PURPOSE AND VISION

This section sets out the purpose of this planning scheme, and the vision and strategic direction for the municipality.
PURPOSES OF THIS PLANNING SCHEME

- To provide a clear and consistent framework within which decisions about the use and development of land can be made.
- To express state, regional, local and community expectations for areas and land uses.
- To provide for the implementation of State, regional and local policies affecting land use and development.
SETTLEMENT

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- Health, wellbeing and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.
Settlement

Objective
To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies
Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warnambool and Wodonga.


Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections in and between regional cities, towns and Melbourne.

Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.

Limit urban sprawl and direct growth into existing settlements.
Promote and capitalise on opportunities for urban renewal and infill redevelopment.
Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
Ensure retail, office-based employment, community facilities and services are concentrated in central locations.
Ensure land that may be required for future urban expansion is not compromised.

**Policy documents**

Consider as relevant:
- Central Highlands Regional Growth Plan (Victorian Government, 2014)
- G21 Regional Growth Plan (Geelong Region Alliance, 2013)
- Gippsland Regional Growth Plan (Victorian Government, 2014)
- Great South Coast Regional Growth Plan (Victorian Government, 2014)
- Hume Regional Growth Plan (Victorian Government, 2014)
- Loddon Mallee North Regional Growth Plan (Victorian Government, 2014)
- Loddon Mallee South Regional Growth Plan (Victorian Government, 2014)
- Wimmera Southern Mallee Regional Growth Plan (Victorian Government, 2014)
**Settlement - Gippsland**

**Strategies**

Support urban growth in Latrobe City as Gippsland’s regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.

Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.

Provide regional social infrastructure in the regional city and regional centres.

Plan for increased seasonal demand on services and infrastructure in towns with high holiday home ownership.
Gippsland Regional Growth Plan

SETTLEMENTS
- Regional city - Latrobe City
- Regional center
- Town
- Small town
- Promote growth
- Support growth
- Sustainable change
- Designated identified growth centre in Plan Melbourne
- Sub regional network
- Areas within 100 km of central Melbourne
- Melbourne's urban area

CONNECTIVITY AND TRANSPORT
- Networks supporting movement and access
- Potential freight and logistics precincts
- Key road corridor
- Arterial road (motorway only)
- Airport
- Port

ECONOMIC DEVELOPMENT
- Food manufacturing hubs
- Key agriculture and forestry land
- Macalister Irrigation District
- Brown coal reserves
- Power station
- Longford gas plant
- Australian Paper Maryvale
- Organic recycling facility
- University
- Hospital
- Fishing port

STRATEGIC TOURISM INVESTMENT AREAS
1. Phillip Island
2. Bunurong Coast
3. Wilsons Promontory National Park
4. Tierra-Bulga National Park
5. Australian Alps
6. Gippsland Lakes
7. Croajingolong National Park

ENVIRONMENT
- Areas containing high value terrestrial habitat
- Public land
- Lakes
- Rivers
Settlement - Hume

Strategies

Facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta, Wodonga and Benalla.

Facilitate and strengthen the economic role of Seymour, while supporting population growth.

Support growth and development in other existing urban settlements and foster the sustainability of small rural settlements.

Support improved access to a range of employment and education opportunities, particularly in key urban locations such as Benalla, Seymour, Shepparton, Wangaratta and Wodonga.
Supply of urban land

Objective
To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies
Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Planning for urban growth should consider:
- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

Monitor development trends and land supply and demand for housing and industry.

Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

Restrict rural residential development that would compromise future development at higher densities.

Policy guidelines
Consider as relevant:

- Victorian Government population projections and land supply estimates.
Structure planning

Objective
To facilitate the orderly development of urban areas.

Strategies
Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.

Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation.

Facilitate the preparation of a hierarchy of structure plans or precinct structure plans that:

- Take into account the strategic and physical context of the location.
- Provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate.
- Provide for the development of sustainable and liveable urban areas in an integrated manner.
- Assist the development of walkable neighbourhoods.
- Facilitate the logical and efficient provision of infrastructure.
- Facilitate the use of existing infrastructure and services.
Sequencing of development

Objective
To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Strategies
Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding.

Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure.

Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.

Improve the coordination and timing of infrastructure and service delivery in areas of growth.

Support opportunities to co-locate facilities.

Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for areas of growth.

Policy documents
Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- Precinct Structure Planning Guidelines (Growth Areas Authority, 2009)
- Ministerial Direction No. 12 – Urban Growth Areas
- The Victorian Transport Plan (Victorian Government, 2008)
Activity centres

Objective
To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies
Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents
Consider as relevant:

- Precinct Structure Planning Guidelines (Growth Areas Authority, 2009)
Growth areas

Objective
To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies
Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the Precinct Structure Planning Guidelines (Growth Areas Authority, 2009) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

**Policy documents**

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009)
- *Ministerial Direction No. 12 – Urban Growth Areas*
Peri-urban areas

Objective
To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies
Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.
Coastal settlement

Objective
To plan for sustainable coastal development.

Strategies
Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Encourage urban renewal and redevelopment opportunities in existing settlements to reduce the demand for urban sprawl.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Direct new residential and other urban development and infrastructure to locations within defined settlement boundaries of existing settlements that are capable of accommodating growth.

Support the sustainable management of growth around coastal, estuary and marine assets to protect environmental values, and to achieve regional economic and community benefits.

Avoid linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Policy documents
Consider as relevant:

- Victorian Coastal Strategy (Victorian Coastal Council, 2014)
- G21 Regional Growth Plan (Geelong Region Alliance, 2013)
- Gippsland Regional Growth Plan (Victorian Government, 2014)
- Great South Coast Regional Growth Plan (Victorian Government, 2014)
Distinctive areas and landscapes

Objective
To protect and enhance the valued attributes of identified distinctive areas and landscapes.

Strategies
Recognise the significant geographic and physical features of these areas.
Recognise the important role these areas play in the state as tourist destinations.
Protect the identified key values and activities of these areas.
Support use and development where it enhances the valued characteristics of these areas.
Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.
Protect areas that are important for food production.
Develop Localised Planning Statements for the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and the Yarra Valley and Dandenong Ranges.

Policy documents
Consider as relevant:
Regional and local places

Objective
To facilitate integrated place-based planning.

Strategies
Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.
ENVIRONMENTAL AND LANDSCAPE VALUES

Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australia’s Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.
Protection of biodiversity

Objective
To assist the protection and conservation of Victoria’s biodiversity.

Strategies
Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.
Strategically plan for the protection and conservation of Victoria’s important areas of biodiversity.
Ensure that decision making takes into account the impacts of land use and development on Victoria’s biodiversity, including consideration of:

- Cumulative impacts.
- Fragmentation of habitat.
- The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.
Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

Assist in the identification, protection and management of important areas of biodiversity.

Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

Policy guidelines
Consider as relevant:

- State biodiversity information maintained by the Department of Environment, Land, Water and Planning.

Policy documents
Consider as relevant:

- Protecting Victoria’s Environment – Biodiversity 2037 (Department of Environment, Land, Water and Planning, 2017)
- Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017)
- Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the Catchment and Land Protection Act 1994)
Native vegetation management

Objective
To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies
Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines
Consider as relevant:
- State biodiversity information maintained by the Department of Environment, Land, Water and Planning.

Policy documents
Consider as relevant:
- Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017)
- Assessor’s handbook – applications to remove, destroy or lop native vegetation (Department of Environment, Land, Water and Planning, 2017)
Protection of coastal areas

Objective
To recognise the value of coastal areas to the community, conserve and enhance coastal areas and ensure sustainable use of natural coastal resources.

Strategies
Coordinate land use and planning with the requirements of the Coastal Management Act 1995 to:

- Provide clear direction for the future sustainable use of the coast, including the marine environment, for recreation, conservation, tourism, commerce and similar uses in appropriate areas.
- Protect and maintain areas of environmental significance.
- Identify suitable areas and opportunities for improved facilities.

Apply the hierarchy of principles for coastal planning and management:

- Principle 1: Ensure the protection of significant environmental and cultural values.
- Principle 2: Undertake integrated planning and provide clear direction for the future.
- Principle 3: Ensure the sustainable use of natural coastal resources.
- Principle 4: Ensure development on the coast is located in existing modified and resilient environments where the demand for development is evident and any impacts can be managed sustainably.

Plan for marine development and infrastructure that is sensitive to marine national parks and environmental assets.

Ensure development protects and seeks to enhance coastal biodiversity and ecological values.

Ensure development is sensitively sited and designed and respects the character of coastal settlements.

Encourage revegetation of cleared land abutting coastal reserves.

Maintain the natural drainage patterns, water quality and biodiversity in and adjacent to coastal estuaries, wetlands and waterways.

Avoid disturbance of coastal acid sulfate soils.

Protect cultural heritage places, including Aboriginal places, archaeological sites and historic shipwrecks.

Policy guidelines
Consider as relevant:

- Any applicable coastal action plan or management plan approved under the Coastal Management Act 1995 or National Parks Act 1975.

Policy documents
Consider as relevant:

- Victorian Coastal Strategy (Victorian Coastal Council, 2014)
- Coastal Spaces Landscape Assessment Study (Department of Sustainability and Environment, 2006)
Coastal Crown land

Objective
To achieve coastal crown land development that provides an environmental, social and economic balance.

Strategies
Ensure that use and development on or adjacent to coastal foreshore Crown land:

- Maintains safe, equitable public access and improves public benefit.
- Protects local environmental and social values.
- Demonstrates need and coastal dependency.
- Minimises impact on the coast by locating within a defined activity or recreation node.

Policy guidelines
Consider as relevant:

- The purpose for which land is reserved under the Crown Land (Reserves) Act 1978.
- Any relevant coastal action plan or management plan approved under the Coastal Management Act 1995 or National Parks Act 1975.

Policy documents
Consider as relevant:

- Victorian Coastal Strategy (Victorian Coastal Council, 2014)
**Bays**

**Objective**
To improve the environmental health of Port Phillip Bay and Western Port and their catchments.

**Strategies**
Reduce major environmental pressures associated with urban growth and development in Port Phillip Bay and Western Port catchments by:

- Requiring growth area planning to protect significant natural assets.
- Improving the quality of stormwater entering waterways, particularly from construction sites and road development.

Improve waterway management arrangements for Port Phillip Bay and Western Port catchments.

Protect coastal and foreshore environments and improve public access and recreation facilities around Port Phillip Bay and Western Port by:

- Focussing development in areas already developed or in areas that can tolerate more intensive use.
- Requiring coastal planning and management to be consistent with the *Victorian Coastal Strategy* (Victorian Coastal Council, 2014).
- Managing privately owned foreshore consistently with the adjoining public land.

**Policy documents**
Consider as relevant:

- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)
River corridors, waterways, lakes and wetlands

Objective
To protect and enhance river corridors, waterways, lakes and wetlands.

Strategies
Protect the environmental, cultural and landscape values of all water bodies and wetlands.
Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.
Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.
Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland’s natural capacity to manage flood flow.
Protect the Yarra, Maribyrnong and Murray River corridors as significant economic, environmental and cultural assets.
Facilitate growth in established settlements where water and wastewater can be managed.

Policy documents
Consider as relevant:
- Maribyrnong River Valley Design Guidelines (Department of Planning and Community Development, 2010)
- Melbourne Water’s Guidelines for Approval of Jetties (Melbourne Water, 2011)
- Healthy Waterways Strategy (Melbourne Water, 2013)

High value water body assets - Gippsland

Strategy
Minimise the impact of urban growth on high value water body assets such as the Gippsland Lakes, Corner Inlet, Anderson Inlet, Mallacoota Inlet and their source rivers.
Sustainable development in alpine areas

Objective
To facilitate sustainable use and development of Alpine areas for year-round use and activity.

Strategies
Protect and manage significant environmental features and ecosystems, taking into account the sensitive and fragile nature of the alpine environment.

Ensure that the use and development of land is managed to minimise the disturbance of indigenous flora and fauna and sensitive landscapes.

Ensure that there is a mixture of use and development to cater for users of alpine areas in all seasons.

Recognise the distinct environments, infrastructure needs and capabilities to support different activities of each alpine resort and other alpine areas.

Provide for the development of consolidated alpine villages, including a diverse range of employment, social and economic opportunities.

Promote development for active recreation solely at Falls Creek, Lake Mountain, Mt Buffalo, Mt Baw Baw, Mt Buller and Mt Hotham.

Promote intensive residential and commercial development at Falls Creek, Mt Baw Baw, Mt Buller and Mt Hotham.

Maintain Mt Stirling as an all-season nature based tourist, recreational and educational resource.

Ensure that the sustainable long term planning and management of Victoria’s six alpine resorts is consistent with the strategic directions contained in the Alpine Resorts Strategic Plan (Victorian Government, Alpine Resorts Co-ordinating Council, 2012).

Develop, monitor and regularly review the Alpine Resort Environmental Management Plans and Comprehensive Development Plans for each alpine resort, recognising their unique characteristics, constraints and opportunities.

Encourage best practice in design that responds to the alpine character of the area.

Ensure heritage places are protected and conserved, including Aboriginal cultural heritage and post contact heritage places.

Ensure that increases in skier, pedestrian and vehicular activity in the resorts do not compromise public safety or the accessibility and capacity of ski fields, services, commercial activity and development of trailheads.

Implement approved plans, manage development and work with Alpine Resort Management Boards to effectively operate alpine resorts and protect alpine resources.

Policy guidelines
Consider as relevant:

- Any applicable approved Victorian Environmental Assessment Council recommendations.
- Any relevant State Environment Protection Policy.
- Any approved management plan or guideline endorsed by the Minister for Energy, Environment and Climate Change or Minister for Water.

Policy documents
Consider as relevant:

- Alpine Resorts Strategic Plan (Victorian Government, Alpine Resorts Co-ordinating Council, 2012)
The Memorandum of Understanding in relation to the Co-operative Management of the Australian Alps National Parks, agreed to by the member states and territories of Victoria, Australian Capital Territory and New South Wales.
12.05  SIGNIFICANT ENVIRONMENTS AND LANDSCAPES
Environmentally sensitive areas

Objective

To protect and conserve environmentally sensitive areas.

Strategies

Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values. These areas include the Dandenong and Macedon Ranges, the Upper Yarra Valley, Western Port and Port Phillip Bay and their foreshores, the Mornington Peninsula, the Yarra and Maribyrnong Rivers and the Merri Creek, the Grampians, the Gippsland Lakes and its foreshore, the coastal areas and their foreshores, Alpine areas and nominated urban conservation areas, historic buildings and precincts.
Landscapes

Objective
To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Strategies
Ensure significant landscape areas such as forests, the bays and coastlines are protected.
Ensure development does not detract from the natural qualities of significant landscape areas.
Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.
Recognise the natural landscape for its aesthetic value and as a fully functioning system.
Ensure important natural features are protected and enhanced.
ENVIRONMENTAL RISKS AND AMENITY

Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.

Planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.

Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.

Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.

Planning should prepare for and respond to the impacts of climate change.
13.01 CLIMATE CHANGE IMPACTS

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Natural hazards and climate change

Objective
To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

Strategies
Consider the risks associated with climate change in planning and management decision making processes.
Identify at risk areas using the best available data and climate change science.
Integrate strategic land use planning with emergency management decision making.
Direct population growth and development to low risk locations.
Develop adaptation response strategies for existing settlements in risk areas to accommodate change over time.
Ensure planning controls allow for risk mitigation or risk adaptation strategies to be implemented.
Site and design development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards.
Coastal inundation and erosion

Objective
To plan for and manage the potential coastal impacts of climate change.

Strategies
Plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.

In planning for sea level rise, an increase of 0.2 metres over current 1 in 100 year flood levels by 2040 may be used for new development in close proximity to existing development (urban infill).

Ensure that land subject to coastal hazards is identified and appropriately managed to ensure that future development is not at risk.

Ensure that development or protective works that seek to respond to coastal hazard risks avoid detrimental impacts on coastal processes.

Avoid development in identified coastal hazard areas susceptible to inundation (both river and coastal), erosion, landslip/landslide, acid sulfate soils, bushfire and geotechnical risk.

Policy guidelines
Consider as relevant:

- Any applicable Land Conservation Council recommendations.
- Any applicable coastal action plan or management plan approved under the Coastal Management Act 1995 or National Parks Act 1975.

Policy documents
Consider as relevant:

- Victorian Coastal Strategy (Victorian Coastal Council, 2014)
Bushfire planning

Policy application

This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

Objective

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies

Protection of human life

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

Bushfire hazard identification and assessment

Identify bushfire hazard and undertake appropriate risk assessment by:

- Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
- Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.
- Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.
- Considering and assessing the bushfire hazard on the basis of:
  - Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;
  - Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;
  - Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and
  - The site for the development.
- Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.
- Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.
- Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.
Settlement planning

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009*Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009).

- Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2009*Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009) where human life can be better protected from the effects of bushfire.

- Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.

- Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.

- Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.

- Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.

- Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009*Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009).

Areas of biodiversity conservation value

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.

Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for the following uses and development:

- Subdivisions of more than 10 lots.
- Accommodation.
- Child care centre.
- Education centre.
- Emergency services facility.
- Hospital.
- Indoor recreation facility.
- Major sports and recreation facility.
- Place of assembly.
- Any application for development that will result in people congregating in large numbers.

When assessing a planning permit application for the above uses and development:

- Consider the risk of bushfire to people, property and community infrastructure.
- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

**Policy guidelines**
Consider as relevant:
- Any applicable approved state, regional and municipal fire prevention plan.

**Policy documents**
Consider as relevant:
- *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009)
- *Building in bushfire-prone areas - CSIRO & Standards Australia* (SAA HB36-1993, 1993)
- Any bushfire prone area map prepared under the *Building Act 1993* or regulations made under that Act
Floodplain management

Objective
To assist the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health.

Strategies
Identify land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes.

Avoid intensifying the impact of flooding through inappropriately located use and development.

Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Policy guidelines
Consider as relevant:

- Regional catchment strategies and special area plans approved by the Minister for Energy, Environment and Climate Change or Minister for Water.
- Any floodplain management manual of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.

Policy documents
Consider as relevant:

- *State Environment Protection Policy (Waters of Victoria)*
Contaminated and potentially contaminated land

Objective

To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

Strategies

Require applicants to provide adequate information on the potential for contamination to have adverse effects on future land use if the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.

Facilitate the remediation of contaminated land, particularly on sites in developed areas with potential for residential development.

Policy documents

Consider as relevant:

- *State Environment Protection Policy (Prevention and Management of Contamination of Land)*
- *Ministerial Direction No. 1 - Potentially Contaminated Land*
Erosion and landslip

Objective
To protect areas prone to erosion, landslip or other land degradation processes.

Strategies
Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.

Prevent inappropriate development in unstable areas or areas prone to erosion.

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

Policy guidelines
Consider as relevant:

- Any applicable regional catchment strategy.
- Any special area plan approved under the *Catchment and Land Protection Act 1994*. 
Salinity

Objective
To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.

Strategies
Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions.
Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems.
Prevent inappropriate development in areas affected by groundwater salinity.

