

# CONTENTS

21 SEP 2009

SECTION	CLAUSE	
		Objectives of planning in Victoria
		Purposes of this planning scheme
<b>CONTENTS</b>		Contents
<b>USER GUIDE</b>		User guide
<b>STATE PLANNING POLICY FRAMEWORK</b>	<b>10</b>	<b>State Planning Policy Framework</b>
	<b>11</b>	<b>Introduction, goal and principles</b>
	11.01	Introduction
	11.02	Goal
	11.03	Principles of land use and development planning
	<b>12</b>	<b>Metropolitan development</b>
	12.01	A more compact city
	12.02	Better management of metropolitan growth
	12.03	Networks with the regional cities
	12.04	A more prosperous city
	12.05	A great place to be
	12.06	A fairer city
	12.07	A greener city
	12.08	Better transport links
	12.09	Geographic strategies
	<b>13</b>	<b>[no content]</b>
	<b>14</b>	<b>Settlement</b>
	14.01	Planning for urban settlement
	<b>15</b>	<b>Environment</b>
	15.01	Protection of catchments, waterways and groundwater
	15.02	Floodplain management
	15.03	Salinity
	15.04	Air quality
	15.05	Noise abatement
	15.06	Soil contamination
	15.07	Protection from wildfire
	15.08	Coastal areas
	15.09	Conservation of native flora and fauna
	15.10	Open space
	15.11	Heritage

SECTION	CLAUSE
	15.12 Energy efficiency
	15.13 Alpine Areas
	15.14 Renewable energy
<b>16</b>	<b>Housing</b>
	16.01 Residential development for single dwellings
	16.02 Medium density housing
	16.03 Rural living and rural residential development
	16.04 Crisis accommodation and community care units
	16.05 Affordable housing
	16.06 Residential aged care facilities
<b>17</b>	<b>Economic development</b>
	17.01 Activity centres
	17.02 Business
	17.03 Industry
	17.04 Tourism
	17.05 Agriculture
	17.06 Intensive animal industries
	17.07 Forestry and timber production
	17.08 Mineral resources
	17.09 Extractive industry
	17.10 Apiculture
<b>18</b>	<b>Infrastructure</b>
	18.01 Declared highways, railways and tramways
	18.02 Car parking and public transport access to development
	18.03 Bicycle transport
	18.04 Airfields
	18.05 Ports
	18.06 Health facilities
	18.07 Education facilities
	18.08 Survey infrastructure
	18.09 Water supply, sewerage and drainage
	18.10 Waste management
	18.11 High pressure pipelines
	18.12 Developer contributions to infrastructure
	18.13 Telecommunications
<b>19</b>	<b>Particular uses and development</b>
	19.01 Subdivision
	19.02 [no content]
	19.03 Design and built form
	19.04 Brothels

SECTION	CLAUSE		
<b>LOCAL PLANNING POLICY FRAMEWORK</b>	<b>20</b>	<b>Operation of the Local Planning Policy Framework</b>	
	<b>21</b>	<b>Municipal Strategic Statement</b>	
	21.01	Purpose	
	21.02	Municipal profile	
	21.03	Land use challenges for the new millennium	
	21.04	Vision	
	21.05	Residential land use	
	21.06	Retail and commercial land use	
	21.07	Industrial land use	
	21.08	Foreshore	
	21.09	Environment, wetlands and waterways	
	21.10	Non urban areas	
	21.11	Open space	
	21.12	Transport, movement and access	
	21.13	Heritage	
	21.14	Performance monitoring and review	
		<b>22</b>	<b>Local Planning Policies</b>
		22.01	Cheltenham Business Centre Policy
		22.02	Springvale Industrial Park Area Policy
		22.03	Sandbelt Open Space Project Policy
		22.04	South East Non Urban Area Policy
	22.05	Moorabbin Airport Environs Policy	
	22.06	South Road Industrial Gateway Policy	
	22.07	Enterprise Sites Policy	
	22.08	Park View Industrial Estate Policy	
	22.09	Parkdale Plaza Business Centre Policy	
	22.10	Former Epsom Training Facility and Environs Policy	
	22.11	Residential Development Policy	
	22.12	Carrum Activity Centre Policy	
	22.13	Clayton South Framework Policy	
	22.14	Mordialloc Activity Centre Policy	
	22.15	Outdoor Advertising Signage Policy	
	22.16	Heritage Policy	
	22.17	Highett Activity Centre Policy	
<b>ZONES</b>	<b>30</b>	<b>Zones</b>	
	<b>31</b>	<b>Operation of zones</b>	
		<b>32</b>	<b>Residential Zones</b>
		32.01	Residential 1 Zone
		32.04	Mixed Use Zone
		32.06	Residential 3 Zone

