



Victoria Government Gazette

No. S 82 Tuesday 4 March 2025
By Authority of Victorian Government Printer

Planning and Environment Act 1987

Section 7(5)

MINISTERIAL DIRECTION

I, Sonya Kilkeny, 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 In the template Schedule to the Mixed Use Zone update the table in section 2.0 to renumber standards and update the standards that can be varied at Attachment A.
 - 1.2 In the template Schedule to the Township Zone update the table in section 2.0 to renumber standards and update the standards that can be varied at Attachment B.
 - 1.3 In the template Schedule to the Residential Growth Zone update the table in section 3.0 to renumber standards and update the standards that can be varied at Attachment C.
 - 1.4 In the template Schedule to the General Residential Zone update the table in section 3.0 to renumber standards and update the standards that can be varied at Attachment D.
 - 1.5 In the template Schedule to the Neighborhood Residential Zone update the table in section 3.0 to renumber standards and update the standards that can be varied at Attachment E.
 - 1.6 In the template Schedule to the Neighborhood Character Overlay update the table in section 4.0 to renumber standards and update the standards that can be varied at Attachment F.

HON. SONYA KILKENNY MP
Minister for Planning

SPECIAL

Attachment A

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

SCHEDULE [NUMBER] TO CLAUSE 32.04 MIXED USE ZONE

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

NAME OF AREA

1.0 Objectives

[Insert objective(s)]

Insert a maximum of 5 objectives

or

Where no objectives are specified insert “None specified”

2.0 Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A3	Insert “None specified” or a quantitative and measurable figure/amount
	B2-1	Insert “None specified” or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B2-1
Site coverage	A5	Insert “None specified” or a quantitative and measurable figure/amount
	B2-5	Insert “None specified” or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard B2-5
Permeability	A6	Insert “None specified” or a quantitative and measurable figure/amount
Side and rear setbacks	A10	Insert “None specified” or a quantitative and measurable figure/amount
Walls on boundaries	A11	Insert “None specified” or a quantitative and measurable figure/amount
Private open space	A17	Insert “None specified” or a quantitative and measurable figure/amount
	B3-5	Insert “None specified” or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B3-5
Front fence height	A20 and B2-8	Insert “None specified” or a quantitative and measurable figure/amount

3.0 Maximum building height requirement

Where no height is specified insert “None specified.”

or

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.”

or

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

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

5.0 Application requirements

Where no application 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 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

▪ ...”

6.0 Decision guidelines

Where no decision guidelines are specified insert “None specified.”

or

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 which must be considered, as appropriate, by the responsible authority:

▪ ...”

7.0 Signs

Where no sign category is specified insert “None specified.”

or

Where sign requirements are specified insert “Sign requirements are at Clause 52.05. Land affected by this schedule is in Category [insert sign category].”

▪ ...”

Attachment B

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

SCHEDULE [NUMBER] TO CLAUSE 32.05 TOWNSHIP ZONE

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

NAME OF AREA

1.0 Neighbourhood character objectives

[Insert objective(s)]

Insert a maximum of 5 objectives

or

Where no objectives are specified insert “None specified”

2.0 Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A3	Insert “None specified” or a quantitative and measurable figure/amount
	B2-1	Insert “None specified” or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B2-1
Site coverage	A5	Insert “None specified” or a quantitative and measurable figure/amount
	B2-5	Insert “None specified” or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard B2-5
Permeability	A6	Insert “None specified” or a quantitative and measurable figure/amount
Side and rear setbacks	A10	Insert “None specified” or a quantitative and measurable figure/amount
Walls on boundaries	A11	Insert “None specified” or a quantitative and measurable figure/amount
Private open space	A17	Insert “None specified” or a quantitative and measurable figure/amount
	B3-5	Insert “None specified” or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B3-5
Front fence height	A20 and B2-8	Insert “None specified” or a quantitative and measurable figure/amount

3.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

Where no height is specified insert “None specified.”

or

Where a height is specified insert “A building used as a dwelling, small second 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.

4.0 Application requirements

Where no application requirements are specified insert “None specified.”

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

or

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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- ...”

5.0 Decision guidelines

Where no decision guidelines are specified insert “None specified.”

or

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 which must be considered, as appropriate, by the responsible authority:

- ...”

Attachment C

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

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

[Insert objective(s)] (which must be inserted)
 Insert a maximum of 5 objectives

2.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3	Insert "None specified" or a quantitative and measurable figure/amount
	B2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B2-1
Site coverage	A5	Insert "None specified" or a quantitative and measurable figure/amount
	B2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard B2-5
Permeability	A6 and B9	Insert "None specified" or a quantitative and measurable figure/amount
Side and rear setbacks	A10	Insert "None specified" or a quantitative and measurable figure/amount
Walls on boundaries	A11	Insert "None specified" or a quantitative and measurable figure/amount
Private open space	A17	Insert "None specified" or a quantitative and measurable figure/amount
	B3-5	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B3-5
Front fence height	A20 and B2-8	Insert "None specified" or a quantitative and measurable figure/amount

3.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

Where no height is specified insert "None specified."
 or
 Where a height is specified insert "A building used as a dwelling, small second 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

Where no application 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 32.07, in addition to those specified in

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

Clause 32.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- ...”