Policy guidelines
Consider as relevant:

- Any applicable regional catchment strategy and any associated implementation plan or strategy (particularly salinity management plans and regional vegetation plans).
- Any special area plan approved under the *Catchment and Land Protection Act 1994*.

Policy documents
Consider as relevant:

Noise abatement

Objective
To assist the control of noise effects on sensitive land uses.

Strategy
Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Policy documents
Consider as relevant:

- State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2
- State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 in metropolitan Melbourne
- Interim Guidelines for Control of Noise from Industry in Country Victoria (Environment Protection Authority, 1989)
Air quality management

Objective
To assist the protection and improvement of air quality.

Strategies
Ensure that land use planning and transport infrastructure provision contribute to improved air quality by:

- Integrating transport and land use planning to improve transport accessibility and connections.
- Locating key developments that generate high volumes of trips in the Central City, Metropolitan Activity Centres and Major Activity Centres.
- Providing infrastructure for public transport, walking and cycling.

Ensure, wherever possible, that there is suitable separation between land uses that reduce air amenity and sensitive land uses.

Policy documents
Consider as relevant:

- *State Environment Protection Policy (Air Quality Management)*
- *Recommended Buffer Distances for Industrial Residual Air Emissions* (Environment Protection Authority, 1990)
Land use compatibility

Objective
To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.

Strategies
Ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by:

- Directing land uses to appropriate locations.
- Using a range of building design, urban design, operational and land use separation measures.
NATURAL RESOURCE MANAGEMENT

Planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.

Planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.
Protection of agricultural land

Objective
To protect the state’s agricultural base by preserving productive farmland.

Strategies
Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive farmland that is of strategic significance in the local or regional context.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Prevent inappropriately dispersed urban activities in rural areas.

Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.
Protection of agricultural land - Gippsland

Strategy

Protect productive land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia.
Sustainable agricultural land use

Objective
To encourage sustainable agricultural land use.

Strategies
Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents
Consider as relevant:

- **Victorian Code for Cattle Feedlots** (Department of Agriculture, Energy and Minerals, 1995)
- **Victorian Code for Broiler Farms** (Department of Primary Industries, 2009, plus 2018 amendments)
- **Apiary Code of Practice** (Department of Planning and Community Development, 2011)
- **Planning Guidelines for Land Based Aquaculture in Victoria** (Department of Primary Industries, No. 21, 2005)
- **Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines** (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- **Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines** (Department of Economic Development, Jobs, Transport and Resources, June 2018)
Agricultural productivity - Hume

Strategy

Support clustering of intensive rural industries and agricultural production.
Take advantage of locational opportunities, including separation from sensitive land uses and access to transport, power, water and communications infrastructure.
**Forestry and timber production**

**Objective**

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

**Strategies**

Identify areas that may be suitably used and developed for plantation timber production.

Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.

Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the *Code of Practice for Timber Production* (Department of Environment and Primary Industries, 2014).

Ensure Victoria’s greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

**Policy documents**

Consider as relevant:

- *Code of Practice for Timber Production* (Department of Environment and Primary Industries, 2014)
Catchment planning and management

Objective
To assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.

Strategies
Ensure the continued availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.
Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.
Retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway to:

- Maintain the natural drainage function, stream habitat and wildlife corridors and landscape values,
- Minimise erosion of stream banks and verges, and
- Reduce polluted surface runoff from adjacent land uses.

Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.

Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.

Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.

Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms.

Require appropriate measures to restrict sediment discharges from construction sites.

Ensure planning is coordinated with the activities of catchment management authorities.

Policy documents
Consider as relevant:

- Any regional catchment strategy and related plans approved under the *Catchment and Land Protection Act 1994*
- *State Environment Protection Policy (Waters of Victoria)*
- *Murray River Regional Environmental Plan No 2 (REP2) of New South Wales*
- *Planning permit applications in open, potable water supply catchment areas* (Department of Sustainability and Environment, 2012)
- Any applicable implementation strategy approved by a catchment management authority or waterway management authority
- Any special area or management plan under the *Heritage Rivers Act 1992*
- Any action statement or management plan prepared under the *Flora and Fauna Guarantee Act 1988*
Water quality

Objective
To protect water quality.

Strategies
Protect reservoirs, water mains and local storage facilities from potential contamination.

Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.

Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.

Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.

Encourage the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater and surface water.

Use the mapped information available from the Department of Environment, Land, Water and Planning to identify the beneficial uses of groundwater resources and have regard to potential impacts on these resources from proposed land use or development.

Policy documents
Consider as relevant:

- *Construction Techniques for Sediment Pollution Control* (Environment Protection Authority, 1991)

- *Environmental Guidelines for Major Construction Sites* (Environment Protection Authority, 1996 - Publication 480)

- *Doing it Right on Subdivisions: Temporary Environmental Protection Measures for Subdivision Construction Sites* (Environment Protection Authority, 2004 - Publication 960)

- *Planning permit applications in open, potable water supply catchments* (Department of Sustainability and Environment, 2012)
Resource exploration and extraction

Objective
To encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.

Strategies
Provide for the long-term protection of natural resources in Victoria.
Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.
Recognise the possible need to provide infrastructure for the exploration and extraction of natural resources.
Ensure planning schemes do not impose conditions on the use or development of land that are inconsistent with the Mineral Resources (Sustainable Development) Act 1990, the Greenhouse Gas Geological Sequestration Act 2008, the Geothermal Energy Resources Act 2005, or the Petroleum Act 1998.
Develop and maintain buffers around mining and quarrying activities.
Ensure planning permit applications clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.
Determine buffer areas between extractive activities and sensitive land uses on the following considerations:
- Appropriate limits on effects can be met at the sensitive locations using practical and available technology.
- Whether a change of land use in the vicinity of the extractive industry is proposed.
- Use of land within the buffer areas is not limited by adverse effects created by the extractive activities.
- Performance standards identified under the relevant legislation.
- Types of activities within land zoned for public use.
Protect the brown coal resource in Central Gippsland by ensuring that:
- Changes in use and development of land overlying coal resources, as generally defined in Framework for the Future (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.
- Coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence and visual intrusion.
- Use and development within the buffer areas are compatible with use and development adjacent to these areas.

Policy guidelines
Consider as relevant:
- Any applicable State Environment Protection Policy.

Policy documents
Consider as relevant:
- Mineral Resources (Sustainable Development) Act 1990
14.03-1R Resource exploration and extraction - Hume

Strategy

Support the availability of construction materials locally and consider measures to facilitate and manage their extraction.
BUILT ENVIRONMENT AND HERITAGE

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

Planning should promote excellence in the built environment and create places that:

- Are enjoyable, engaging and comfortable to be in.
- Accommodate people of all abilities, ages and cultures.
- Contribute positively to local character and sense of place.
- Reflect the particular characteristics and cultural identity of the community.
- Enhance the function, amenity and safety of the public realm.
Urban design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

Building design

Objective
To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Strategies
Require a comprehensive site analysis as the starting point of the design process.

Ensure the site analysis provides the basis for the consideration of height, scale and massing of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.

Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.

Encourage development to retain existing vegetation.

Policy documents
Consider as relevant:


Subdivision design

Objective
To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies
In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing native habitat.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
  - Convenient and safe public transport.
  - Safe and attractive spaces and networks for walking and cycling.
  - Subdivision layouts that allow easy movement within and between neighbourhoods.
  - A convenient and safe road network.
- Being accessible to people with disabilities.
- Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.

Policy documents
Consider as relevant:

Healthy neighbourhoods

Objective
To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies
Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents
Consider as relevant:

Neighbourhood character

Objective
To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies
Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Heritage values and built form that reflect community identity.
Design for rural areas

Objective
To ensure development respects valued areas of rural character.

Strategies
Ensure that the siting, scale and appearance of development protects and enhances rural character.
Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.
15.02 SUSTAINABLE DEVELOPMENT

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Energy and resource efficiency

Objective
To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Strategies
Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.
Promote consolidation of urban development and integration of land use and transport.
Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.
Support low energy forms of transport such as walking and cycling.
Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.
Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.
Heritage conservation

Objective
To ensure the conservation of places of heritage significance.

Strategies
Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
Provide for the protection of natural heritage sites and man-made resources.
Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
Encourage appropriate development that respects places with identified heritage values.
Retain those elements that contribute to the importance of the heritage place.
Encourage the conservation and restoration of contributory elements of a heritage place.
Ensure an appropriate setting and context for heritage places is maintained or enhanced.
Support adaptive reuse of heritage buildings where their use has become redundant.
Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines
Consider as relevant:
- The findings and recommendations of the Victorian Heritage Council.
Aboriginal cultural heritage

**Objective**
To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

**Strategies**
Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

**Policy guidelines**
Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

**Policy documents**
Consider as relevant:

- *Aboriginal Heritage Act 2006*
HOUSING

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.
RESIDENTIAL DEVELOPMENT
Integrated housing

Objective
To promote a housing market that meets community needs.

Strategies
Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.

Facilitate the delivery of high quality social housing.

Policy documents
Consider as relevant:

Location of residential development

Objective
To locate new housing in designated locations that offer good access to jobs, services and transport.

Strategies
Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.

Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.

Identify opportunities for increased residential densities to help consolidate urban areas.
Housing diversity

Objective
To provide for a range of housing types to meet diverse needs.

Strategies
Ensure housing stock matches changing demand by widening housing choice.
Facilitate diverse housing that offers choice and meets changing household needs through:

- A mix of housing types.
- Adaptable internal dwelling design.
- Universal design.

Encourage the development of well-designed medium-density housing that:

- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.

Support opportunities for a range of income groups to choose housing in well-serviced locations.
Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.
Housing affordability

Objective
To deliver more affordable housing closer to jobs, transport and services.

Strategies
Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents
Consider as relevant:

Rural residential development

Objective
To identify land suitable for rural residential development.

Strategies
Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.
Community care accommodation

Objective
To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies
Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation that accommodates no more than 20 clients and that is funded by, or conducted by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.
Residential aged care facilities

Objective
To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies
Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:
- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines
Consider as relevant:
- The Commonwealth Government’s Responsible ratios for the provision of aged care places under the Aged Care Act 1997.
ECONOMIC DEVELOPMENT

Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.

Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.
Diversified economy

Objective
To strengthen and diversify the economy.

Strategies
Protect and strengthen existing and planned employment areas and plan for new employment areas.
Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.
Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.
Improve access to jobs closer to where people live.
Support rural economies to grow and diversify.
Diversified economy - Gippsland

Strategies

Support production and processing facilities that add value to local agricultural, forestry and fisheries products.

Support the development of industry sectors focussed on growing Asian and other international markets.

Support development of coal-to-products industries such as diesel, fertiliser and gas, for both domestic and export markets.

Improve Gippsland’s capacity in advanced manufacturing and engineering with particular reference to Latrobe Valley industries.

Support Gippsland’s fishing industry by maintaining ports and enabling development of fishing operations at Lakes Entrance, Mallacoota, Port Welshpool, San Remo, Port Franklin and Port Albert.

Facilitate opportunities within aviation-related industries.
Diversified economy - Hume

Strategy

Encourage appropriate new and developing forms of industry, agriculture, tourism and alternative energy production.
Innovation and research

Objective
To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

Strategies
Encourage the expansion and development of logistics and communications infrastructure.

Support the development of business clusters.

Support the development of enterprise precincts that build the critical mass of employment in an area, leverage the area’s public and private sector economic competitive strengths and assets, and cater to a diversity of employment types and scales.

Promote an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities.

Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in locations identified to accommodate employment and economic growth.

Support well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises.

Improve access to community-based information and training through further developing libraries as community learning centres.
Innovation and Research - Gippsland

Strategies

Facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions.

Support development of the region’s research and development capacity in places with an established presence including Churchill and Ellinbank.
**Business**

**Objective**
To encourage development that meets the community’s needs for retail, entertainment, office and other commercial services.

**Strategies**

Plan for an adequate supply of commercial land in appropriate locations.

Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Locate commercial facilities in existing or planned activity centres.

Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.

Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres.

Apply a five year time limit for commencement to any planning permit for a shopping centre or shopping centre expansion of more than 1000 square metres leasable floor area.
Commercial centres - Gippsland

Strategy

Support redevelopment initiatives in commercial centres that will be subject to significant growth (Traralgon, Morwell Mid Valley, Warragul, Wonthaggi, Leongatha, Sale and Bairnsdale) to improve their attractiveness and usability.
Out-of-centre development

Objective
To manage out-of-centre development.

Strategies
Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.
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INDUSTRY

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Industrial land supply

Objective
To ensure availability of land for industry.

Strategies
Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Policy documents
Consider as relevant:

- Recommended Buffer Distances for Industrial Residual Air Emissions (Environment Protection Authority, 1990)
Industrial land supply - Gippsland

Strategy

Facilitate the release of additional industrial zoned land in towns including Warragul, Leongatha, Sale, Lakes Entrance, Paynesville and Mallacoota.
Industrial development siting

Objective
To facilitate the sustainable development and operation of industry.

Strategies
Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.
Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.
Minimise inter-industry conflict and encourage like industries to locate within the same area.
Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.
Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.
Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.
Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

Policy documents
Consider as relevant:

- *Recommended Buffer Distances for Industrial Residual Air Emissions* (Environment Protection Authority, 1990)
State significant industrial land

Objective
To protect industrial land of state significance.

Strategies
Protect state significant industrial precincts from incompatible land uses to allow for future growth. State significant industrial precincts include but are not limited to:

- Southern Industrial Precinct - Dandenong South.
- Northern Industrial Precinct - Campbellfield, Somerton and Thomastown.
- Western Industrial Precinct - Laverton North and Derrimut.
- Officer / Pakenham Industrial Precinct.
- Port of Hastings Industrial Precinct.

Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.
Facilitating tourism

Objective
To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

Strategies
Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.
Seek to ensure that tourism facilities have access to suitable transport.
Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.
Create innovative tourism experiences.
Encourage investment that meets demand and supports growth in tourism.

Policy guidelines
Consider as relevant:
- Any applicable regional tourism development strategy.

Policy documents
Consider as relevant:
Tourism - Gippsland

Strategies

Facilitate tourism in strategic tourism investment areas shown on the Gippsland Regional Growth Plan.

Facilitate tourism development in existing urban settlements to maximise access to infrastructure, services and labour and to minimise impacts on the environment and exposure to natural hazards.

Support nature-based tourism proposals that complement and are compatible with the region’s environment and landscape attractions or are close to identified strategic tourism investment areas.
Tourism - Hume

Strategies

Support opportunities for nature-based tourism throughout the region, including in wetlands of national and regional significance, such as the Winton Wetlands, the Barmah Forest and the lower Ovens River.

Support large commercial tourism uses in urban locations or rural areas of lower agricultural value and away from areas identified as strategic agricultural land.

Facilitate rural tourism activities that support agricultural enterprises such as cellar door and farm gate sales and accommodation in appropriate locations.

Support the region’s network of tracks and trails and activities that complement and extend their use.
Coastal and maritime tourism and recreation

Objective
To encourage suitably located and designed coastal, marine and maritime tourism and recreational opportunities.

Strategies
Support the development of ecotourism, tourism and major maritime events.
Ensure a diverse range of accommodation options and coastal experiences are provided for and maintained.
Ensure sites and facilities are accessible to all.
Ensure tourism development, within non-urban areas, demonstrates a tourist accommodation need and supports a nature-based approach.
Ensure development is of an appropriate scale, use and intensity relative to its location and minimises impacts on the surrounding natural, visual, environmental and coastal character.
Develop a network of maritime precincts around Port Phillip and Western Port that serve both local communities and visitors.
Maintain and expand boating and recreational infrastructure around the bays in maritime precincts at Frankston, Geelong, Hastings, Hobsons Bay, Mordialloc, Mornington, Patterson River, Portarlington, Queenscliff, St Kilda, Stony Point/Cowes and Wyndham.
Provide public access to recreational facilities and activities on land and water.
Encourage high quality urban design that is innovative, sustainable and integrated with surrounding areas.
Support maritime and related industries in appropriate locations.

Policy documents
Consider as relevant:
- Boating Coastal Action Plan (Central Coastal Board, 2007)
- Victorian Coastal Strategy (Victorian Coastal Council, 2014)
- Coastal Spaces Landscape Assessment Study (Department of Sustainability and Environment, 2006)
TRANSPORT

Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.
Land use and transport planning

Objective
To create a safe and sustainable transport system by integrating land use and transport.

Strategies
Develop integrated and accessible transport networks to connect people to jobs and services and goods to market.

Plan urban development to make jobs and services more accessible by:

- Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.
- Coordinating improvements to public transport, walking and cycling networks with the ongoing development and redevelopment of urban areas.
- Requiring integrated transport plans to be prepared for all new major residential, commercial and industrial developments.
- Focussing major government and private sector investments in regional cities and centres on major transport corridors, particularly railway lines, in order to maximise the access and mobility of communities.

Integrate public transport services and infrastructure into new development.

Improve transport links that strengthen the connections to Melbourne and adjoining regions.

Policy documents
Consider as relevant:

Transport system

Objective
To coordinate development of all transport modes to provide a comprehensive transport system.

Strategies
 Reserve land for strategic transport infrastructure.
 Require transport system management plans for key transport corridors and for major investment proposals.
 Incorporate the provision of public transport, cycling and walking infrastructure in all major new state and local government road projects.
 Locate transport routes to achieve the greatest overall benefit to the community to making the best use of existing social, cultural and economic infrastructure, minimising impacts on the environment and optimising accessibility, safety, emergency access, service and amenity.
 Locate and design new transport routes and adjoining land uses to minimise disruption of residential communities and their amenity.
 Plan or regulate new uses or development of land near an existing or proposed transport route to avoid detriment to and where possible enhance, the service, safety and amenity desirable for that transport route in the short and long terms.
 Facilitate infrastructure that connects and improves train services between key regional cities and townships and Melbourne.
 Ensure that pedestrian and cyclist access to public transport is facilitated and safeguarded.
 Ensure the design, construction and management of all transport modes reduces environmental impacts.
 Ensure careful selection of sites for freight generating facilities to minimise associated operational and transport impacts to other urban development and transport networks.
 Consider all modes of travel, including walking, cycling, public transport, taxis and private vehicles (passenger and freight) in providing for access to new developments.

Policy guidelines
Consider as relevant:
- Any applicable highway strategy published by VicRoads.

Policy documents
Consider as relevant:

Transport system - Gippsland

Strategy
Support timely improvements to the road, rail and public transport networks within and beyond Gippsland as population and economic growth increases to improve access to services and employment.
Transport links - Hume

Strategy

Support improved east-west transport links including those into Gippsland.
Sustainable personal transport

Objective
To promote the use of sustainable personal transport.

Strategies
Ensure development and the planning for new suburbs, urban renewal precincts, greyfield redevelopment areas and transit-oriented development areas (such as railway stations) provide opportunities to promote more walking and cycling.

Encourage the use of walking and cycling by creating environments that are safe and attractive.

Develop high quality pedestrian environments that are accessible to footpath-bound vehicles such as wheelchairs, prams and scooters.

Ensure cycling routes and infrastructure are constructed early in new developments.