SECTION	CLAUSE	
	<b>33</b>	<b>Industrial Zones</b>
	33.01	Industrial 1 Zone
	33.03	Industrial 3 Zone
	<b>34</b>	<b>Business Zones</b>
	34.01	Business 1 Zone
	34.02	Business 2 Zone
	34.03	Business 3 Zone
	34.04	Business 4 Zone
	34.05	Business 5 Zone
	<b>35</b>	<b>Rural Zones</b>
	35.04	Green Wedge Zone
	<b>36</b>	<b>Public Land Zones</b>
	36.01	Public Use Zone
	36.02	Public Park and Recreation Zone
	36.03	Public Conservation and Resource Zone
	36.04	Road Zone
	<b>37</b>	<b>Special Purpose Zones</b>
	37.01	Special Use Zone
	37.02	Comprehensive Development Zone
	37.03	Urban Floodway Zone
<b>OVERLAYS</b>	<b>40</b>	<b>Overlays</b>
	<b>41</b>	<b>Operation of overlays</b>
	<b>42</b>	<b>Environment and Landscape Overlays</b>
	42.01	Environmental Significance Overlay
	42.02	Vegetation Protection Overlay
	<b>43</b>	<b>Heritage and Built Form Overlays</b>
	43.01	Heritage Overlay
	43.02	Design and Development Overlay
	43.03	Incorporated Plan Overlay
	43.04	Development Plan Overlay
	43.05	Neighbourhood Character Overlay
	<b>44</b>	<b>Land Management Overlays</b>
	44.04	Land Subject to Inundation Overlay
	44.05	Special Building Overlay

SECTION	CLAUSE	
	<b>45</b>	<b>Other Overlays</b>
	45.01	Public Acquisition Overlay
	45.02	Airport Environs Overlay
	45.03	Environmental Audit Overlay
	45.04	Road Closure Overlay
<b>PARTICULAR PROVISIONS</b>	<b>50</b>	<b>Particular provisions</b>
	<b>51</b>	<b>Operation of particular provisions</b>
	<b>52</b>	<b>[no content]</b>
	52.01	Public open space contribution and subdivision
	52.02	Easements, restrictions and reserves
	52.03	Specific sites and exclusions
	52.04	Satellite dish
	52.05	Advertising signs
	52.06	Car parking
	52.07	Loading and unloading of vehicles
	52.08	Earth resource exploration and development
	52.09	Extractive industry and extractive industry interest areas
	52.10	Uses with adverse amenity potential
	52.11	Home occupation
	52.12	Service station
	52.13	Car wash
	52.14	Motor vehicle, boat or caravan sales
	52.15	Heliport
	52.16	Native vegetation precinct plan
	52.17	Native vegetation
	52.18	Timber production
	52.19	Telecommunications facility
	52.20	Convenience restaurant and take-away food premises
	52.21	Private tennis court
	52.22	Crisis accommodation
	52.23	Shared housing
	52.24	Community care unit
	52.25	Crematorium
	52.26	Cattle feedlot
	52.27	Licensed premises
	52.28	Gaming
	52.29	Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 road
	52.30	Freeway service centre
	52.31	Broiler farm
	52.32	Wind energy facility
52.33	Shipping container storage	
52.34	Bicycle facilities	
52.35	Urban context report and design response for residential	

