

USER GUIDE

What is a planning scheme?

A planning scheme sets out objectives, policies and provisions relating to the use, development and protection of land in the area to which it applies..

The *Planning and Environment Act, 1987* provides for the preparation and approval of a planning scheme for each municipality.

The Victoria Planning Provisions and all planning schemes are available via *Planning Schemes Online* accessed from www.planning.vic.gov.au.

Who is affected by this planning scheme?

All people and corporations must comply with this scheme. Every State Minister, government department, public authority and municipal council must also comply unless specifically exempted by the Government.

What does this scheme consist of?

This scheme consists of a written document and any maps, plans or other documents incorporated in it (see *Clause 81*). It contains-

- The objectives of planning in Victoria
- Purposes of this planning scheme
- The User Guide
- A State Planning Policy Framework
- A Local Planning Policy Framework
- Zone and overlay provisions
- Particular provisions
- General provisions
- Definitions
- Incorporated documents
- VicSmart planning assessment provisions

The *State Planning Policy Framework* covers strategic issues of State importance. It lists policies under nine headings - settlement, environmental and landscape values, environmental risks, natural resource management, built environment and heritage, housing, economic development, transport and infrastructure.

Clause 11 of the *State Planning Policy Framework* sets out Victoria's settlement policy, including relevant regionally specific policies applying to the area covered by this scheme. Regional policy in this scheme forms one of nine regionally specific policies that cover the state of Victoria, including:

- Metropolitan Melbourne
- Central Highlands
- Geelong - G21
- Gippsland

- Great South Coast
- Hume
- Loddon Mallee North
- Loddon Mallee South
- Wimmera Southern Mallee.

These policies are of state importance and are recognised through their inclusion in the Victoria Planning Provisions.

Every planning scheme in Victoria contains the *State Planning Policy Framework*, which is identical in all schemes, except for Clause 11, where each scheme contains statewide settlement policy in clauses 11-11.05 and only the applicable regionally specific policies in clauses 11.06-11.15.

The *Local Planning Policy Framework* contains a municipal strategic statement and local planning policies. The framework identifies long term directions about land use and development in the municipality; presents a vision for its community and other stakeholders; and provides the rationale for the zone and overlay requirements and particular provisions in the scheme.

The *Zone* and *Overlay* requirements and *Particular provisions* show -

- The type of use and development allowed in each zone.
- Additional requirements for subdivision, buildings and works on land that is affected by an overlay.
- Requirements for any specific use or development.

The *General provisions* provide information on the administration of this scheme and other related matters. *Definitions* advise on the meaning of words in this scheme.

The *VicSmart* planning assessment provisions set out a fast-track permit application process, including the classes of applications that are eligible for that process.