Provide direct and connected pedestrian and bicycle infrastructure to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Ensure cycling infrastructure (on-road bicycle lanes and off-road bicycle paths) is planned to provide the most direct route practical and to separate cyclists from other road users, particularly motor vehicles.

Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, transport, shopping and community facilities and other major attractions when issuing planning approvals.

Provide improved facilities, particularly storage, for cyclists at public transport interchanges, rail stations and major attractions.

Ensure provision of bicycle end-of-trip facilities in commercial buildings.

Policy documents
Consider as relevant:

Public Transport

Objective
To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.

Strategies
Maintain and strengthen passenger transport networks.
Connect activity centres, job rich areas and outer suburban areas through high-quality public transport.
Improve access to the public transport network by:
  - Ensuring integration with walking and cycling networks.
  - Providing end-of-trip facilities for pedestrians and cyclists at public transport interchanges.
Plan for bus services to meet the need for local travel.
Ensure development supports the delivery and operation of public transport services.
Plan for and deliver public transport in outer suburban areas that is integrated with land use and development.
Provide for bus routes and stops and public transport interchanges in new development areas.

Policy documents
Consider as relevant:
  - Public Transport Guidelines for Land Use and Development (Victorian Government, 2008)
  - The Victorian Transport Plan (Victorian Government, 2008)
  - Cycling into the Future 2013-23 (Victorian Government, 2012)
Road system

Objective
To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.

Strategies
Plan and regulate the design of transport routes and nearby areas to achieve visual standards appropriate to the importance of the route with particular reference to landscaping, the control of outdoor advertising and, where appropriate, the provision of buffer zones and resting places.

Provide for grade separation at railway crossings except with the approval of the Minister for Transport.

Make better use of roads for all road users through the provision of wider footpaths, bicycle lanes, transit lanes (for buses and taxis) and specific freight routes.

Selectively expand and upgrade the road network to provide for:

- High-quality connections between Metropolitan Melbourne and regional cities, and between regional cities.
- Upgrading of key freight routes.
- Ongoing development in outer suburban areas.
- Higher standards of on-road public transport.
- Improved key cross-town arterial links in the outer suburbs including circumferential and radial movement.

Ensure access to jobs and services in growth areas and outer suburban areas by improving roads for all road users.

Improve the management of key freight routes to make freight operations more efficient while reducing their external impacts.

Ensure that road space complements land use and is managed to meet community and business needs.
Car parking

Objective
To ensure an adequate supply of car parking that is appropriately designed and located.

Strategies
Allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.
Encourage the efficient provision of car parking by consolidating car parking facilities.
Design and locate local car parking to:

- Protect the role and function of nearby roads.
- Enable easy and efficient use.
- Enable the movement and delivery of goods.
- Achieve a high standard of urban design and protect the amenity of the locality, including the amenity of pedestrians and other road users.
- Create a safe environment, particularly at night.
- Facilitate the use of public transport.

Protect the amenity of residential precincts from the effects of road congestion created by on-street parking.
Make adequate provision for taxi ranks as part of activity centres, transport interchanges and major commercial, retail and community facilities.

Policy documents
Consider as relevant:

- Public Transport Guidelines for Land Use and Development (Victorian Government, 2008)
Planning for ports

Objective
To support the effective and competitive operation of Victoria’s commercial trading ports at local, national and international levels and to facilitate their ongoing sustainable operation and development.

Strategies
Provide for the ongoing development of ports at Melbourne, Geelong, Hastings and Portland in accordance with approved Port Development Strategies.
Identify and protect key transport corridors linking ports to the broader transport network.
Manage any impacts of a commercial trading port and any related industrial development on nearby sensitive uses to minimise the impact of vibration, light spill, noise and air emissions from port activities.

Policy documents
Consider as relevant:
- The Victorian Transport Plan (Victorian Government, 2008)
- Victorian Ports Strategic Framework (Department of Infrastructure, 2004)
- Port Futures (Victorian Government, 2009)
- Port of Hastings Land Use and Transport Strategy (Port of Hastings Corporation, 2009)
- Port of Portland - Port Land Use Strategy (Port of Portland Pty Limited, 2009)
- Port of Geelong - Development Strategy (Victorian Regional Channels Authority, 2013)
- Port Development Strategy 2035 Vision (Port of Melbourne Corporation, 2009)
Planning for port environs

Objective
To plan for and manage land near commercial trading ports so that development and use are compatible with port operations and provide reasonable amenity expectations.

Strategies
Protect commercial trading ports from encroachment of sensitive and incompatible land uses in the port environs.

Plan for and manage land in the port environs to accommodate uses that depend upon or gain significant economic advantage from proximity to the port’s operations.

Ensure that industrially zoned land within the environs of a commercial trading port is maintained and continues to support the role of the port as a critical freight and logistics precinct.

Identify and protect key transport corridors linking ports to the broader transport network.

Ensure any new use or development within the environs of a commercial trading port does not prejudice the efficient and curfew free operations of the port.

Ensure that the use and intensity of development does not expose people to unacceptable health or safety risks and consequences associated with an existing major hazard facility.

Ensure that any use or development within port environs:

- Is consistent with policies for the protection of the environment.
- Takes into account planning for the port.

Policy documents
Consider as relevant:

- *Port Futures* (Victorian Government, 2009)
- *Port of Portland - Port Land Use Strategy* (Port of Portland Pty Limited, 2009)
- *Port of Geelong - Development Strategy* (Victorian Regional Channels Authority, 2013)
- *Port Development Strategy 2035 Vision* (Port of Melbourne Corporation, 2009)
Planning for airports and airfields

Objective
To strengthen the role of Victoria’s airports and airfields within the state’s economic and transport infrastructure, facilitate their siting and expansion and protect their ongoing operation.

Strategies
Protect airports from incompatible land uses.

Ensure that in the planning of airports, land use decisions are integrated, appropriate land use buffers are in place and provision is made for associated businesses that service airports.

Ensure the planning of airports identifies and encourages activities that complement the role of the airport and enables the operator to effectively develop the airport to be efficient and functional and contribute to the aviation needs of the state.

Ensure the effective and competitive operation of Melbourne Airport at both national and international levels.

Protect the environs of Avalon Airport so it can operate as a full-size jet airport focussing on freight, training and services.

Recognise Essendon Airport’s current role in providing specialised functions related to aviation, freight and logistics and its potential future role as a significant employment and residential precinct that builds on the current functions.

Recognise Moorabbin Airport as an important regional and state aviation asset by supporting its continued use as a general aviation airport, ensuring future development at the site encourages uses that support and enhance the state’s aviation industry and supporting opportunities to extend activities at the airport that improve access to regional Victoria.

Maintain Point Cook Airfield as an operating airport complementary to Moorabbin Airport.

Preserve long-term options for a new general aviation airport south-east of Metropolitan Melbourne by ensuring urban development does not infringe on possible sites, buffer zones or flight paths.

Avoid the location of new airfields in areas that have greater long-term value to the community for other purposes.

Plan the location of airfields, nearby existing and potential development, and the land-based transport system required to serve them as an integrated operation.

Plan the visual amenity and impact of any use or development of land on the approaches to an airfield to be consistent with the status of the airfield.

Plan for areas around all airfields such that:

- Any new use or development that could prejudice the safety or efficiency of an airfield is precluded.
- The detrimental effects of aircraft operations (such as noise) are taken into account in regulating and restricting the use and development of affected land.
- Any new use or development that could prejudice future extensions to an existing airfield or aeronautical operations in accordance with an approved strategy or master plan for that airfield is precluded.

Policy documents
Consider as relevant:

- National Airports Safeguarding Framework (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012)
- *Avalon Airport Master Plan* (Avalon Airport Australia Pty Ltd, 2015)
- *Avalon Airport Strategy* (Department of Business and Employment/AeroSpace Technologies of Australia, 1993) and its associated Aircraft Noise Exposure Concepts
Freight links

Objective
To develop the key Transport Gateways and freight links and maintain Victoria’s position as the nation’s premier logistics centre.

Strategies
Support major Transport Gateways as important locations for employment and economic activity by:
- Protecting designated ports, airports, freight terminals and their environs from incompatible land uses.
- Encouraging adjacent complementary uses and employment generating activities.

Improve the freight and logistics network to optimise freight handling and maintain the efficiency and effectiveness of the network.

Support the development of freight and logistics precincts in strategic locations along key regional freight corridors.

Plan for improved freight connections that are adaptable to commodity, market and operating changes.

Link areas of production and manufacturing to export markets.

Improve freight efficiency and increase capacity of Transport Gateways while protecting urban amenity.

Facilitate increased capacity of Interstate Freight Terminals, both in regional areas and Metropolitan Melbourne.

Ensure an adequate supply of land is zoned to allow high-volume freight customers to locate adjacent to Interstate Freight Terminals.

Minimise negative impacts of freight movements on urban amenity.

Limit incompatible uses in areas expected to have intense freight activity by identifying and protecting key freight routes on the Principal Freight Network.

Policy documents
Consider as relevant:

Freight links - Gippsland

Strategies
Plan for improved rail and road connections to the Port of Hastings and other freight and logistic precincts.

Support development of freight and logistics precincts at Morwell and Bairnsdale and improve key transport links.
INFRASTRUCTURE

Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.

Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.

Planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.

Planning should minimise the impact of use and development on the operation of major infrastructure of national, state and regional significance, including communication networks and energy generation and distribution systems.

Planning authorities should consider the use of development and infrastructure contributions in the funding of infrastructure.
Energy supply

Objective
To facilitate appropriate development of energy supply infrastructure.

Strategies
Support the development of energy facilities in appropriate locations where they take advantage of existing infrastructure and provide benefits to industry and the community.

Support transition to a low-carbon economy with renewable energy and greenhouse emission reductions including geothermal, clean coal processing and carbon capture and storage.

Facilitate local energy generation to help diversify the local economy and improve sustainability outcomes.
Energy supply – Gippsland

Strategy

Support continuing production from the region’s oil and gas fields.
Renewable energy

Objective
To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

Strategies
Facilitate renewable energy development in appropriate locations.
Protect energy infrastructure against competing and incompatible uses.
Develop appropriate infrastructure to meet community demand for energy services.
Set aside suitable land for future energy infrastructure.
Consider the economic and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.
Recognise that economically viable wind energy facilities are dependent on locations with consistently strong winds over the year.

Policy documents
Consider as relevant:

Renewable energy - Hume

Strategy

Create renewable energy hubs that support co-location of industries to maximise resource use efficiency and minimise waste generation.

Support opportunities to generate renewable energy from waste.
Pipeline infrastructure

Objective
To ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment.

Strategies
Plan for the development of pipeline infrastructure subject to the Pipelines Act 2005.
Recognise existing transmission-pressure gas pipelines in planning schemes and protect from further encroachment by residential development or other sensitive land uses, unless suitable additional protection of pipelines is provided.
Plan new pipelines along routes with adequate buffers to residences, zoned residential land and other sensitive land uses and with minimal impacts on waterways, wetlands, flora and fauna, erosion prone areas and other environmentally sensitive sites.
Provide for environmental management during construction and on-going operation of pipeline easements.
Health facilities

Objective
To assist the integration of health facilities with local and regional communities.

Strategies
Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.
Education facilities

Objective
To assist the integration of education and early childhood facilities with local and regional communities.

Strategies
Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.
Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.
Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones.
Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.
Locate tertiary education facilities within or adjacent to activity centres.
Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.
Develop libraries as community based learning centres.
Cultural facilities

Objective
To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Strategies
Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of state wide appeal.

Establish new facilities at locations well served by public transport.
Social and cultural infrastructure

Objective
To provide fairer distribution of and access to, social and cultural infrastructure.

Strategies
Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.
Emergency services

Objective
To ensure suitable locations for police, fire, ambulance and other emergency services.

Strategies
Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.
Locate emergency services together in newly developing areas.
Open space

Objective
To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies
Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person’s location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.
DEVELOPMENT INFRASTRUCTURE
Development and infrastructure contributions plans

Objective
To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

Strategies
Prepare development contributions plans and infrastructure contributions plans, under the Planning and Environment Act 1987, to manage contributions towards infrastructure.
Collect development contributions on the basis of approved development and infrastructure contributions plans.
Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Policy documents
Consider as relevant:

- Development Contributions Guidelines (Department of Sustainability and Environment, 2003 -as amended 2007)
- Infrastructure Contributions Plan Guidelines (Department of Environment, Land, Water and Planning, 2016)
- Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans
- Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans and Reporting Requirements for Infrastructure Contributions Plans
Infrastructure design and provision

Objective
To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Strategies
Provide an integrated approach to the planning and engineering design of new subdivision and development.
Integrated water management

Objective
To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategies
Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.
- Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage.

Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

Policy documents
Consider as relevant:

- State Environment Protection Policy (Waters of Victoria)
- Water for Victoria - Water Plan (Victorian Government, 2016)
- Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)
- **Guidelines for Environmental Management: Code of Practice - Onsite Wastewater Management** (Publication 891.4, Environment Protection Authority, 2016)

- **Planning Permit Applications in Open, Potable Water Supply Catchment Areas** (Department of Sustainability and Environment, 2012)
Integrated water management - Hume

Strategy

Avoid locating water treatment plants close to development nodes.
Telecommunications

Objective
To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.

Strategies
Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.

Ensure the communications technology needs of business, domestic, entertainment and community services are met.

Ensure that the use of land for a telecommunications facility is not prohibited in any zone.

Encourage the continued deployment of broadband telecommunications services that are easily accessible by:

- Increasing and improving access for all sectors of the community to the broadband telecommunications trunk network.

- Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

Policy documents
Consider as relevant:

Waste and resource recovery

Objective
To reduce waste and maximise resource recovery so as to reduce reliance on landfills and minimise environmental, community amenity and public health impacts.

Strategies
Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste and maximise opportunities for resource recovery.

Protect waste and resource recovery infrastructure against encroachment from incompatible land uses by ensuring buffer areas are defined, protected and maintained.

Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.

Encourage technologies that increase recovery and treatment of resources to produce energy and other marketable end products.

Enable waste and resource recovery facilities to locate close together in order to share separation distances, reduce the impacts of waste transportation and improve the economic viability of resource recovery.

Site, design, manage and rehabilitate waste disposal facilities in accordance with the Waste Management Policy (Siting, Design and Management of Landfills) (Environment Protection Authority, 2004).

Integrate waste and resource recovery infrastructure planning with land use and transport planning. Encourage development that facilitates sustainable waste and resource recovery.

Policy guidelines
Consider as relevant:
- Any applicable Regional Waste and Resource Recovery Implementation Plan.

Policy documents
Consider as relevant:
- Statewide Waste and Resource Recovery Infrastructure Plan (Sustainability Victoria, 2015)
- Metropolitan Waste and Resource Recovery Implementation Plan (Metropolitan Waste and Resource Recovery Group, 2016)
- Waste Management Policy (Siting, Design and Management of Landfills) (Environment Protection Authority, 2004)
- Best Practice Environmental Management Guideline (Siting, Design, Operation and Rehabilitation of Landfills) (Environment Protection Authority, 2001)
- Victorian Organics Resource Recovery Strategy (Sustainability Victoria, 2015)
- Designing, Constructing and Operating Composting Facilities (Environment Protection Authority, 2015)
LOCAL PLANNING POLICY FRAMEWORK

This section sets out the Municipal Strategic Statement and the Local Planning Policies that apply to the area covered by this planning scheme, and includes provisions about their operation.
ALPINE RESORTS STRATEGIC STATEMENT

Resorts Profile

Introduction
The Alpine Resorts Strategic Statement is a local policy to give strategic direction to the designated Victorian Alpine Resorts. It applies across all of the Resorts. This policy is similar to a Municipal Strategic Statement, however the Resorts are not part of any municipal district and therefore a Municipal Strategic Statement is not required.

The Alpine Resorts Strategic Statement should be read in conjunction with the State Planning Policy Framework and the other local planning policies. It establishes objectives for the Resorts that all planning applications should attempt to satisfy.

Existing Land Uses
There is a variety of land uses in the Resorts.

The larger northern Resorts, Falls Creek, Mt Buller and Mt Hotham, have intensive Village and alpine recreation developments, while Mt Stirling is a nature based Resort and a destination for cross country and back country skiing. Mt Baw Baw and Lake Mountain are less intensively developed, with Mt Baw Baw comprising a small Village with corresponding recreation development and Lake Mountain providing a departure and arrival point for cross country skiing and an accessible destination point for snow play.

The existing uses within the Resorts comprise the following:

- Commercial operations: hotels, shops, food and drink premises and hire places.
- Accommodation: flats, apartments, hotels, lodges and other special uses.
- Recreation: facilities and infrastructure for snow based activities including trailheads, skifield facilities, lifting systems, and groomed trails and runs and Green Season recreation facilities including mountain bike trails and walking tracks.

Social Context
There are diverse social considerations within the Alpine Resorts. These include access levels, employment opportunities and residency.

The Resorts provide significant seasonal employment opportunities in the construction, hospitality and tourism industries. The hospitality and tourism industries are recognised as important industries in Victoria and Australia.

The size of the permanent residential population within each of the Resorts varies. Falls Creek has an established population of approximately 100 people and Mt Buller approximately 200. Mt Hotham has a small permanent residential base residing predominantly at Dinner Plain, outside of the Resort. Mt Baw Baw has a small residential population, whilst there is no residential population at Lake Mountain or Mt Stirling.

The ‘off mountain’ communities for all of the Resorts play an important role. Whilst lying outside of the Resorts, these communities impact on the social fabric of the Resorts and vice versa, by providing employment, economic, accommodation and residential opportunities.

The Resorts also have different historical links to the surrounding areas such as major cultural and scientific significance related to Aboriginal, pioneer, mining and ski history.

Economic Context
The Resorts make a significant contribution to the Victorian economy. The snow market is an increasingly high yield sector and enjoys average daily spending above any other sector of Victoria’s regional tourist industry. Significantly, the investment in the Resorts represents one of the highest investments in tourism in Victoria.
The contribution to the Victorian economy is achieved through investment and employment in infrastructure, property, construction and hospitality. The Resorts also contribute to raising and leading skill and education levels in environmental protection, construction techniques and hospitality services.

