

CONTENTS

21 SEP 2009

SECTION	CLAUSE	
		Objectives of planning in Victoria
		Purposes of this planning scheme
CONTENTS		Contents
USER GUIDE		User guide
STATE PLANNING POLICY FRAMEWORK	10	State Planning Policy Framework
	11	Introduction, goal and principles
	11.01	Introduction
	11.02	Goal
	11.03	Principles of land use and development planning
	12	Metropolitan development
	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
	13	[no content]
	14	Settlement
	14.01	Planning for urban settlement
	15	Environment
	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

SECTION	CLAUSE
	15.11 Heritage
	15.12 Energy efficiency
	15.13 Alpine Areas
	15.14 Renewable energy
16	Housing
	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
17	Economic development
	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
18	Infrastructure
	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

SECTION	CLAUSE	
	19	Particular uses and development
	19.01	Subdivision
	19.02	[no content]
	19.03	Design and built form
	19.04	Brothels
LOCAL PLANNING POLICY FRAMEWORK	20	Operation of the Local Planning Policy Framework
	21	Municipal Strategic Statement
	21.01	Municipal Context
	21.02	Natural Environment
	21.03	Settlement and Housing
	21.04	Economic Development and Employment
	21.05	Development and Community Infrastructure
	21.06	Heritage
	21.07	Bacchus Marsh
	21.08	Ballan
	21.09	Small Towns
	21.10	Monitoring and Review
	21.11	Reference Documents
		22
	22.01	Dams
	22.02	Special Water Supply Catchments
	22.03	Houses and House Lot Excisions in Rural Areas
	22.04	Animal Keeping
	22.05	Presentation of Industrial Areas
ZONES	30	Zones
	31	Operation of zones
	32	Residential Zones
	32.01	Residential 1 Zone
	32.02	Residential 2 Zone
	32.03	Low Density Residential Zone
	32.04	Mixed Use Zone
	32.05	Township Zone
	33	Industrial Zones
	33.01	Industrial 1 Zone
	33.02	Industrial 2 Zone
	34	Business Zones
	34.01	Business 1 Zone
	34.02	Business 2 Zone

SECTION	CLAUSE
	35 Rural Zones
	35.03 Rural Living Zone
	35.06 Rural Conservation Zone
	35.07 Farming Zone
	36 Public Land Zones
	36.01 Public Use Zone
	36.02 Public Park and Recreation Zone
	36.03 Public Conservation and Resource Zone
	36.04 Road Zone
	37 Special Purpose Zones
	37.01 Special Use Zone
	37.02 Comprehensive Development Zone
OVERLAYS	40 Overlays
	41 Operation of overlays
	42 Environment and Landscape Overlays
	42.01 Environmental Significance Overlay
	42.02 Vegetation Protection Overlay
	42.03 Significant Landscape Overlay
	43 Heritage and Built Form Overlays
	43.01 Heritage Overlay
	43.02 Design and Development Overlay
	43.04 Development Plan Overlay
	44 Land Management Overlays
	44.06 Wildfire Management Overlay
	45 Other Overlays
	45.01 Public Acquisition Overlay
	45.02 Airport Environs Overlay
	45.03 Environmental Audit Overlay
	45.04 Road Closure Overlay
	45.05 Restructure Overlay

SECTION	CLAUSE	
PARTICULAR PROVISIONS	50	Particular provisions
	51	Operation of particular provisions
	52	[no content]
	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 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	

SECTION	CLAUSE	
	52.41	Government funded social housing
	52.42	Renewable energy facility (other than wind energy facility)
	52.43	Interim measures for bushfire protection
	54	One dwelling on a lot
	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
	55	Two or more dwellings on a lot and residential buildings
	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
	56	Residential subdivision
	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
GENERAL PROVISIONS	60	General provisions
	61	Administration of this scheme
	61.01	Administration and enforcement of this scheme
	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
	62	Uses, buildings, works, subdivisions and demolition not requiring a permit

SECTION	CLAUSE
	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
63	Existing uses
	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
64	General provisions for use and development of land
	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
65	Decision guidelines
	65.01 Approval of an application or plan
	65.02 Approval of an application to subdivide land
66	Referrals and notice provisions
	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
	66.06 Notice of permit applications under local provisions
67	Applications under Section 96 of the Act
	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

SECTION	CLAUSE	
DEFINITIONS	71	Meaning of words
	72	General terms
	73	Outdoor advertising terms
	74	Land use terms
	75	Nesting diagrams
	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	
INCORPORATED DOCUMENTS	80	Incorporated documents
	81	Documents incorporated in this scheme
	81.01	Table of incorporated documents in this scheme
LIST OF AMENDMENTS		List of amendments to this scheme