5.0 Decision guidelines

Where no decision guidelines are specified insert “None specified.”

or

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 which must be considered, as appropriate, by the responsible authority:

- ...”

Attachment D

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

SCHEDULE [NUMBER] TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ or R1Z or R2Z or R3Z[number]**.

NAME OF AREA

1.0 Neighbourhood character objectives

[Insert objective(s)]

Insert a maximum of 5 objectives

or

Where no objectives are specified insert "None specified"

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?

Where the construction or extension of a dwelling, small second dwelling or residential building is not exempt from the minimum garden area requirement insert "No"

or

Where the construction or extension of a dwelling, small second dwelling or residential building is exempt from the minimum garden area requirement insert "Yes"

3.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3	Insert "None specified" or a quantitative and measurable figure/amount
	B2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B2-1
Site coverage	A5	Insert "None specified" or a quantitative and measurable figure/amount
	B2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard B2-5
Permeability	A6	Insert "None specified" or a quantitative and measurable figure/amount
Side and rear setbacks	A10	Insert "None specified" or a quantitative and measurable figure/amount
Walls on boundaries	A11	Insert "None specified" or a quantitative and measurable figure/amount
Private open space	A17	Insert "None specified" or a quantitative and measurable figure/amount
	B3-5	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B3-5
Front fence height	A20 and B2-8	Insert "None specified" or a quantitative and measurable figure/amount

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

Where no height and number of storeys is specified insert “None specified.”

or

Where a height and number of storeys is specified insert “A building used as a dwelling, small second 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.”

or

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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

▪ ...”

6.0 Decision guidelines

Where no decision guidelines are specified insert “None specified.”

or

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 which must be considered, as appropriate, by the responsible authority:

▪ ...”

Attachment E

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

SCHEDULE [NUMBER] TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

NAME OF AREA

1.0 Neighbourhood character objectives

[Insert objective(s)] (which must be inserted)
 Insert a maximum of 5 objectives

2.0 Minimum subdivision area

Where the minimum lot size for subdivision is not specified insert “None specified.”
 or
 Where the minimum lot size for subdivision is specified insert “The minimum lot size for subdivision is [insert number] square metres.”

3.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3	Insert “None specified” or a quantitative and measurable figure/amount
	B2-1	Insert “None specified” or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B2-1
Site coverage	A5	Insert “None specified” or a quantitative and measurable figure/amount
	B2-5	Insert “None specified” or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard B2-5
Permeability	A6	Insert “None specified” or a quantitative and measurable figure/amount
Side and rear setbacks	A10	Insert “None specified” or a quantitative and measurable figure/amount
Walls on boundaries	A11	Insert “None specified” or a quantitative and measurable figure/amount
Private open space	A17	Insert “None specified” or a quantitative and measurable figure/amount
	B3-5	Insert “None specified” or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B3-5
Front fence height	A20 and B2-8	Insert “None specified” or a quantitative and measurable figure/amount

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

Where no height and number of storeys is specified insert “None specified.”
 or

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

Where a height and number of storeys is specified insert “A building used as a dwelling, small second 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.”

or

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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- ...”

6.0 Decision guidelines

Where no decision guidelines are specified insert “None specified”

or

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 which must be considered, as appropriate, by the responsible authority:

- ...”

Attachment F

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

SCHEDULE [NUMBER] TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

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

Name of Schedule

1.0 Statement of neighbourhood character

Clause 43.05 requires a schedule to contain a statement of the key features of the neighbourhood character.

See 43.05-1 for relevant provisions.

2.0 Neighbourhood character objective

Clause 43.05 requires a schedule to contain the neighbourhood character objectives to be achieved.

Insert a maximum of 5 objectives

See 43.05-1 for relevant provisions.

3.0 Permit requirement

Where no requirements are specified insert “None specified.”

or

Where permit requirements are specified insert specific permit requirements such as “A permit is required to [insert specific requirement/s: construction of an outdoor swimming pool associated with a dwelling/ the construction or extension of an outbuilding normal to a dwelling/ demolish or remove a building/ remove, destroy or lop trees]”.

See 43.05-2 for relevant provisions.

4.0 Modification to Clause 54 and Clause 55 standards

Standard	Modified requirement
Insert “None specified” or Insert standard number	Insert “None specified” or insert modified requirement noting the standards which cannot be modified at Clause 43.05-3

See 43.05-3 for relevant provisions.

5.0 Other requirements

Requirement name	Requirement
Insert “None specified” or Insert name of requirement	Insert “None specified” or insert requirement

6.0 Decision guidelines

Where no requirements are specified insert “None specified.”

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

or

Where decision guidelines are specified insert “The following decision guidelines apply to an application for a permit under Clause 43.05 in addition to those specified in Clause 43.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ...”

See 43.05-5 for relevant provisions.

This page was left blank intentionally

This page was left blank intentionally

ive

The *Victoria Government Gazette* is published by IVE Group Limited with the authority of the Government Printer for the State of Victoria

© State of Victoria 2025

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

Address all enquiries to the Government Printer for the State of Victoria
Level 2, 1 Macarthur Street
Melbourne 3002
Victoria, Australia

How To Order



**Retail &
Mail Sales**

Victoria Government Gazette
Ground Floor, Building 8,
658 Church Street,
Richmond 3121



Telephone

03 8523 4601

email

gazette@ivegroup.com.au

Price Code A