**Environmental Context**

The Resorts are nestled in significant and fragile natural environments. Within the Resorts, and surrounding parks, there are communities of special and endangered flora and fauna species. These are important in a regional, state or national context. The relevant species are listed in the following table for each of the Resorts:

### Falls Creek Alpine Resort
- Mountain Daisy (*Brachyscome tenuiscapa*)
- Wire-head Sedge (*Carex cephalotes*)
- Dwarf Sedge (*Carex paupera*)
- Rough Eyebright (*Euphrasia scabra*)
- Alpine Bog Community
- Alpine Snowpatch Community
- Caltha introloba Herbland Community
- Fen (Bog Pool) Community
- Mountain Pygmy-possum (*Burramys parvus*)
- Stonefly (*Riekoperla intermedia*)
- Stonefly (*Thaumatoperla alpina*)

### Lake Mountain Alpine Resort
- Leadbeater’s Possum (*Gymnobelideus leadbeateri*)
- Smoky Mouse (*Pseudomys fumeus*)
- Barred (or Brown) Galaxias (*Galaxias olius var. fuscus*)
- Alpine Bog Skink (*Pseudemoia cryodroma*)

### Mt Baw Baw Alpine Resort
- Alpine Bog Community
- Caltha introloba Herbland Community
- Baw Baw Frog (*Philoria frosti*)
- Leadbeater’s Possum (*Gymnobelideus leadbeateri*)

### Mt Buller Alpine Resort
- Caddisfly (*Archaeophylax canarus*)
- Mountain Pygmy-possum (*Burramys parvus*)
- Alpine Bog Skink (*Pseudemoia cryodroma*)
- Stonefly (*Riekoperla isosceles*)
- Alpine Stonefly (*Thaumatoperla flaveola*)
- Broad-toothed Rat (*Mastacomys fuscus*)
Falls Creek Alpine Resort

Mt Hotham Alpine Resort

Mountain Daisy (*Brachyscome tenuisca*pa*)

Wire-head Sedge (*Carex cephalotes*)

Dwarf Sedge (*Carex paupera*)

Silky Daisy (*Celmisia sericophylla*)

Rock Tussock-grass (*Poa saxicola*)

Fairy Bluebell (*Wahlenbergia densifolia*)

Eicher’s Buttercup (*Ranunculus eichleranus*)

Alpine Bog Community

Alpine Snowpatch Community

*Caltha introloba* Herbland Community

Fen (Bog Pool) Community

Mountain Pygmy-possum (*Burramys parvus*)

Alpine She-oak Skink (*Cyclodomorphus praealtus*)

Broad-toothed Rat (*Mastacomys fuscus*)

Other environmental considerations include watercourses (catchment and quality issues), salinity and land degradation.

**Geotechnical Context**

The geotechnical stability of land in the Resorts is an important environmental and safety issue. Natural features within the Resorts, including geology, soil structure and depth, vegetation cover, overland drainage flow, drainage lines and subterranean water levels, are key influences on stability.

Given the potential for damage to property and natural assets and human injury or death, development needs to carefully consider the landform and its potential exposure to geotechnical hazards.

Extensive geotechnical investigations have taken place across the six Resorts, including hazard mapping, individual site investigations and mitigation works.

The Snowy Mountains Engineering Corporation (SMEC) has developed a system for land stability classification and mapping for all land in the Resorts. This classification system has been used to assess the stability of all developed areas, proposed development areas and access roads within the Resorts. The study concentrates on natural landslides, natural rock falls, failure of cut slopes and failure of fill slopes. The SMEC Alpine Resorts Geotechnical Stability Review and other relevant geotechnical studies are available from the relevant Alpine Resort Management Board.

**Bushfire Context**

Bushfires are a naturally occurring event that can threaten both life and property. The Alpine areas of Victoria are particularly prone to bushfires with extensive areas of vegetation cover and steep slopes.

Where people are accommodated, and the standard of the buildings within which people are accommodated, are crucial factors affecting people’s exposure to bushfire risk. Appropriate planning for land use and development in bushfire prone areas such as the Alpine Region is one way of minimising risks to life and property from bushfire.
The National Inquiry on Bushfire Mitigation and Management (2004) nominated land use planning as the ‘...single most important mitigation measure in preventing future disaster losses in areas of new development’. The Victorian Bushfires Royal Commission (2010) noted that protection of human life is the overriding objective in implementing bushfire prevention measures through improved planning and building regulation.

In this context, there is a need to:

- Balance the creation of defendable space around development against the biodiversity and conservation values of the vegetation to be cleared.
- Ensure safe and secure access to and from any property.

The Responsible Authority will assess all applications so as to achieve this balance. At all times however, the protection of human life will remain as the overriding objective in decision making.

In response to the Victorian Bushfires Royal Commission (2010), a revised state planning policy for bushfire risk was prepared to prioritise the protection of human life. This will require a risk-based approach to planning in bushfire hazard areas which integrates with other bushfire risk management and mitigation strategies.

Due to the nature of the bushfire risk in Alpine Resorts, a strategic assessment of development options, vegetation management and emergency procedures should be prepared to tailor a response which delivers necessary bushfire risk mitigation.

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Key Issues
The key issues facing the Resorts are focussed around eight strategic themes:

Environmental and Landscape Values
- Protection of the significant flora and fauna species and communities, including the Alpine Bog Community and the Mountain Pygmy-possum (Burramys parvys).
- Protection of the integrity of the flora and fauna and their biodiversity values by appropriate development and assessment of Village and skifield expansion.
- Protection and maintenance of natural drainage lines and moss beds within the Villages from inappropriate development as they are important components of the natural drainage system and contribute to slope stability in the Resort.

Natural Resource Management
- Protection of water quality as the Resorts are located within and near Special Water Supply Catchment Areas.
- Buildings to be adequately setback from waterways and sediment control principles implemented during construction to protect water quality.
- Identification of appropriate and environmentally sensitive snow making opportunities for the long term viability of the Resort and catchment management.

Infrastructure
- Improving infrastructure, in accordance with environmental protection requirements and practices, to allow year round use and growth of the Resorts.
- Responsible management of water to satisfy the needs and expectations of residents and visitors to the Resorts as well as to protect water resources within the catchments.

Environmental Risks
- The removal of vegetation, and the location and siting of buildings, works and infrastructure, to have regard to drainage lines, subterranean water levels and movement to minimise the risk associated with ground stability within the Resort.
• Uses and developments within the Resort need to recognise the influence of the extreme weather conditions that characterise the Resorts.

• There is the potential for climate change to influence snow depth levels in Victoria within the next 50 years.

• Appropriate vegetation management and built form techniques implemented to aid in the protection of the Resort Villages from bushfire.

Settlement

• Provision of an appropriate level of facilities and services to meet the needs of the existing and future permanent population of the Resorts.

• Provision of a range of accommodation that caters for both permanent residents and visitors to the Resorts.

• Provision of commercial, civic and sporting facilities for residents and visitors to the Resorts outside for all seasons.

• Consolidation of any future growth of the Villages to within the existing Village boundaries to maximise accessibility and infrastructure use and to limit intrusion into skifields and environmental impact.

• Future development outside of the Villages will require significant justification to demonstrate an overriding need for remote settlement.

• Environmental and infrastructure implications will also need to be considered.

• Vistas to the skifields should be protected and promoted by the location, design and siting of developments.

• A sensitive transition between the Alpine National Park and the Resorts needs to be maintained and preserved.

Economic Development

• Promotion of All Seasons visitation and activation in line with the Alpine Resorts Strategic Plan through facilitation of active and passive recreation developments that operate year round.

• Maintenance of a key winter season focus promoting increased participation in snow based activities.

Built Environment and Heritage

• Ensuring that design, scale, height and materials of development are sympathetic to the existing natural and built form character of the Resorts.

• The future siting and design of developments should ensure that culturally historic places are preserved through appropriate management techniques.

• Due consideration is required to be given to the notification requirements of the Native Title Act 1993 and the Traditional Owner Settlement Act 2010 in association with the Planning and Environment Act 1987.

Transport

• Effective management of traffic on the access roads during peak snow season.

• Appropriate location and siting of transport terminals, including bus and helicopter infrastructure, together with appropriate integrated intra- and inter-Village transport solutions.

• Ensuring appropriate provision for short and long term car parking for visitors, residents and commercial operators during both the winter season and the summer season.

• Ensuring safe movement through the Villages for skiers, pedestrians and vehicles.
Resorts Objectives

All planning applications should attempt to satisfy the following objectives:

- To provide for the proper establishment, development and use of the Resorts for intensive, year-round recreation, including the development of alpine and cross country skifields, having regard to environmental, ecological, economic, aesthetic and safety considerations.

- To reinforce the Resorts as a destination by providing a range of recreation and tourist facilities, residential accommodation, commercial activities and support services.

- To ensure that use and development within the Alpine Resorts is carried out to benefit the present and future Resort users whilst maintaining a high quality environment.

- To conserve and protect the natural environmental systems within and adjacent to the Resorts so as to minimise disturbance to flora and fauna communities and to areas of high scenic quality or visual sensitivity.

- To encourage best practice, low impact and environmentally-sensitive management practices for the Resorts.

- To encourage best practice in urban design that reflects the alpine character of the Resorts.

- To provide for the necessary management of snow deposition, in particular related to public safety and snow removal requirements.

- Enhance skier, pedestrian and vehicle activity at desirable levels related to the accessibility and capacity of skifields, services, commercial activity and development of trailheads and appropriate transportation for cross country skiing.

- To minimise conflicts arising from development on sites near and adjacent to habitat or communities of flora and fauna which may be adversely affected by development.

- To take account of the requirements of the Victorian Aboriginal Heritage Act 2006 and Traditional Owner Settlement Act 2010, the Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984 and the views of local Aboriginal communities in providing for the conservation and enhancement of places, sites and objects of Aboriginal cultural heritage value.

- To ensure that development is supported by appropriate investigation, documentation and resolution of geotechnical hazards.

Management of Geotechnical Hazards

Geotechnical hazards need to be managed in order to ensure that appropriate development takes place in the Resorts.

Objectives

To ensure that geotechnical hazards are managed throughout the Resorts so as to minimise risk to property and persons.

To ensure that management of geotechnical hazard forms an integral part of the development approvals process in the Alpine Resorts.

Strategies

Ensure that applications for development are supported by adequate investigation and documentation of geotechnical and related structural matters.

Ensure that development is appropriate to be carried out either conditionally or unconditionally, having regard to the results of those geotechnical and related structural investigations.
Ensure that development is only carried out if identified geotechnical and related structural engineering risks are effectively addressed.

Implementation

These strategies will be implemented by:

- Applying an Erosion Management Overlay (EMO) to all land in the Alpine Resorts.
- Applying a Local Planning Policy to provide guidance on determining applications.
- Ensuring that Strategic Statements for the relevant Resorts identify local specific issues for the management of geotechnical hazard.
- Requiring the preparation of a Preliminary Geotechnical Assessment as part of an application for planning permit or Site Development Plan as required under the EMO.
- Requiring the preparation of a quantitative risk assessment where a Preliminary Geotechnical Report shows risk greater than low.
- Ensuring that development is not supported, on geotechnical grounds, if a Quantitative Risk Assessment or independent review of a Quantitative Risk Assessment accompanying an application, identifies the risk posed by a geotechnical hazard as high or very high (as defined by the AGS Guidelines) after all feasible measures to reduce the risk have been considered.

References


Snowy Mountains Engineering Corporation (April 2000) Alpine Resorts – Geotechnical Stability Review – Final Report, Department of Natural Resources and Environment (as updated)

Management of Bushfire Risk

Bushfire risk needs to be managed to ensure that appropriate development takes place in the Resorts.

Objectives

To ensure the protection of human life.
To protect significant fauna and flora species and communities.
To ensure that bushfire management is managed throughout the Resorts so as to minimise risk to property and persons.
To ensure that management of bushfire hazard forms an integral part of the development approvals process in the Resorts.
To facilitate a defendable space around buildings.

Strategies

- Ensure that applications for development are supported by adequate investigation and documentation of bushfire risk management matters.
- Ensure that development is appropriate to be carried out either conditionally or unconditionally, having regard to the results of those bushfire risk management investigations.
- Ensure that development is only carried out if identified bushfire risks are effectively addressed.
- Discourage people from living in areas where it is not possible to have the minimum defendable space.
- Encourage the creation and maintenance of a defendable space around buildings.
- Take account of bushfire risk in all decisions.
Minimise non-residential use in areas at greatest risk from bushfire unless the risk can be mitigated to an acceptable level.

Discourage new development of sites in bushfire prone areas that are also of high biodiversity conservation value.

Ensure that new development in bushfire prone areas only proceeds where bushfire risk can be reduced to an acceptable level on a continuing basis without unacceptable biodiversity costs.

**Implementation**

These strategies will be implemented by:

- Applying a Bushfire Management Overlay (BMO) to all land in the Alpine Resorts identified as being at risk of bushfire.
- Applying a Local Planning Policy to provide guidance on determining applications.
- Ensuring that Strategic Statements for the relevant Resorts identify local specific issues for the management of bushfire hazard.
- Requiring the preparation of a Bushfire Land Use Risk Assessment as part of an application for planning permit or site development plan as required under the BMO.
- Ensuring the that development is not supported, on bushfire risk grounds, if an assessment identifies the risk posed by bushfire is high or very high (as defined by the CFA Guidelines) after all feasible measures to reduce the risk have been considered.
- Requiring the preparation and implementation of Resort Strategic Fire Risk Assessments.

**References**

National Inquiry on Bushfire Mitigation and Management (2004)
Victorian Bushfires Royal Commission (2010)
AS 3959-2009 Construction of Buildings in Bushfire-prone Areas
HB 330-2009 Living in Bushfire-prone Areas
Resort Emergency Management Plans
**FALLS CREEK RESORT STRATEGIC STATEMENT**

**Resort Profile**

The Falls Creek Alpine Resort is located on the edge of the Bogong High Plains, approximately 380 kilometres north-east of Melbourne and 506 kilometres south-west of Canberra. It is accessible from nearby Mount Beauty on the Bogong High Plains Road in both summer and winter and from Gippsland via Omeo in summer.

Situated at an altitude of between 1,210-1,849 metres, the Resort covers an area of 1,535 hectares on the north-facing slope of the Frying Pan Spur. Skiable terrain comprises 670 hectares, or 44 percent of the total Resort area.

The Resort is bounded on all sides by the Alpine National Park. Rocky Valley Dam, which is part of the Kiewa Hydro Electric Scheme, is situated immediately to the south-east of the Resort. The Village is above Rocky Valley Creek, a tributary of the East Kiewa River.

The Falls Creek area is within the lands of the Ya-itma-thang tribe. It is believed that Aboriginal communities travelled to the mountains on a seasonal basis to harvest the Bogong moths and to engage in corroboree ceremonies with other tribes in the region.

Falls Creek contributes significantly to the economy of the region and the State as a whole. The Resort generates significant seasonal employment, particularly in the nearby towns of Mount Beauty and Bright. It also provides recreational opportunities and environmental values to both the local and wider communities.

The Resort is a major tourist destination in north-eastern Victoria. It attracts approximately 400,000 visitor days each year. Historically, Falls Creek has been as a winter destination for snow sports but it is aiming to be an all-season destination. The Resort offers alpine and cross country skiing facilities, snowboarding facilities and opportunities for tobogganing and snow play. It is a unique ski-in/ski-out Resort. Skier access is maintained in winter by limiting vehicular access to over-snow vehicles only in the main Village area.

During the summer months, the Resort provides a base for a wide range of activities. Altitude training and sports camps make use of Rocky Valley Dam, walking trails and Bogong High Plains Road and surrounds as well as the cool climate for summer training. The Village also plays host to a number of sporting, cultural and culinary events that attract visitors from across the region and interstate.

The Resort is an integral part of the unique alpine environment that contains a variety of fauna, flora and alpine communities. Some of these species are listed as threatened in Schedule 2 of the *Flora and Fauna Guarantee Act 1988*. The Resort is characterised by steep valley slopes with generally poorly defined ridges separating numerous gullies flowing into Rocky Valley Creek.

Falls Creek Village is situated within sub-alpine woodland, dominated by snow gums with a dense shrubby understorey which provides an important backdrop to development in and around the Resort. Other vegetation types include alpine bog and streamside vegetation associated with creeks and ephemeral drainage lines.

The majority of building development within the Resort area is confined to the Falls Creek Village. The Village comprises a range of accommodation facilities including lodges, clubs and apartments providing 5,100 beds and a home for around 100 permanent residents. The Resort provides services such as a primary school, day care centre, gymnasium, police station, supermarket, CFA and seasonal Ambulance Victoria.
Vision – Strategic Framework

Falls Creek Alpine Resort Management Corporate Plan

The Falls Creek Alpine Resort Management Corporate Plan 2009-2012 establishes the future corporate direction of the Resort and provides a framework for improving the position of Falls Creek. The vision for Falls Creek is:

*Australia’s most enjoyable and environmentally responsible all season alpine resort.*

Successful management of the Falls Creek Alpine Resort will include:

- Developing the Resort as a vibrant year-round community and tourist destination.
- Achieving a balance between Resort development and the protection of natural attributes, cultural heritage, beauty and environment through sensible, sustainable policies and responsible best practice management.
- Protecting the environmentally significant alpine areas.
- Reinforcing the role of Falls Creek as a Resort destination by providing a range of recreation and tourist facilities, residential accommodation, commercial activities and support services which relate to both the Resort and surrounding areas.
- Ensuring that use and development within the Falls Creek Alpine Resort area is carried out to benefit the present and future Resort users, in accordance with key purposes of the Resort outlined in the Alpine Resorts Strategic Plan, while maintaining the environmental, social, cultural heritage, ecological, economic, aesthetic and safety considerations.
- Encouraging best practice in urban design that reflects the alpine character of the Resort, provides for a consistent theme in building appearance and contributes to the creation of an attractive and safe Resort.
- Conserving and protecting the natural environmental systems and landscape values within and adjacent to the Resort so as to minimise the disturbance to flora and fauna communities and to areas of high scenic quality or visual sensitivity.

Strategic Framework Plans

The Resort’s key strategic directions for future land use planning and development are illustrated in the Falls Creek Strategic Framework Plans for the Resort and the Village area. The purpose of the Plans is to identify locations where specific land use outcomes will be supported and facilitated. They also identify potential development opportunities and constraints and areas requiring further investigation.

The major strategic directions identified in the Falls Creek Strategic Framework Plans are:

**Resort Plan**

- Maintain existing skifield development and identify future ski lifts and ski lift realignments, where appropriate.
- Identify existing and potential commercial sites within the skifield area.
- Identify of major access roads, car parking areas and service areas outside of the Village.
- Identify Howman’s Gap as the gateway and access point for the Resort.
- Identify the environmentally significant areas of the Resort.

**Village Plan**

- Improve the interface between the Village boundary and the skifield area.
- Maintain the ski trail connections between the Village and the skifields.
- Promote the Village Plaza precinct as the Village centre where a mix of commercial, recreational, community, accommodation, entertainment, public open space and ski field facilities will be encouraged.

- Promote the Village Bowl precinct as an area where accommodation, commercial, community and entertainment facilities will be promoted in conjunction with its role as a ski field area.

- Promote the Gully Portal precinct as an area which will be promoted as the western entrance to the Village where a mix of commercial, accommodation, medical and car parking facilities will be encouraged.

- Investigate Falls Creek East as an area for long term future accommodation opportunities, including environmental impacts and the accommodation needs of the Resort.

- Investigate Windy Corner as a future area for development, whilst maintaining facilities for cross country skiing and snow play.

- Identify a number of infrastructure and service nodes where current and future facilities are to be located.

- Investigate a potential new road link between Parallel Street and Arlberg Street.

- Identify key pedestrian and public open space links through the Village.