SECTION	CLAUSE	
		development of four or more storeys
	52.36	Integrated public transport planning
	52.37	Post boxes and dry stone walls
	52.38	2009 Bushfire recovery
	52.39	2009 Bushfire – replacement buildings
	52.40	Government funded education facilities
	52.41	Government funded social housing
	52.42	Renewable energy facility (other than wind energy facility)
	52.43	Interim measures for bushfire protection
	<b>54</b>	<b>One dwelling on a lot</b>
	54.01	Neighbourhood and site description and design response
	54.02	Neighbourhood character
	54.03	Site layout and building massing
	54.04	Amenity impacts
	54.05	On-site amenity and facilities
	54.06	Detailed design
	<b>55</b>	<b>Two or more dwellings on a lot and residential buildings</b>
	55.01	Neighbourhood and site description and design response
	55.02	Neighbourhood character and infrastructure
	55.03	Site layout and building massing
	55.04	Amenity impacts
	55.05	On-site amenity and facilities
	55.06	Detailed design
	<b>56</b>	<b>Residential subdivision</b>
	56.01	Subdivision site and context description and design response
	56.02	Policy implementation
	56.03	Livable and sustainable communities
	56.04	Lot design
	56.05	Urban landscape
	56.06	Access and mobility management
	56.07	Integrated water management
	56.08	Site management
	56.09	Utilities
	56.10	Transitional arrangements
	<b>57</b>	<b>Metropolitan green wedge land</b>
<b>GENERAL PROVISIONS</b>	<b>60</b>	<b>General provisions</b>
	<b>61</b>	<b>Administration of this scheme</b>
	61.01	Administration and enforcement of this scheme

SECTION	CLAUSE
	61.02 What area is covered by this scheme?
	61.03 What does this scheme consist of?
	61.04 When did this scheme begin?
	61.05 Effect of this scheme
	61.06 Determination of boundaries
<b>62</b>	<b>Uses, buildings, works, subdivisions and demolition not requiring a permit</b>
	62.01 Uses not requiring a permit
	62.02 Buildings and works
	62.03 Events on public land
	62.04 Subdivisions not requiring a permit
	62.05 Demolition
<b>63</b>	<b>Existing uses</b>
	63.01 Extent of existing use rights
	63.02 Characterisation of use
	63.03 Effect of definitions on existing use rights
	63.04 Section 1 uses
	63.05 Section 2 and 3 uses
	63.06 Expiration of existing use rights
	63.07 Compliance with codes of practice
	63.08 Alternative use
	63.09 Shop conditions
	63.10 Damaged or destroyed buildings or works
	63.11 Proof of continuous use
	63.12 Decision guidelines
<b>64</b>	<b>General provisions for use and development of land</b>
	64.01 Land used for more than one use
	64.02 Land used in conjunction with another use
	64.03 Subdivision of land in more than one zone
<b>65</b>	<b>Decision guidelines</b>
	65.01 Approval of an application or plan
	65.02 Approval of an application to subdivide land
<b>66</b>	<b>Referrals and notice provisions</b>
	66.01 Subdivision referrals
	66.02 Use and development referrals
	66.03 Referral of permit applications under other State standard provisions
	66.04 Referral of permit applications under local provisions
	66.05 Notice of permit applications under State standard provisions

<b>SECTION</b>	<b>CLAUSE</b>	
	66.06	Notice of permit applications under local provisions
	<b>67</b>	<b>Applications under Section 96 of the Act</b>
	67.01	Exemptions from Section 96(1) and 96(2) of the Act
	67.02	Notice requirements
	67.03	Notice requirements - native vegetation
	67.04	Notice exemption
<b>DEFINITIONS</b>	<b>70</b>	<b>Definitions</b>
	<b>71</b>	<b>Meaning of words</b>
	<b>72</b>	<b>General terms</b>
	<b>73</b>	<b>Outdoor advertising terms</b>
	<b>74</b>	<b>Land use terms</b>
	<b>75</b>	<b>Nesting diagrams</b>
	75.01	Accommodation group
	75.02	Agriculture group
	75.03	Child care centre group
	75.04	Education centre group
	75.05	Industry group
	75.06	Leisure and recreation group
	75.07	Earth resource exploration and development group
	75.08	Office Group
	75.09	Place of assembly group
	75.10	Pleasure boat facility group
	75.11	Retail premises group
	75.12	Retail premises group (sub-group of shop)
	75.13	Transport terminal group
	75.14	Utility installation group
	75.15	Warehouse group
	75.16	Land use terms that are not nested
<b>INCORPORATED DOCUMENTS</b>	<b>80</b>	<b>Incorporated documents</b>
	<b>81</b>	<b>Documents incorporated in this scheme</b>
	81.01	Table of documents incorporated in this scheme
<b>LIST OF AMENDMENTS</b>		<b>List of amendments to this scheme</b>