Insert application requirements]

See clause 43.06-9 for relevant provisions.

9.0 Notice and review

If no notice and review requirements are specified, insert “None specified.”

or

If the exemption from notice and review in clause 43.06-10 does not apply to an application, insert “An application for [inset 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 [as relevant].”

Note: The notice and review exemption in the overlay applies to applications unless specified otherwise in this schedule.

See clause 43.06-10 for relevant provisions.

10.0 Decision guidelines

If no decision guidelines are specified, insert “None specified.”

or

[Insert decision guidelines]

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

Ensure that decision guidelines do not duplicate decision guidelines in the overlay or clause 65.
See clause 43.06-11 for relevant provisions.

11.0 Mandatory permit conditions

If no mandatory permit conditions are specified, insert “None specified.”

or

[Insert conditions that the responsible authority must include in deciding to grant a permit under the overlay or for land to which a master plan will apply]

See clause 43.06-12 for relevant provisions.

12.0 Signs

If no requirements are specified, insert “None specified.”

or

[Insert additional requirements for the development of land for a signs]

Note: The schedule must not specify a sign category for the purposes of clause 52.05.

See clause 43.06-13 for relevant provisions.

13.0 Transitional provisions

If no transitional provisions are specified, insert “None specified.”

or

[Insert transitional provisions]

See clause 43.06-14 for relevant provisions.

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