- Investigate and identify potential sites for decked car parking on the north side of Bogong High Plains Road to improve parking facilities within the Village.
Objectives – Strategies – Implementation

ENVIRONMENTAL AND LANDSCAPE VALUES

Overview
Falls Creek Alpine Resort forms part of an alpine and sub-alpine environment surrounded by the Alpine National Park. The environment is characterised by low winter temperatures, highly erosive soils with low nutrient content, high precipitation falling as rain or snow and fragile ecosystems with rare or endangered flora and fauna. The topography consists of steep slopes interspersed with high plateaux, including areas of flats and bogs.

Key issues
- Ensuring sustainable use and development within the Resort to capitalise on the natural assets which are a primary focus for visitors.
- The potential for adverse environmental impacts to natural ecosystems through ongoing recreational use and construction activity.
- Managing the off-site effects of development and land use within the Resort to minimise their impact.

Objective 1
- To maintain, preserve and improve the natural environmental features of the Resort.

Strategies
- Ensure that the present diversity and viability of species and ecological communities is maintained or improved within the Resort.
- Promote the principle of net gain in native vegetation associated with further development of land within the Resort, in accordance with the Native Vegetation Management Framework.
- Establish the environmental values existing within the Resort, including the identification of species and communities of conservation significance and the definition of habitat types.

Objective 2
- To ensure that development seeks to minimise environmental impact through appropriate siting and environmentally sound construction and management techniques.

Strategies
- Ensure that development and use of land minimises any off-site adverse effects on the environment.
- Monitor environmental impacts associated with Resort development and encourage research into best practice environmental management techniques.
- Develop management requirements for the protection, maintenance and enhancement of nominated areas or sites of conservation significance within the Resort.

Objective 3
- To ensure that development is respectful of areas of high scenic quality and visual sensitivity and complements the natural features of the Resort.

Strategies
Identify suitable locations within the Resort to provide for commercial, residential and tourism development and support infrastructure having regard to environmental constraints, such as flora and fauna and slope, through the finalisation and implementation of the Resort Master Plan.
SETTLEMENT

Overview
The existing developed area of the Resort provides accommodation comprising approximately 5,100 beds. Additional accommodation is proposed to be contained within the existing Village area, potentially by extending some lease sites, establishing new lease sites and re-developing existing facilities. A long term proposal is to investigate opportunities for residential accommodation in East Falls Creek, with the potential to extend along Bogong High Plains Road.

Key issues
Protection of public spaces to allow maintenance of the ‘ski-in/ski-out’ feature of Falls Creek, enabling safe and efficient skier movements.

The need to provide a variety of accommodation types and other necessary facilities that service both the permanent residents and visitors year-round.

Objective 1
- To develop Falls Creek Village as an attractive and safe place for permanent and visitor populations.

Strategies
- Encourage the provision of a range of accommodation types and styles to broaden the choice of accommodation for permanent residents and visitors.
- Encourage new accommodation within the Village as identified in the Strategic Framework Plan, including Village Plaza, the Village Bowl, Gully Portal and Windy Corner.
- Ensure that development at Falls Creek recognises the landscape, amenity and environmental values of the Resort.

Objective 2
- To consolidate future development within the Village.

Strategies
- Promote development within the Village on existing and new lease sites to achieve the consolidation of settlement.
- Encourage the redevelopment of existing under-utilised sites to optimise development potential within the Village.

ECONOMIC DEVELOPMENT

Commercial and Service Activities

Overview
Falls Creek Alpine Resort has a range of commercial, retail, entertainment, community and service facilities and infrastructure that caters for the needs of visitors and permanent residents. Providing the right mix of facilities and services is crucial to the ongoing viability of the Resort as a year-round destination.

The three primary commercial nodes within the Village are Village Plaza, Village Bowl and Gully Portal. There is potential to increase the level of development in each of these three nodes to enhance their differing roles within the Village.

Key issues
- Development of Village Plaza as the commercial and civic heart of the Village through high density development.
Development of Village Bowl as the major gateway to the ski fields through the provision of accommodation, commercial, community and entertainment facilities.

Development of Gully Portal as the western entry to the Village and skifields for day and overnight visitors with the potential for additional accommodation and health facilities.

**Objective 1**

- To provide a range of retail, commercial, tourist, entertainment, community and service activities that cater for the needs of visitors and permanent residents in appropriate locations throughout the Resort.

**Strategies**

- Promote the commercial nodes shown on the Strategic Framework Plan as the primary focus for commercial, tourism and community activities and development.
- Encourage development at Gully Portal that reinforces its role as the primary day visitor arrival and transport node and that maximises opportunities for accommodation and health facilities.
- Facilitate a limited range of commercial and light industrial activities at Howman's Gap. Additional small scale development may be permitted providing it is consistent with, and will not compromise, the existing or any adjacent use of the site, such as the Alpine Recreation Centre, to provide support services for the operation of the Resort.

**Objective 2**

- To maintain the Village Plaza precinct as the Village centre that is the major focus for commercial activity, community facilities, transport, skier congregation and ski field access.

**Strategies**

- Encourage visitor information and community services as part of any mixed use development within the Village Plaza precinct.
- Promote Village Plaza as the commercial and civic ‘heart’ of the Resort.
- Encourage mixed use development to provide a range of major tourist facilities, commercial and retail uses, visitor services, high density residential accommodation and a quality public plaza space that provides a major gateway to the ski fields.
- Encourage development incorporating the car parking areas between the existing plaza and Bogong High Plains Road.
- Ensure that development on the existing car park includes a pedestrian area that provides a strong physical and visual link with the ski plaza and the skifields.

**Objective 3**

- To create a secondary activity area for accommodation, commercial, community, entertainment and recreational activities at the Village Bowl.

**Strategies**

- Encourage development in a manner that integrates with existing buildings and infrastructure, particularly along the southern and eastern edges of the Village Bowl.
- Assess development in terms of its impacts on the operation of the skifields.
- Discourage development that detracts from vistas to the skifield terrain.
- Encourage the siting of entertainment, accommodation and commercial activities and public facilities in the Village Bowl.
Objective 4

- To encourage development along the Bogong High Plains Road, particularly at Village Plaza.

Strategies

- Enhance the arrival experience for visitors at the Resort through the reorganisation and development of attractive major facilities along the Bogong High Plains Road.

Objective 5

- To promote the establishment of a range of food, drink and entertainment facilities ancillary to residential uses throughout the Village without detracting from the amenity of neighbouring accommodation.

Strategies

- Encourage mixed use residential and small scale commercial opportunities throughout the Village provided that commercial and retail activities do not adversely impact on the amenity of residential areas.

Objective 6

- To encourage commercial facilities in the ski fields which cater for the needs of skiers and are sensitive to the alpine environment.

Strategies

- Promote Cloud Nine as the primary commercial area in the ski fields by encouraging the location of active and passive recreation activities at this site.

- Encourage small scale commercial and retail development in the ski fields if it:
  - provides a desirable service;
  - fulfils a demonstrated need for snow users;
  - is integral to a development proposal for passive alpine recreation; and
  - does not impede ski runs or major skier routes.

Objective 7

- To ensure that the scale, intensity, bulk and appearance of any development associated with commercial or service activities enhances the character of the Village and is compatible with surrounding development.

Strategies

- Minimise the impact of commercial development on the environment and adjacent development through the use of appropriate standards which promote innovative design and a high quality finish.

- Encourage the location of service activities and infrastructure on appropriate land as the need for the use or development arises.

TOURISM AND RECREATION

Overview

Extensive ski fields and associated accommodation and entertainment facilities provide the primary attraction of Falls Creek during the winter months. Emerging winter activities include snow play (such as snow-tubing, tobogganing, snow shoe walks, snoce’ and ski biking), commercial skidoo
rides, guided back country skiing, oversnow vehicle tours and snow grooming tours. The cross country ski trails of Fall Creek Alpine Resort are extensive and well used. The standard of built form facilities, however, requires upgrading.

Year-round use of the Resort through mountain biking, road cycling, fly fishing, hiking/bushwalking, scenic chairlift rides, horse riding, boating and canoeing/kayaking is a consistent theme with similarities across all Alpine Resorts in Victoria. The natural beauty of Fall Creek and its location within the Alpine National Park create a wide range of opportunities for visitation and activities outside the declared snow season. Rocky Valley Dam, located adjacent to the Resort, provides a unique opportunity for water-based recreation and high altitude training for athletes.

Key issues

- Ski field infrastructure needs to address demand and be designed and built in accordance with sound ski field development principles, including the environmental capacity of the Resort.
- Facilitation of year-round use of the Resort.

Objective 1

- To encourage the development of a range of year-round tourism, commercial and recreation opportunities and facilities in multipurpose venues that are compatible with the alpine environment of Fall Creek.

Strategies

- Develop a walking trail system within the Village and Resort.
- Enhance connections to trails within the Alpine National Park in conjunction with Parks Victoria.
- Investigate the development of a mountain bike trail network.
- Investigate the development of built form altitude wellness and lifestyle facilities in the Resort to attract domestic and international athletes and increase the participation of Victorians in the Resort.
- Encourage opportunities for eco-tourism development in appropriate locations in the Resort to broaden the recreational and tourism experiences.

Objective 2

- To enhance the public open space and civic function of Village Plaza and the Village Bowl as primary congregation areas during winter and summer.

Strategies

- Protect and enhance the public open space area within Village Plaza.
- Ensure that development does not diminish the public open space area available within Village Plaza.
- Provide opportunities for the creation of a quality public domain with strong physical and visual linkages to the ski fields and visitor arrival points.

Objective 3

- To ensure that sufficient skifield terrain catering to a range of skill levels, cross-country trails, snow play areas and associated infrastructure is provided to match the needs of visitors.

Strategies

- Encourage the upgrading of ski field infrastructure and associated facilities at Village Plaza, Village Bowl, Gully Portal and Windy Corner and throughout the ski terrain.
- Enhance skier movement and access to the ski fields and provide opportunities for snow play.
- Enhance skifield terrain and facilities for cross country skiing throughout the Resort.
- Encourage the upgrading and optimising of lift systems to maximise the full potential of the existing and future skifield terrain, particularly in the Lakeside and Towers lift areas.
- Encourage development of the cross country trail system, particularly in the Rocky Valley Dam area and the Nordic Bowl.
- Encourage the integration of the cross country trail system with the trails of the adjoining Alpine National Park.
- Facilitate the provision of emergency service facilities at appropriate locations within the Village and skifields.
- Encourage the provision of ski school facilities in the Village Bowl and at Cloud Nine with associated community facilities such as a crèche, day shelter and public amenities.

**Objective 4**

- To minimise the impact of seasonal variations.

**Strategies**

- Investigate the extension, upgrading and augmentation of the existing snow making infrastructure and snow management techniques, taking into account technological advances and projected impacts of climate change.

**Objective 5**

- To improve the interface between the ski field areas and development within the Village and enhance skier access, particularly for Village Plaza, the Village Bowl, Gully Portal and Windy Corner.

**Strategies**

- Investigate opportunities at the Village Bowl to improve the interface between the ski fields and current and future development sites.

**TRANSPORT**

**Overview**

Access to and within the Resort is a critical issue during the winter season. The Bogong High Plains Road is subject to peak loads at weekends, during holidays and following good snow falls. During summer, private vehicles move without restriction throughout the Village. The implementation of car parking signage, restrictions and enforcement has formalised areas for parking, reducing the issue of congestion and safety concerns for emergency vehicles. The enforcement of a 30km/h speed limit and the creation of footpaths, where possible, have improved pedestrian safety.

**Key issues**

- Effective management of traffic along the Bogong High Plains Road during peak periods.
- Effective management of access to the Resort, including dispersal of overnight visitors and provision of long term and day car parking.
- Upgrading of the arrival point to the Village at Village Plaza through appropriate road treatments on Bogong High Plains Road providing a destination point and dispersal of traffic to car parking areas.
- Provision for car parking for summer use of the Village to minimise environmental impacts.
Objective 1
- To ensure a high level of accessibility to the Resort.

Strategies
- Facilitate delivery of a Village Plaza traffic access node to spread vehicular entrance between Slalom Street and Falls Creek Road access points.
- Implement alternative access solutions, including elevated walkways through the Village and review of the Gully Chair portal for access to the Village Bowl.

Objective 2
- To ensure that the provision for car parking within the Resort meets visitor needs throughout the year.

Strategies
- Manage provision for car parking on the basis of length of stay.
- Locate short term/day car parking areas at Gully Portal, Village Plaza, and Windy Corner with longer term parking at Lower Slalom Car Park and along Bogong High Plains Tourist Road.
- Encourage sites with all-year-road access to provide on-site car parking, preferably with shared access.
- Ensure that developments do not lead to a reduction in the existing provision of public car parking.
- Encourage persons residing at the Resort for long periods of time (e.g. throughout the ski season) to park their vehicles off the mountain.

Objective 3
- To provide an efficient and safe Village transport system during the declared ski season.

Strategies
- Investigate the use of improved intra-Village shuttle vehicles, including a review of peak period requirements, shuttle stop locations and trunk routes.

Objective 4
- To ensure the safe and efficient movement of vehicles, pedestrians and skiers within the Resort.

Strategies
- Develop a pedestrian linkage from the Accommodation Transfer Station to Village Plaza.
- Provide pedestrian and skier links to adjoining recreational experiences within the Alpine National Park.
- Progressively implement key findings of the Village Access and Study Review 2008.
- Implement longer term ‘pod parking’ to assist in vehicle and snow clearing management.
- Implement an efficient and safe public transport system to remove reliance on private vehicles for business operations.

Objective 5
- To maintain and enhance the ski in/ski out ability in the Village.

Strategies
- Facilitate the ski in/ski out attributes of the Village.
Objective 6

- To provide a helicopter landing site for emergency purposes that creates minimal disruption to the amenity of the Village.

Strategies

- Assess the merit of a co-located emergency services facility including a helicopter landing site.
- Review current and potential alternative helicopter landing site locations.

INFRASTRUCTURE

Overview

The effective and timely provision of physical infrastructure and services is crucial to the efficient operation of the Resort. At present, the Village is serviced adequately by roads, reticulated water, sewerage and electricity.

Key issues

- The design and construction of new infrastructure must be sympathetic to the environmental values of the Resort and minimise impacts on the surrounding natural systems.
- Provision needs to be made for ongoing maintenance, repair and upgrading of facilities as required and in a manner that is consistent with the Environmental Improvement Plan.
- Improvement of infrastructure to allow year-round use and growth of the Village.

Objective 1

- To enhance the safety and functionality of the Resort by the provision of adequate infrastructure.

Strategies

- Ensure that physical infrastructure and services are provided to meet the current and future needs of the Resort.
- Review/assess existing infrastructure and undertake required upgrades and maintenance through the development and implementation of an Asset Management Plan.
- Require capacity increase information from individual site development/redevelopment is linked to infrastructure capacity reviews.
- Ensure that drainage, kerbing, footpaths, treatment of batters, landscaping, lighting and signage throughout the Village meet the required performance standards.

Objective 2

- To ensure that all relevant reticulated services are provided to new developments within the Resort.

Strategies

- Ensure that development does not detrimentally impact on the existing infrastructure.
- Ensure that development and upgrading of existing facilities is assessed in light of infrastructure and service requirements.
- Ensure that new development in the Resort Village is connected to reticulated services.
- Require consideration of construction management in relation to services as part of the Site Environmental Management Plan process.
Objective 3
- To ensure that service and infrastructure development preserves or enhances the existing natural, built, cultural, visual and environmental values of the Resort.

Strategies
- Design and locate physical infrastructure and services to minimise their environmental and visual impact through consolidation of service facilities at Windy Corner and adjacent to the sewerage treatment plant.

BUILT ENVIRONMENT AND HERITAGE

Overview
Aboriginal heritage material within and surrounding the Resort has undoubtedly been disturbed by the development of the Village and skifields.

Management of potential finds of heritage material is required under State and Commonwealth legislation.

Falls Creek Village has a unique ‘village’ atmosphere where buildings nestle comfortably within the alpine landscape. This is primarily due to the compactness of the developed area of the Resort and the extent of tree retention. The village feel is also enhanced by the ski-in/ski-out nature of the Resort, and the retention of mature native vegetation throughout the Village.

Key issues
- The future siting and design of development should ensure that culturally historic places are preserved.
- Maintaining the unique ‘village’ atmosphere through siting buildings within the alpine landscape, retention of trees and maintaining the compactness of the developed area.

Objective 1
- To protect and improve identified and potential places, sites and objects of Aboriginal and European cultural, historical and architectural significance.

Strategies
- Use the best available knowledge, skills, standards and technical and community input to inform decisions and take actions that may have a significant impact on heritage values.
- Respect all heritage values of the Resort.
- Ensure that the use and presentation of sites is consistent with conservation and heritage values.

Objective 2
- To ensure that development achieves high quality design standards in the public and private domain and is respectful of the alpine character.

Strategies
- Ensure that development on sites that have a frontage to Bogong High Plains Road achieves high quality urban design, maximises opportunities for vehicular access off the road and retains native vegetation, particularly within the frontage of the site.
- Promote environmentally sustainable development in the Resort.
- Ensure that development is designed to appropriately address bushfire risk.
- Ensure that development:
  - Retains the existing ski in/ski out ability during winter.
- Promotes the use of appropriate building materials and finishes to achieve high quality urban design.
- Does not adversely impact on the amenity of adjoining buildings and public spaces.
- Is sited to ensure that snow shedding is contained within site boundaries and directed away from entry/exit points and pedestrian routes.
- If practical, retain native vegetation on the site.
- Minimises visual intrusion when viewed from within the Village and from the surrounding mountains.
- If appropriate, is contained within the Snow Gum canopy.
- Demonstrates energy efficient design principles.
- Does not adversely affect the geotechnical conditions on the site.
- Provides for the free movement of skiers and pedestrians.
- If practical, is respectful of existing view lines.

Objective 3

- To ensure that development protects the amenity of existing residential development on adjacent sites.

Strategies

- Support the provision of commercial and other non-residential activities in residential areas if it can be demonstrated that the use will not result in any adverse impacts on residents.
- Limit the impact of residential development on the environment and adjacent development through the use of appropriate design standards and construction management techniques.

Objective 4

- To ensure that development enhances pedestrian and skier safety and access.

Strategies

- Ensure that development does not conflict with skier access and ski field infrastructure at key entry points such as Village Plaza, Village Bowl and Gully Portal.

Objective 5

- To ensure protection of significant vegetation from development.

Strategies

- Encourage development to be designed around significant vegetation on the site.

NATURAL RESOURCE MANAGEMENT

Overview

- The Resort is located within the Upper Kiewa Special Water Supply Catchment Area (under the Catchment and Land Protection Act 1994) and a Special Water Supply Catchment Area is located downstream of the Resort.

Key issues

- The need to protect water quality.
- The provision of service infrastructure should not adversely affect the water quality of the catchment.
Buildings need to be appropriately set back from waterways.
Sediment control principles should be implemented during construction to protect water quality.
The appropriate management of ‘Green Season’ to protect the quality of the water catchment.

Objective 1
To protect the quality and integrity of natural water systems and aquatic ecosystems.

Strategies
- Protect natural waterways/drainage lines within the context of development.
- If practical, integrate stormwater treatment into the landscape.
- Protect the water quality of receiving waterways by removing/managing pollution close to its source.
- Manage rainwater as it flows from the land to reduce the need or scope for larger infrastructure projects.
- Ensure cost effective management of drainage infrastructure.

ENVIRONMENTAL RISKS

Overview
Geotechnical stability of the Resort is an important environmental and safety issue. The location and siting of buildings need to have regard to drainage lines and subterranean water levels and movement to minimise the risk associated with ground stability within the Resort.

In light of the risks of climate change, non-renewable energy consumption and greenhouse gas emissions are of increasing concern. The alpine climate and relatively poor energy efficiency of a number of the Resort’s buildings also contribute towards a higher per capita energy use.

Use and development within the Resort needs to recognise the influence of these climatic conditions and be designed to provide for use outside the designated snow season. There is potential for climatic change to influence snow depth levels in Victoria within the next 50 years.

Bushfire is another naturally occurring environmental event and the Alpine areas are particularly prone to bushfires with extensive areas of vegetation cover and steep slopes. The design and siting of buildings and the choice of building material needs to have regard to the bushfire risk.

Key issues
- Recognising the geotechnical issues associated with development within the Resort.
- Acknowledging the impacts of climate change.
- Managing the risk of bushfire.

Objective 1
To take proper account of geotechnical stability considerations.

Strategies
- Ensure that the design, construction and maintenance of development takes account of geotechnical stability considerations.
- Identify and monitor sites in the Resort that may be susceptible to landslide/subsidence and minimise the risk of land slides/subsidence.
- Ensure that development applications demonstrate an acceptable level of risk of landslip or instability prior to granting approval for development.
Encourage applicants to consult with the Falls Creek Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or a site development plan.

Objective 2

- To respond positively to climate change.

Strategies

- Facilitate a reduction in non-renewable energy consumption.
- Encourage the design, construction and operation of buildings to incorporate energy efficiency measures.

Objective 3

- To ensure the safety of the Resort from bushfire.

Strategies

- Manage safety from bushfire through appropriate fire management strategies.
- Ensure that development demonstrates an acceptable level of risk to fire prior to granting approval for development or use.
- Encourage applicants to consult with the relevant fire authority and the Falls Creek Alpine Resort Management Board regarding bushfire management information prior to lodging an application for planning permit or a site development plan.
- Implement the Resort Strategic Fire Risk Assessment prepared by the Falls Creek Alpine Resort Management Board.
- Ensure that development in areas of high bushfire hazard does not increase the potential fire hazard to built assets and human life.
- Effectively balance vegetation conservation and protection from bushfire.
- Ensure that the safety of the Resort is managed through appropriate fire management strategies.

IMPLEMENTATION

These strategies will be implemented by:

Application of zones and overlays

- Applying Schedule 1 to the Comprehensive Development Zone to areas considered appropriate for Resort development (including commercial, residential, tourist, services and infrastructure).
- Applying Schedule 2 to the Comprehensive Development Zone to areas considered suitable for passive and active recreation.
- Applying the Public Park and Recreation Zone to all public land surrounding the Village and skifield areas.
- Applying an Environmental Significance Overlay to known areas of habitat of the Mountain Pygmy-possum (*Burramys parvus*).
- Applying an Environmental Significance Overlay to plant communities within the Resort that have been identified as areas of highest constraints identified in the Flora and Fauna Assessment: Falls Creek Village Central CDZ1.
- Applying a Design and Development Overlay to residential areas to establish development requirements for the setback, bulk, height, siting and appearance of development to facilitate an appropriate residential character.
- Applying an Erosion Management Overlay to areas susceptible to landslip or instability hazards.
Applying a Bushfire Management Overlay to areas susceptible to bushfire.

Application of local planning policies

- Applying Clause 22.01-2 Management of Geotechnical Hazard Local Planning Policy to provide guidance in determining an application for planning permit or site development plan made under the Erosion Management Overlay.
- Applying Clause 22.01-3 Urban Design in Alpine Resorts in the consideration of development applications.
- Applying Clause 22.02-1 Aboriginal Heritage to the treatment of sites and material of aboriginal cultural significance within the Village area in accordance with the recommendations of the Falls Creek Alpine Resort Aboriginal Heritage Management Study.
- Applying Clause 22.02-2 Car Parking in the consideration of use and development applications.

Policy guidelines

- When deciding upon applications for use and development that may impact on environmental and landscape values, considering, as appropriate:
  - Implementation of the guidelines outlined in Management Strategy and Guidelines for the Conservation of the Mountain Pygmy-possum (Burramys parvus) in Victoria or any updated management document for the Mountain Pygmy-possum for all proposals that impact on the habitat of the Mountain Pygmy-possum (Burramys parvus).
  - Implementation of the general management recommendations and guidelines in Flora and Fauna Assessment: Falls Creek Village Central CDZ1 (Ecology Australia, June 2000).
  - Ensuring that the road to the top of Mt McKay provides safe vehicle access, consistent with any approved management plan. The road is to be constructed and maintained in a manner that minimises the impact on the sensitive environment, in particular the impact on the Mountain Pygmy-possum (Burramys parvus).

Further strategic work

- Implementing the recommendations of the Falls Creek Environment Improvement Plan, Falls Creek Resort Management Board, August 2003. The Environment Improvement Plan should be regularly reviewed and updated through a public process and provide for follow-up monitoring of environmental impacts associated with Resort development.
- Developing a Local Policy based on the Environment Improvement Plan that requires consideration of its environmental principles, procedures and work practices in any site development plan or permit application.
- Preparing Comprehensive Development Plans with specific design guidelines for the development of the Village Plaza and Village Bowl precincts that set out the land use and development parameters for use and development proposals.
- Developing guidelines to encourage the location of entertainment, accommodation and commercial activities and public facilities in the Village Bowl.
- Preparing a Parking Precinct Plan for the Resort which will set out policies for provision of public and private car parking within the Resort during summer and winter. The plan should also investigate the opportunities for provision of undercover, multi-level car parking on existing disturbed areas such as Lower Slalom car park and over the sewerage treatment facility at Gully Portal.
- Undertaking further strategic planning and environmental assessment for the future development opportunities at Windy Corner, areas adjacent to the Village and along Bogong High Plains Road at the eastern end of the Village and developing a strategy for implementation of future land release requirements.
Preparing a land release strategy for development sites within the Village Plaza precinct.

Developing a Comprehensive Development Plan for the skifield areas and a Local Policy to implement the Strategic Management Plan, as appropriate.

Preparing a transport strategy for the Resort that addresses the infrastructure and management arrangements necessary for the operation of existing and planned transport and access to and within the Resort during summer and winter. The transport strategy should also include the preparation of a Parking Precinct Plan for the Resort.

Implementing the findings of the Falls Creek Stormwater Management Plan, STORM Consulting Pty Ltd, March 2003.

Implementing the recommendations of the Falls Creek Alpine Resort Aboriginal Heritage Management Study, Philip Hughes and Wilfred Shawcross, August 2000.

Updating the Design and Development Overlay Schedule applying to the Village area using the Design and Siting Guidelines for Development in Falls Creek Alpine Resort.

Preparing and implementing the Resort Strategic Fire Risk Assessment.

Preparing and implementing a Resort-wide vegetation plan (in association with the ski field lease holder and the Department of Sustainability and Environment), which includes flora and fauna investigations within the Resort and identification of off-site revegetation areas, in accordance with the Native Vegetation Management Framework.

Other actions

Undertaking a coordinated review with emergency services (Police, Ambulance Victoria), the Department of Health and local medical practitioners of the facility requirements of each entity.

Implementing the Falls Creek Vegetation and Weed Management Policy.

Investigating and implementing cooperative weed and predator control programs with Parks Victoria.

Establishing the extent of weed invasion within the Resort, particularly within the high altitude treeless area and implementing appropriate weed control programs.

Investigating a cooperative program for the management of environmental issues, in particular weed and pest animal management and the Mountain Pygmy-possum (*Burramys parvus*).

Developing management requirements in co-operation with the Department of Sustainability and Environment for the protection, maintenance and enhancement of nominated areas or sites of conservation significance within the Resort.

Identifying and providing appropriate signage to trails for walking and mountain bike riding in the Village and skifield areas in conjunction with Parks Victoria.

Encouraging the provision of infrastructure within the Resort and at Rocky Valley Dam which will provide opportunities for active and passive summer recreational activities.

Implementing the findings of the Minister’s Assessment on the Environment Effects Statement for provision of additional ski field terrain and lift infrastructure at Rocky Knolls and Dam site.

Investigating the feasibility of and potential funding options for road upgrading and improvement of the Bogong High Plains Tourist Road at Village Plaza.

Investigating pedestrian linkages between the Accommodation Transfer Station and Village Plaza as part of the strategic planning for this precinct and preparation of the Comprehensive Development Plan.

Reviewing opportunities for provision of a day shelter for bus drivers to the Resort.
- Investigating the realignment and potential treatment of the Bogong High Plains Road adjacent to Village Plaza to facilitate the provision of day visitor car parking and the safe movement of pedestrians to the Village.

- Promoting and facilitating development at Rocky Valley Dam in accordance with the approved master plan in conjunction with Parks Victoria.
Lake Mountain Alpine Resort is approximately 120 kilometres north-east of Melbourne and is the closest Alpine Resort to Melbourne. The Resort focuses on family snow play and cross country skiing. The Resort attracts over 200,000 visitors annually.

Situated at an altitude of between 1,340 metres and 1,480 metres the Resort is surrounded by the Yarra Ranges National Park which extends from the Lake Mountain area in the north to the tall forests around Warburton and Healesville. There are 37 kilometres of groomed trails and access to over 2,400 hectares of skiable terrain in the National Park. A management agreement is in place between the Lake Mountain Alpine Resort Management Board and Parks Victoria to allow for joint management of these areas.

Lake Mountain is located in the Yarra Valley, one of Victoria’s key gourmet produce and wine regions. One of the key strengths of the Resort has been its proximity and relationship to the town of Marysville, 22 kilometres away. Lake Mountain does not have accommodation facilities. However, there is a range of resorts, guest houses, bed and breakfast facilities, caravan parks, hotels and motels in the nearby towns. Marysville and its immediate surroundings provide over 3,000 beds with additional accommodation within easy access from towns such as Healesville and Alexandra.

There is parking for approximately 2,000 vehicles within the Resort as well as dedicated parking facilities for coaches and mini buses.

The out of snow season ski trails within the Resort boundaries are used as walking and bicycle trails. The number of Green Season activities which use the Resort area and the adjoining National Park is increasing. Spring provides an experience to visitors with the blooming of a variety of sub-alpine wildflowers. Lake Mountain has access to some of Victoria’s most beautiful and pristine natural environments in the Yarra Ranges National Park and local state forest. These include cool temperate rainforest and nearby waterfalls.

Both the State and Federal Governments have invested into infrastructure at Lake Mountain including the development of a Day Centre and a Visitor’s Centre. These facilities provide a restaurant, fast food outlet, a conference facility, administration area, visitor amenities, a ski patrol base and retail outlet.

**Objectives – Strategies – Implementation**

**ENVIRONMENTAL AND LANDSCAPE VALUES**

**Overview**

Lake Mountain Alpine Resort forms part of a sub-alpine environment surrounded by State and National Parks. The environment is characterised by low winter temperatures, highly erosive soils with low nutrient content, high precipitation falling as rain or snow and fragile ecosystems with rare or endangered flora and fauna.

**Key issues**

- Ensuring sustainable use and development within the Resort to capitalise on the natural assets which are a primary focus for visitors.
- The potential for adverse environmental impacts through ongoing recreational use and by disturbance of natural ecosystems during construction.
- Managing the off-site effects of development and activities at the Resort to minimise their impact.
Objective 1

- To maintain, preserve and improve the natural environmental features of the Resort.

Strategies

- Promote the principle of net gain of native vegetation in relation to further development of land within the Resort, in accordance with the Native Vegetation Management Framework.
- Preserve the areas of high environmental significance such as the heath and bog areas, sub-alpine wetlands and the Northofagus (Myrtle Beech) fauna.

Objective 2

To maintain, preserve and enhance the habitat of threatened species and communities within the Resort.

Strategies

- Ensure that the present diversity and viability of species and ecological communities is maintained or improved within the Resort.
- Identify areas of the Resort that contain habitat for threatened species and communities.
- Ensure that development and use of these areas does not detrimentally impact upon the threatened species habitat or communities including Lead Beater Possum (Gymnobelideus leadbeateri) habitat.

Objective 3

To ensure that development minimises environmental impact through appropriate siting and environmentally sound construction and management techniques.

Strategies

- Monitor environmental impacts associated with Resort development.
- Encourage research into best practice environmental management techniques.

Objective 4

- To ensure that development is respectful of areas of high scenic quality and visual sensitivity.

Strategies

- Ensure that development complements the natural features of the Resort.
- Identify suitable locations within the Resort to provide for commercial, tourism development and support infrastructure having regard to environmental constraints such as flora, fauna and slope.
- Ensure that development recognises the landscape, amenity and environmental values of the Resort.

SETTLEMENT

Overview

The Resort does not provide for on-mountain accommodation. All accommodation is provided off mountain in the Marysville and Alexandra areas. The Resort provides necessary commercial and services facilities to cater for the day visitors.

Key issues

- The need to provide for day visitors.
- Provision of safe and reliable access to the Resort.
Objective 1
To reinforce Lake Mountain as a family Resort destination dedicated to cross country skiing and snow play activities.

Strategies
- Provide a range of recreation and tourist facilities, limited commercial activities and support services.
- Improve the interface between the State Park, National Park and the Resort.
- Provide services to cater for day visitors with accommodation provided off mountain in Marysville and surrounding area.

ECONOMIC DEVELOPMENT
Commercial and Service Activities
Overview
The Resort has a range of commercial, retail, and service facilities and infrastructure that cater for day visitors.

Key issues
- Maintaining the provision of commercial and service facilities to cater for day visitors.

Objective 1
To provide an appropriate level of commercial and mixed use development within the Resort.

Strategies
- Encourage limited commercial and mixed use development that is appropriate in scale having regard to the role of the Resort and its proximity to Marysville.
- Ensure that commercial and public services cater for the Resort’s visitors.

Objective 2
To ensure that the scale, intensity, bulk and appearance of any development associated with commercial or service activities enhances the character of the Resort and is compatible with surrounding development.

Strategies
- Minimise the impact of commercial development on the environment and adjacent development through the use of appropriate standards which promote innovative design and a high quality finish.
- Encourage the location of service activities and infrastructure on appropriate land as the need for the use or development arises.

Tourism and Recreation
Overview
The Resort’s key attraction is as a cross country ski and snow play destination in winter months. However, year-round use is a consistent theme across all Alpine Resorts in Victoria. The cross country ski trails link with the surrounding National Park and can be used for walking or cycling in the summer months.
Key issues

- Skifield infrastructure needs to address demand and be designed and built in accordance with sound skifield development principles.
- Skifield infrastructure needs to address the environmental capacity of the Resort.
- Facilitation of year-round use of the Resort.

Objective 1

To provide for all year-round recreation, having regard to environmental, ecological, economic, aesthetic and safety considerations.

Strategies

- Recognise the high conservation values of the Lake Mountain area and its value for summer visitor activities.
- Encourage development to provide for a range of all-season recreational activities including conferences and educational related markets.
- Provide additional facilities that will extend the range and quality of experiences for non-skiing visitors, year-round.
- Ensure the monitoring of environmental impacts associated with skifield terrain development.
- Encourage research into management techniques to safeguard environmental quality.
- Develop further cross country skifield terrain in a manner that minimises land disturbance and vegetation clearance by the introduction of appropriate management techniques.
- Provide a balance between summer recreational facilities and a wider range of winter attractions for less active visitors.

Objective 2

To recognise the significant value of the Lake Mountain area for cross country skiing and snowplay activities.

Strategies

- Facilitate and develop cross country trail links.
- Develop the cross country trail system in such a manner to complement the cross country trail system in the adjoining National Park.
- Ensure that any future cross country terrain expansion allows for the construction of shelter huts on trails, service facilities and car parking.
- Design cross country trails in a manner that minimises environmental impacts by recognising the inherent land forms identified through terrain analysis.

Objective 3

To minimise the impact of seasonal variations and maximise the length of the snow season through snow making and management.

Strategies

- Encourage the upgrading of snow making infrastructure.
- Improve the capacity of the skifield area coverage.
TRANSPORT

Overview
Access to and within the Resort is a critical issue during the winter season. The Lake Mountain Road is subject to peak loads at weekends, holidays and following good snow falls. During summer, access and egress are also critical issues during times of bushfire.

Key issues
- Effective management of traffic along the Lake Mountain Road during peak periods.

Objective 1
- To ensure a high level of accessibility to the Resort.

Strategies
- Provide convenient access to and from the Resort and skifields.
- Ensure effective management of traffic on the Lake Mountain Road during peak traffic times.

Objective 2
To ensure that the provision of car parking within the Resort meets visitor needs throughout the year.

Strategies
- Encourage the strategic and convenient location of car parking.
- Provide adequate car parking that is available to all users including disabled persons.

Objective 3
To ensure the safe and efficient movement of vehicles, pedestrians and skiers within and throughout the Resort.

Strategies
- Improve mobility and linkages for cross country skiers and snow players within all areas of the Resort.
- Provide pedestrian and skier links to recreational experiences within the adjoining National and State Parks.

INFRASTRUCTURE

Overview
The effective and timely provision of physical infrastructure and services is crucial to the efficient operation of the Resort. At present, the Resort is serviced adequately by roads, reticulated water and sewerage.

Key issues
- The design and construction of infrastructure should be sympathetic to the environmental values of the Resort and minimise impacts upon the surrounding natural systems.
- Improvement of infrastructure to allow year-round use of the Resort.

Objective 1
To ensure physical infrastructure and services are provided to meet the current and future needs of the Resort.
Strategies
- Ensure the provision of underground reticulated services.
- Provide for emergency services.

Objective 2
To ensure all relevant reticulated services are provided to developments within the Resort.

Strategies
- Ensure that development does not detrimentally impact upon the existing infrastructure.
- Ensure development and upgrading of existing facilities is assessed in light of infrastructure and service requirements.
- Ensure development in the Resort Village is connected to reticulated services where possible.
- Consider construction management in relation to services as part of the Site Environmental Management Plan process.

Objective 3
To ensure that service and infrastructure development preserves or enhances the existing natural, built, cultural, visual or environmental values of the Resort.

Strategies
- Design and locate physical infrastructure and services to minimise their environmental and visual impact.
- Encourage the provision of adequate drainage, kerbing, footpaths, road construction, treatment of batters, landscaping and lighting necessary in all future development to enhance the amenity of the Resort, particularly during non-winter visitation.

BUILT ENVIRONMENT AND HERITAGE
Overview
Management of potential finds of Aboriginal heritage material is required under State and Commonwealth legislation.

The Lake Mountain ‘Village’ area contains two public buildings that sit within the alpine landscape. The two public buildings provide the necessary services to meet the needs of the day visitors to the Resort.

Key issues
- The future siting and design of development should ensure that culturally historic places are preserved.
- Maintaining the Resort atmosphere.

Objective 1
To protect and improve identified and potential places, sites and objects of Aboriginal and European cultural, historical and architectural significance.

Strategies
- Ensure future development considers the historical links to the Resort area including major cultural and scientific significance related to Aboriginal, pioneer, mining and ski history.
**Objective 2**

To ensure that new development and redevelopment achieves high quality design standards in both private development and the public domain and is respectful of the alpine character in the Resort.

**Strategies**

- To promote environmentally sustainable development in the Resort.
- To ensure development is designed to appropriately address bushfire risk.
- Ensure new development has considered the following matters and will:
  - Promote the use of appropriate building materials and finishes to achieve high quality urban design.
  - Not adversely impact on the amenity of adjoining buildings and public spaces.
  - Be sited to ensure that snow shedding is contained within site boundaries and directed away from entry/exit points and pedestrian routes.
  - If practical, retain native vegetation on the site.
  - Minimise visual intrusion when viewed from within the Village and from the surrounding mountains.
  - Demonstrate energy efficient design principles.
  - Not adversely affect the geotechnical conditions on the site.
  - Provide for the free movement of skiers and pedestrians.
  - Be respectful of existing view lines.

**Objective 3**

- To ensure new development enhances pedestrian and skier safety and access.

**Strategies**

- Ensure that new development does not conflict with skier and snowplay access and skifield infrastructure.

**Objective 4**

- To ensure protection of significant vegetation on development sites.

**Strategies**

- Encourage development to be designed around significant vegetation situated on sites.

**NATURAL RESOURCE MANAGEMENT**

**Overview**

- The Resort is located within the Goulburn Catchment Area.

**Key issues**

- The provision of service infrastructure should not adversely affect the water quality of the catchment.
- Buildings need to be appropriately set back from waterways.
- Implement sediment control principles during construction to protect water quality.
- The appropriate management of ‘Green Season’ to protect the quality of the water catchment.
Objective 1
- To protect the environmental quality of the water catchment areas.

Strategies
- Minimise the adverse environmental effects associated with the disposal of effluent and wastes generated by the development and utilisation of the Resort.
- Manage roads, tracks and trails to minimise drainage, erosion and sedimentation.

ENVIRONMENTAL RISKS

Overview
Geotechnical stability of the Resort is an important environmental and safety issue. The location and siting of buildings need to have regard to drainage lines and subterranean water levels and movement to minimise the risk associated with ground stability within the Resort.

In light of the risks of climate change, non-renewable energy consumption and greenhouse gas emissions are of increasing concern.

Use and development within the Resort needs to recognise the influence of these climatic conditions and be designed to provide for use outside the designated snow season. There is potential for climatic change to influence snow depth levels in Victoria within the next 50 years.

Bushfire is another naturally occurring environmental event and the Alpine areas are particularly prone to bushfires with extensive areas of vegetation cover and steep slopes. The design, siting of buildings and the choice of building materials need to have regard to the bushfire risk.

Key issues
- Recognising the geotechnical issues associated with development within the Resort.
- Acknowledging the impacts of climate change.
- Managing the risk of bushfire.

Objective 1
- To take proper account of geotechnical stability considerations.

Strategies
- Ensure that the design, construction and maintenance of development takes account of geotechnical stability considerations.
- Identify and monitor sites in the Resort that may be susceptible to landslide/subsidence and minimise the risk of land slides/subsidence.
- Ensure that development applications demonstrate an acceptable level of risk of landslide or instability prior to granting approval for development.
- Encourage applicants to consult with the Mt Baw Baw Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or site development plan.

Objective 2
- To respond positively to climate change.

Strategies
- Facilitate a reduction in non-renewable energy consumption.
- Encourage the design, construction and operation of buildings to incorporate energy efficiency.
Objective 3

- To ensure the safety of the Resort from bushfire.

Strategies

- Manage safety from bushfire through appropriate fire management strategies.
- Ensure that developments demonstrate an acceptable level of risk to fire prior to granting approval for development or use.
- Encourage applicants to consult with the relevant fire authority and the Resort Management Board regarding bushfire management information prior to lodging an application for planning permit or a site development plan.
- Implement the Resort Strategic Fire Risk Assessment prepared by the Mt Baw Baw Resort Management Board.
- Ensure that development in areas of high bushfire hazard does not increase the potential for the fire hazard to built assets and human life.
- Effectively balance vegetation conservation and protection from bushfire.
- Ensure that the safety of the Resort is managed through appropriate fire management strategies.

IMPLEMENTATION

- These strategies will be implemented by:

Application of zones and overlays

- Applying Schedule 1 to the Comprehensive Development Zone to areas considered appropriate for Resort development (i.e. commercial, residential, tourist, services and infrastructure).
- Applying Schedule 2 to the Comprehensive Development Zone to areas considered suitable for passive and active recreation.
- Applying the Public Park and Recreation Zone to all public land surrounding the Village and skifield areas.
- Applying an Erosion Management Overlay applicable to areas susceptible to landslip or instability hazards.
- Applying a Bushfire Management Overlay to areas susceptible to bushfire.

Application of local policies

- Applying Clause 22.01-1 Development guidelines when assessing development applications.
- Applying Clause 22.01-2 Management of Geotechnical Hazard Local Policy when determining an application for a planning permit or site development plan made under the Erosion Management Overlay.
- Applying Clause 22.01-3 Urban Design in Alpine Resorts in the consideration of development applications.

Further strategic work

- Preparing a Skifield Master Plan.
- Developing a Resort wide vegetation plan in accordance with the Native Vegetation Management Framework.
- Implementing the Environmental Management Plan and ensuring the Plan and associated procedures are regularly reviewed and updated.
- Preparing and implementing the Resort Strategic Fire Risk Assessment.
- Monitoring the Resort to determine possible geotechnical hazards.
Other actions

- Investigating and implementing a cooperative weed and predator control program with Parks Victoria.

- Ensuring the guiding principles of environmental management within the Resort are documented for all Resort stakeholders. Educate all construction personnel regarding the environmental values of the Resort and gain commitment to best practice environmental management techniques.

- Developing management requirements in co-operation with the Department of Sustainability and Environment for the protection, maintenance and enhancement of nominated areas or sites of conservation significance within the Resort.

- Investigating whether the existing trails meet the needs of the Resort or whether extensions to the existing network are required.

- Investigating additional pedestrian linkages within the Resort.

- Reviewing opportunities for provision of a day shelter for bus drivers to the Resort.

- Liaising with VicRoads regarding upgrading, and ongoing management and maintenance of the access road.

- Investigating further public transport/bus options for transport to the Resort with local operators.
MT BAW BAW RESORT STRATEGIC STATEMENT

Resort profile

Mt Baw Baw Alpine Resort is the closest Alpine Resort to Melbourne, the Mornington Peninsula, the Latrobe Valley and Gippsland that offers accommodation. The Resort is located on the south-western face of the Baw Baw Plateau, bounded to the north, south and east by the Baw Baw National Park. Travel time from Melbourne is approximately 2.5 hours.

The Resort rises from 700 metres at the Gantry to 1,564 metres at the Summit of Mt Baw Baw and covers an area of 335 hectares.

The Baw Baw area falls within the lands of both the Woi Wurrung and Gunai/Kurnai language groups. It is believed that Aboriginal communities used the plateaus and ridgelines for travelling routes and to harvest Bogong moths and sub-alpine plants.

Mt Baw Baw is a major tourist destination in Gippsland contributing around $8.6 million per annum to the La Trobe Valley economy. The Resort provides a range of both winter and summer recreational activities. During the winter period snow based activities include downhill and cross-country skiing, snowboarding, snow tubing, tobogganing, snowshoeing and snowplay. It is renowned as Victoria’s affordable, family friendly ‘learn to ski’ destination. Summer activities include bushwalking, mountain biking, mountain boarding and wellness and cultural experiences.

During the 2010 winter season the Resort attracted approximately 67,000 visitor days, which was an increase of 26 per cent from visitor days in 2009. Since the opening of the South Face Road in 2007, summer visitation to the Resort has more than doubled from 16,500 to 47,000 in 2009/10.

The opening of the South Face Road in 2007 has created a safer and faster route which better connects the Resort to the Gippsland region. Historically access has only been possible via the Mt Baw Baw Tourist Road which is a narrow and winding route. The Mt Baw Baw Tourist Road is heavily used by logging trucks and defined by VicRoads as a ‘Blackspot Road’.

Mt Baw Baw Village is located within sub-alpine woodland, dominated by snow gums with a dense shrubby understorey which provides an important backdrop to development in and around the Resort. There are an estimated 189 indigenous flora species and 11 Ecological Vegetation Classes identified within the Resort. A number of flora and fauna species are listed under the Flora and Fauna Guarantee Act 1988 and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

The majority of building development within the Resort area is confined to the Village area. The Village comprises a range of accommodation including lodges, clubs and apartments.

Objectives – Strategies – Implementation

ENVIRONMENTAL AND LANDSCAPE VALUES

Overview

The Baw Baw plateau supports many rare and endangered species and sensitive ecological communities. Significant flora and fauna communities need to be protected, preserved and retained under the Flora and Fauna Guarantee Act 1988 and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Significant communities of flora provide important habitat for rare and threatened fauna species. The integrity of flora and fauna and bio-diversity values may be threatened by pressure for expansion of Village boundaries, and inappropriate use and development both within the Village and skifields. The siting, construction and ongoing management of buildings and activities should respect the values and contribution of significant flora and fauna to the Alpine and broader environment.
Key issues

- Ensuring sustainable use and development within the Resort to capitalise on the natural assets which are a primary focus for visitors.
- The potential for adverse environmental impacts through ongoing recreational use.
- The potential for adverse environmental impacts by disturbance of natural ecosystems during construction.
- Managing the off-site effects of development and activities at the Resort to minimise their impact.

Objective 1

- To preserve and protect the natural environment and landscape values.

Strategies

- Minimise development that may have adverse visual impacts in areas of high scenic quality or visual sensitivity.
- Ensure minimum disturbance in areas of significant flora and fauna.
- Ensure that the design and further construction of the down hill and cross country trail system minimises land disturbance and vegetation clearance.
- Minimise conflicts arising from development on sites near significant flora and fauna habitats.
- Minimise adverse environmental effects associated with the disposal of effluent and wastes generated by the development and utilisation of the Resort.
- Maintain the health of alpine and sub-alpine flora within the Resort.
- Secure the retention of native vegetation where possible.
- Ensure that where native vegetation removal is required, a Net Gain is achieved.
- Ensure all new Resort developments and projects incorporate a Habitat Hectares Assessment of native vegetation in affected areas.
- Encourage the rehabilitation of degraded areas to achieve a Net Gain.
- Ensure passive and active recreational activities are in balance with the conservation and protection of the natural environment within and adjacent to the Mt Baw Baw Alpine Resort.
- Prevent the establishment of ornamental exotic flora within the Resort.

SETTLEMENT

Overview

There is potential for limited expansion of the Village within the existing Village boundary. It is important to focus on consolidation of the Village within its existing boundaries to limit intrusion on the ski fields, ensure effective use of infrastructure, maximise accessibility to facilities, maintain a visually cohesive Village and limit environmental impact.

The Mt Baw Baw Alpine Resort immediately abuts the Baw Baw National Park. A sensitive transition between the National Park and the Resort needs to be maintained and preserved. Land use, recreational activities and any form of buildings or works in close proximity to the boundaries of the Baw Baw National Park need to be very carefully considered having regard to compatibility and level of impact on scenic and environmental values.

Key issues

- The need to provide for a variety of accommodation types within the Resort for year-round use by permanent residents and visitors.
The allocation of land for public use should aim to protect existing spaces for both skiing and congregation, and enable safe and efficient skier movement.

Objective 1
To facilitate the continued development of a year-round Resort with a recognised Village centre and diverse recreational and entertainment opportunities.

Strategies
- Encourage mixed use development where appropriate including residential, commercial, entertainment, recreational and service uses.
- Encourage re-development of the existing range of commercial facilities.
- Promote the development of infrastructure, commercial and public services.
- Ensure development remains within the current Resort boundary.
- Promote consolidation of the existing developed areas of the Village.

ECONOMIC DEVELOPMENT

Overview
Mt Baw Baw contributes to, and will benefit from, the further strengthening of local, regional and Alpine tourism. The greatest challenge is to ensure that the Resort continues to move towards business sustainability.

Snow tourism will continue to be the primary source of tourism visitation in the short to medium term. Key activities include downhill skiing, snowboarding, cross-country skiing and snow play. Maximising ‘White Season’ visitation is vital to protect and manage that income source.

Consideration should be given to use and development that will function year-round. Active or passive recreation developments which add value to the year-round use of the Resort should be facilitated. Geo-tourism experiences (tourism that focuses on the natural features) should also be considered, building on the region’s Alpine, social, environmental and heritage strengths.

Key issues
- Activities need to complement the natural values of Mt Baw Baw and enhance the alpine experience, with no negative impacts for the delicate environment of the Resort or National Park.
- The potential for creating a successful year-round Resort is currently constrained by the limited range of commercial and recreational facilities.
- The limitations to the provision of expanded lift infrastructure such as potential impacts on significant fauna and flora, changes in terrain type, difficulty in integrating lift systems, and potential impacts of entering into new catchments.

Objective 1
To provide for all year-round recreation, having regard to environmental, ecological, economic, aesthetic and safety considerations.

Strategies
- Minimise the impact of seasonal variations during the snow season and maximise season length through snow-making and snow management.
- Encourage development sites to provide for a full range of all-season recreational activities to encourage conferences and related markets.
- Extend the commercial viability of the Resort by providing a balance between summer recreational facilities and a wider range of winter attractions for less active visitors.
Reinforce the notion of cross country trails that can cater for year-round use for hiking, bicycling and walking close to the Village or for more distant trips.

**TRANSPORT**

**Overview**

The opening of the South Face Road in 2007 has created a safer and faster route which better connects the Resort to the Gippsland region. Further improvements to this road, which remains unsealed, would significantly improve visitor access and allow the promotion of a major new gateway to Mt Baw Baw.

Ensuring appropriate provision is made at the Resort for both short-term and long-term car parking for visitors, residents and commercial operators is important.

Vehicular access to the Resort and broader Gippsland Region is provided via the Tourist Road and the South Face Road. The Tourist Road becomes congested at times during the peak snow season and effective management of vehicles is critical to the visitor experience. Siting and location of appropriate transport terminals, including bus and helicopter, are important considerations for visitor attraction, ease of movement and emergencies. Sealing the South Face Road may increase year-round visitation to the Resort.

**Key issues**

- The provision of car parking at the Resort needs to be carefully linked with intra-Village transport to ensure ease of access and reduced congestion on principal access roads.
- Ensuring efficient access to and within Mt Baw Baw Alpine Resort for visitors and emergency services vehicles.

**Objective 1**

To provide orderly planning and development for ease of movement by recognising the distinct roles of, and avoiding conflict between vehicle, pedestrian and skier mobility.

**Strategies**

- Encourage improved mobility and linkages for alpine skiers both within the skifield and to the urban areas of the Resort.
- Encourage a pedestrian only Village during the winter season and integrate pedestrian access into the Village movement network.
- Encourage the freedom of movement of skiers around and through the urban areas of the Resort and to and from the skifields.
- Encourage consolidation within the existing Village to optimise usage of existing Resort transport services.
- Provide convenient access to and departure from the Resort and skifields to reinforce positive experience.
- Recognise that enhanced access to the Resort will provide for greater visitor numbers which will require further detailed planning.
- Encourage the provision of a reliable transport service within the Resort.
- Investigate the need for strategic and convenient location of car parking.
- Encourage improvements to the Resort road networks.

**Objective 2**

- To ensure the adequate provision of emergency services.
Strategies
- Encourage the provision of emergency services.
- Ensure developments include consideration of the provision for medical and emergency facilities.

INFRASTRUCTURE

Overview
Servicing the Resort with sewerage, water, electricity, gas and refuse disposal is essential to the Resort’s ability to operate and may dictate the visitation and population capacity. Infrastructure constraints and opportunities need to be identified to ensure future growth is adequately serviced.

Key issues
- The design, siting and construction of infrastructure must ensure that environmental protection requirements are met and applications consider sound environmental practices.

Objective 1
To ensure the development of infrastructure and commercial and public services meet the demands of and correspond to the Resort’s visitors.

Strategies
- Maximise the use of existing accessible land within the Mt Baw Baw Village area.
- Ensure provision of underground reticulated services to the Resort, including electricity, sewerage, gas and telephone.
- Provide Village road and arrival facilities that cater for and give encouragement to buses and private vehicles coming to the Resort.
- Provide sufficient skifield terrain and an appropriately matched ski lift system, to match the identified needs and skill levels of alpine skiers.
- Ensure that any future cross country terrain expansion allows for the construction of shelter huts on trails, appropriate service facilities and car parking.
- Provide additional facilities that will extend the range and quality of experiences for non-skiing visitors.
- Encourage the provision of adequate drainage, kerbing, footpaths, road construction, treatment of batters, landscaping and lighting appropriate to the Mt Baw Baw Village theme in all future development to enhance the amenity of the Resort, particularly during non-winter visitation.

BUILT ENVIRONMENT AND HERITAGE

Overview
Building design has a significant influence on the current and future character of the Resort and its attractiveness to visitors. It is important to ensure that the design, scale, height and materials of new development within both the public and private domain are sympathetic to the surrounding built form and natural setting of the Resort. The use of stone and colours from the natural alpine palette are essential in developing a design image for the Village and are encouraged.

Aboriginal heritage material within and surrounding the Resort has undoubtedly been disturbed by the development of the Baw Baw Village and ski fields. Management of potential finds of heritage material is required under State and Commonwealth legislation.

The Resort has one identified historic site, Summit Cairn, which has been recorded on Heritage Victoria’s Inventory.
Key issues

- The future siting and design of development should ensure that culturally historic places are protected.
- Maintaining the unique ‘village’ atmosphere through siting buildings within the alpine landscape, retention of trees and maintaining the compactness of the developed area.
- Future siting and design of development should ensure that historic places are preserved through appropriate management techniques.

Objective 1

To protect and improve identified and potential places, sites and objects of Aboriginal and European cultural, historical and architectural significance.

Strategies

- Use the best available knowledge, skills, standards and technical and community input to decisions and actions that may have a significant impact on heritage values.
- Respect all heritage values of the Resort.
- Ensure that the use and preservation of sites is consistent with conservation and heritage values.
- Ensure that future development considers the historical links to the Resort area including major cultural and scientific significance related to Aboriginal, pioneer, mining and ski history.

Objective 2

To ensure that the scale, intensity, bulk and appearance of any development is consistent with the alpine character and complements the natural systems and landscape values of the Mt Baw Baw Alpine Resort.

Strategies

- Location, design and siting of developments should protect and promote vistas to the ski field and maintain and develop Village and skier networks.
- Ensure that all development is sympathetic to the landscape, and demonstrates sustainability best practice.
- Encourage development of a Village centre that provides both the visual prominence and activity focus of the locality.
- Promote development that creates a sense of arrival with the primary focus of visitor activity in a Resort ‘village’ atmosphere.

Objective 3

To encourage a variety of accommodation of high quality design with year-round use that enhances the amenity of the area.

Strategies

- Encourage mixed use development where appropriate for a variety of mixed residential, commercial, entertainment, recreational and service uses that are considered desirable in the Resort.
- Encourage a variety of accommodation by dwelling type and standard within the Mt Baw Baw Village area.
NATURAL RESOURCE MANAGEMENT

Overview
The water catchment for the Resort is Dam Valley, which is located in a protected valley slightly elevated above the Village. The Village is supplied by surface water from within the catchment by means of rain runoff and snowmelt.

The main issue for the catchment is the Resort’s pursuit to attract larger visitor numbers in the green season. This will increase the number of bushwalkers and mountain bikers using the track through the catchment, which could increase chances of contamination to the water supply.

Key issues
- The provision of service infrastructure should not adversely affect the water quality of the catchment.
- Buildings need to be appropriately set back from waterways.
- Sediment control principles should be implemented during construction to protect water quality.
- The appropriate management of ‘Green Season’ to protect the quality of the water catchment.

Objective 1
- To protect the quality and integrity of natural water systems and aquatic ecosystems.

Strategies
- Protect natural waterways/drainage lines within the context of development.
- If practical, integrate stormwater treatment into the landscape.
- Protect the water quality of receiving waterways by removing/managing pollution close to its source.
- Manage rainwater as flows from the land to reduce the need or scope for larger infrastructure projects.
- Ensure cost effective management of drainage infrastructure.

ENVIRONMENTAL RISKS

Overview
Geotechnical stability of the Resort is an important environmental and safety issue. The location and siting of buildings need to have regard to drainage lines and subterranean water levels and movement to minimise the risk associated with ground stability within the Resort.

In light of the risks of climate change, non-renewable energy consumption and greenhouse gas emissions are of increasing concern.

Use and development within the Resort needs to recognise the influence of these climatic conditions and be designed to provide for use outside the designated snow season. There is potential for climatic change to influence snow depth levels in Victoria within the next 50 years.

Bushfire is another naturally occurring environmental event and the Alpine areas are particularly prone to bushfires with extensive areas of vegetation cover and steep slopes. The design, siting and choice of building materials need to have regard to the bushfire risk.

Key issues
- Recognising the geotechnical issues associated with development within the Resort.
- Acknowledging the impacts of climate change.
- Managing the risk of bushfire.
Objective 1
- To take proper account of geotechnical stability considerations.

Strategies
- Ensure that the design, construction and maintenance of development takes account of geotechnical stability considerations.
- Identify and monitor sites in the Resort that may be susceptible to landslide/subsidence and minimise the risk of land slides/subsidence.
- Ensure that development applications demonstrate an acceptable level of risk of landslip or instability prior to granting approval for development.
- Encourage applicants to consult with the Mt Baw Baw Resort Management Board regarding existing geotechnical information prior to lodging an application for a planning permit or a site development plan.

Objective 2
- To respond positively to climate change.

Strategies
- Facilitate the reduction in non-renewable energy consumption.
- Encourage the design, construction and operation of buildings to incorporate energy efficiency principles and measures.

Objective 3
- To ensure the safety of the Resort from bushfire.

Strategies
- Manage safety from bushfire through appropriate fire management strategies.
- Ensure that development demonstrates an acceptable level of risk to fire prior to granting approval for development or use.
- Encourage applicants to consult with the relevant fire authority and the Mt Baw Baw Resort Management Board regarding bushfire management information prior to lodging an application for a planning permit or a site development plan.
- Implement the Resort Strategic Fire Risk Assessment prepared by the Mt Baw Baw Resort Management Board.
- Ensure that development in areas of high bushfire hazard does not increase the potential fire hazard to built assets and human life.
- Effectively balance vegetation conservation and protection from bushfire.
- Ensure that the safety of the Resort is managed through appropriate fire management strategies.

IMPLEMENTATION
These strategies will be implemented by:

Application of zones and overlays
- Applying Schedule 1 to the Comprehensive Development Zone to areas considered appropriate for Resort development (i.e. commercial, residential, tourist, services and infrastructure).
- Applying Schedule 2 to the Comprehensive Development Zone to areas considered suitable for passive and active recreation.
- Applying the Public Park and Recreation Zone to all public land surrounding the Village and ski field areas.
- Applying an Erosion Management Overlay to areas susceptible to landslip or instability hazards.
- Applying a Bushfire Management Overlay to areas susceptible to bushfire.

**Application of local planning policies**
- Applying Clause 22.01-1 Development Guidelines when assessing development applications.
- Applying Clause 22.01-2 Management of Geotechnical Hazard Local Planning Policy to provide guidance in determining an application for planning permit or site development plan made under the Erosion Management Overlay.
- Applying Clause 22.01-3 Urban Design in Alpine Resorts in the consideration of development applications.

**Further strategic work**
- Considering applying an Environmental Significance Overlay to sites of significant environmental value.
- Exploring how best practice in energy efficient design and construction might be included in the Alpine Resorts Planning Scheme.
- Implementing the Environmental Management Plan and ensuring that the Plan and associated procedures are regularly reviewed and updated.
- Preparing and implementing the Resort Strategic Fire Risk Assessment.
- Continuing to monitor the Resort to determine possible geotechnical hazards.

**Other actions**
- Ensuring appropriate management of rare and threatened plants and plant communities of the Resort through conservation, enhancement and education.
- Maintaining and increasing current involvement in weed management projects with Parks Victoria.
- Monitoring the environmental impacts associated with Resort development and ski terrain and encouraging research into management techniques to safeguard environmental quality.
MT BULLER RESORT STRATEGIC STATEMENT

RESORT PROFILE

Mt Buller Alpine Resort is located on the Great Dividing Range, with a summit elevation of 1,804 metres, about 250 kilometres north-east of Melbourne. The Resort includes approximately 2,300 hectares of Crown land managed by the Alpine Resorts Management Board (ARMB) under the Alpine Resorts (Management) Act 1997. Access to the Resort is via the township of Mansfield (about 50 kilometres away) on the Mt Buller Tourist Road. Mt Buller is part of the traditional lands of the Taungurung people.

Mt Buller Village and ski infrastructure occupy 850 hectares of the Resort, including 180 hectares of ski trails and open space above the tree line and 300 hectares of skiable terrain.

The distinctive character of the Mt Buller Village has developed over the years in response to its topography and uses. It has an hourglass plan form, narrowing at the centre of the 'saddle' between Baldy and One Tree Hill. The ski fields lie to the west of the Village Centre with the main ski run, Bourke Street, running into the Village. The ski fields naturally developed in areas with the best snow and offer a range of runs suited to all levels of skiers and boarders. To the east and adjacent to the Bourke Street spur, residential lodges and hotels are set below the tree line within sub-alpine woodland vegetation.

The Village can accommodate about 7,500 visitors per night and attracts over 350,000 visitors during snow season and 50,000 visitors during the rest of the year.

The Resort contributes significantly to the economy of the region and the State as an employment generator in the tourism and service industries.

The Resort forms part of the upper catchment of the Delatite and Howqua Rivers and is an integral part of the unique alpine environment that contains a variety of fauna, flora and alpine communities. The region's environmental and cultural values have been recognised on the National Heritage Register.

VISION – STRATEGIC FRAMEWORK

Vision

The vision for the Mount Buller Resort is:

*Mt Buller is a welcoming and accessible Australian alpine village. Its unique environment, history and its sense of community create great mountain adventures and experiences all year round.*

Mt Buller Master Plan

The *Mt Buller Master Plan 2010* (Revised 2014) (the Master Plan) has been adopted by the Mt Buller and Mt Stirling ARMB.

The Master Plan identifies development options within a social, economic and environmental framework to ensure sustainable development that protects the unique cultural, environmental and heritage values of Mt Buller. The Master Plan is underpinned by five key elements:

**Accessibility**

- Reinforcing the sense of arrival and sense of place at the Resort.
- Improving the access to and from the Resort.

**Community**

- Maintaining the scale and character of the Village area.
- Redefining the Village Centre to create a year-round multi-use area.

**Amenity**
- Providing positive experiences for all Resort users.
- Providing a range of experiences for year-round use of the Resort.

**Activation**
- Creating year-round activity through the provision of spaces suitable to the hosting of events.
- Providing a wide range of low-cost attractions that cater to a wide range of users.

**Sustainability**
- Delivering sustainability across environmental, commercial and community issues.
- Ensuring the pristine environment of Mt Buller is fundamental to the summer and winter experience.
- Ensuring future development protects and preserves the important bio-systems.
- Maintaining social sustainability and equity of access.
- Facilitating economic growth of the Resort that will benefit the wider community.

**Strategic Land Use Framework Plan**
The Master Plan has informed the preparation of three Strategic Land Use Framework Plans - Resort, Skifields and Village. The purpose of these plans is to identify locations where specific land use outcomes will be supported and facilitated. It also illustrates potential development opportunities or constraints.

The major strategic directions are identified on the Strategic Land Use Framework Plans include:

**Resort**
Identify:
- Public Park and Recreation, Skifield and Village precincts throughout the Resort.
- the location of major existing skifield development.
- major access roads, car parking, infrastructure and service areas outside of the Village and nominated skifield area which support the operation of the Resort.
- Corn Hill as a future area for dispersed skifield development.

Facilitate the development of:
- Mirimbah Gate with a new entry building, drive through ticketing and improved visitor orientation.
- a Base Station at Mirimbah Gate for camping, mountain bike and hiking trails.
- a Summer Activity Platform at Horse Hill.
- reconfigured precinct parking at Horse Hill with potential parking at Workshop Sites and bus parking at Corn Hill Road.

Investigate:
- potential alignment of a gondola including top and bottom stations.
- development of Horse Hill as an entry with a facilities building, snow play zone, gondola link to Village Centre and bus drop-off

**Skifields**
Identify:
- existing ski trails, skifield and snow making infrastructure, maintenance and storage areas, and facilities that support the operation of the skifields.
existing commercial development in the skifields.
- areas to be investigated for future recreation activities.

Support:
- Maintaining existing and approved areas for staff accommodation associated with the operation of the skifields and commercial venues within the Village.
- facilities for passive recreation.

Village

Identify:
- trail connections between the Village and skifields.
- residential and commercial precincts within the Village, including nomination of areas for new development.
- areas where Comprehensive Development Plans or Schedules to the Design and Development Overlay should be prepared to facilitate future development.
- areas for investigation of transport linkage options between the north and south sides of the Village, under Bourke Street.
- key viewing points within the Village to be given consideration when assessing future use and development applications within the Village and in the skifields.
- existing and future car parking facilities within the Village.
- improvements to the Village/Mountain interface.

Facilitate the development of:
- Village Square, including:
  - Axial link to church and mountain
  - multi-level linked colonnade and balcony
  - weather protection from north
  - restaurant and retail focus
  - improved ski linkages
  - new public shelter and facilities
  - higher density development to create a 'hub'
  - gondola link to Horse Hill
  - Village car parking for 400 cars
  - bus terminal at Transport Hub
  as the primary meeting place in the Village where a mix of commercial, community, public open space and skifield services will be encouraged.
- a Village pedestrian circuit (or redevelopment of) incorporating Athletes Walk, Bourke Street, Black Forest Walk linking the Village Square forming a primary movement pathway.
- a pedestrian link from the Village Square across the bridge to Chamois Close providing a connection to the eastern part of the Village.
- a Summer Sports Hub.
Map 1 to Clause 21.05 - Strategic Land Use Framework Plan - Resort Precincts
Map 2 to Clause 21.05 - Strategic Land Use Framework Plan - Skifield Precincts
Map 3 to Clause 21.05 - Strategic Land Use Framework Plan - Village Precinct
OBJECTIVES – STRATEGIES – IMPLEMENTATION

SUSTAINABILITY

Overview
Sustainability addresses a wide context that considers environmental, commercial and community issues. The ARMB recognises that its pristine environment is fundamental to the sustainability of the resort. The Master Plan acknowledges these elements underpin a sustainable and comprehensive response to the following themes:

- Site and outdoor space
- Water management
- Built environment energy use
- Materials selection
- Waste management

Objective 1
To improve Environmental Sustainability.

Strategies
- Protect areas of ecological significance.
- Ensure the increased use of green services and energy generation.
- Ensure new development incorporates sustainable design principles.
- Facilitate the development of clear guidelines for design and construction.

Objective 2
To improve Social Sustainability.

Strategies
- Ensure that the mountain is accessible to a wider demographic and socio-economic spread.
- Facilitate the development of an affordable housing strategy for workers so that live/work opportunities on the mountain can be increased, subject to the management of bushfire risks.

Objective 3
To improve Economic Sustainability.

Strategies
- Ensure that the whole community can enjoy the economic benefits of careful growth.
- Assess the impact of any project on the local economy.
- Ensure that development can benefit the community as a whole.

SETTLEMENT

Overview
Mt Buller is home to a small community of permanent residents, however the population swells in winter when the snow season workforce adds a further 2,000 people. Many who work on Mt Buller all year live in the surrounding district travelling to the mountain from Sawmill Settlement, Merrijig and Mansfield. Mt Buller in its current form exists to serve the tourist market. The Village has the capacity to accommodate approximately 7,500 people overnight and has existing infrastructure in place to cater for an additional 10,000 visitors on any given day.
The Village Centre will be the focus for summer and winter events. Development adjacent to the Village Centre will be carefully managed to optimise solar access, maintain views and develop an appropriate scale of built form.

New or extended development for staff accommodation should be generally in accordance with any Skifields Management Plan prepared to the satisfaction of the Responsible Authority and the Mt Buller and Mt Stirling Alpine Resort Management Board.

As expectations of visitors change and the demand for different accommodation models evolve, there will be a process of renewal and redevelopment in the Village.

**Objective 1**
To consolidate development within the Village and provide a range of non-residential uses.

**Strategies**
- Contain development within the Village boundaries.
- Ensure increases in Resort accommodation or visitor economy development provide servicing infrastructure.
- Preserve the scale, materials and character and sense of place in the Village.
- Encourage redevelopment of existing under-utilised sites.
- Facilitate the establishment of educational, religious and community uses.
- Investigate options for the redevelopment or relocation of the medical centre, police station and CFA.

**Objective 2**
To develop the Village as an attractive living place for the permanent and visitor population.

**Strategies**
- Discourage outward expansion of the Village in the next 10 years except for Comprehensive Development Plan areas identified on the Strategic Land Use Framework Plan for the Village such as the Gateway site, Alpine Central (formerly known as the Latrobe University complex), land west of Alpine Central, land in the vicinity of Faulty Towers at the northern extension of Standard Lane and land at One Tree Hill.
- Identify commercial and residential areas within the Village which recognise the special requirements of a mixed destination and day visitor Resort.
- Encourage a range of residential accommodation types and densities to cater for the needs of the permanent and visitor population.
- Facilitate the development of commercial accommodation for short-term visitors in the commercial areas of the Village.
- Discourage new development providing accommodation outside the village.

**Objective 3**
To provide a Village Centre for the Resort that functions as a commercial, community, recreational, entertainment, public open space and skifield services.

**Strategies**
- Facilitate the development of the Village Square through higher density development and urban design treatments to make it more attractive as a gathering and focal point.
- Facilitate the development of new links through the Village Centre at a number of levels including a plaza at existing ground level and new terraces and bridge connections at the Blue Bullet level.
- Encourage mixed use buildings surrounding the plaza with active edges during day and night, summer and winter.
- Ensure views open up to the church on the hill to the east.
- Ensure solar access by limiting heights on the north side of the square to two storeys.
- Ensure that new buildings do not detract from views to the Village.
- Maintain the character and scale of the Village Centre with setbacks for levels above two storeys.
- Protect and enhance the visual and physical linkages between the Village Square and Bourke Street ski run.

ENVIRONMENTAL AND LANDSCAPE VALUES

Overview

The natural environment and landscape is the key attribute of the Mt Buller Resort and is fundamental to its appeal for visitors year round, although it is the snow cover that remains the biggest attraction. Mt Buller is a unique alpine place with a distinctive landscape character.

The Resort is the location of several rare, threatened or endangered species of flora, fauna and communities some of which are protected by the Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999 and/or State Flora and Fauna Guarantee (FFG) Act 1988.

Objective 1

To maintain, preserve and enhance the natural environmental features of the Resort.

Strategies

- Retain native vegetation, including trees, shrubs and ground cover.
- Protect biodiversity by promoting the principle of ‘no net loss’ of native vegetation associated with the further development of land within the Resort, in accordance with the ‘Permitted clearing of native vegetation: Biodiversity assessment guidelines’
- Ensure that the management and development of the Resort is undertaken within an ecologically sustainable framework.
- Encourage revegetation of disturbed areas with indigenous species applying the principles of no net loss.
- Ensure that all development and use of land is undertaken in a manner that minimises impacts on significant native vegetation, fauna and environmental resources.

Objective 2

To maintain, preserve and enhance the habitat of threatened species and communities within the Resort.

Strategies

- Ensure that the present diversity and viability of species and ecological communities is maintained or improved within the Resort.
- Ensure that development that may impact the known and potential habitat of the Mountain Pygmy Possum (Burramys parvus) complies with the Management Strategy and Guidelines for the Conservation for the Mountain Pygmy-possum (Burramys parvus) in Victoria, Mansergh, Kelly & Scott, 1989, Flora and Fauna Guarantee Action Statement, 2003 and the National...
Recovery Plan for the Mountain Pygmy-possum *Burramys parvus*, May 2016 or updated guidance as relevant.

- Identify and protect environmental values within the Resort, including the identification of species and communities of conservation significance and the defining of habitat types in consultation with the Department of Environment, Land, Water and Planning.

**Objective 3**

To ensure that use and development minimises environmental impacts through sensitive siting and implementation of sound construction and management techniques.

**Strategies**

- Ensure that all development and use of land minimises any off-site adverse effects on the environment.
- Monitor environmental impacts associated with Resort development and encourage research into best practice environmental management techniques.
- Develop management requirements for the protection, maintenance and enhancement of nominated areas or sites of conservation significance within the Resort.
- Minimise the likely environmental impacts for all proposed development within the Comprehensive Development Zone.
- Ensure development is respectful of areas of high scenic quality and visual sensitivity and complements the natural features of the Resort.

**ECONOMIC DEVELOPMENT**

**Commercial and Service Activities**

**Overview**

The Resort has a range of commercial, retail, entertainment, community and service facilities and infrastructure that cater for the needs of visitors and permanent residents. Providing the right mix of facilities and services is crucial to the ongoing viability of the Resort as a year-round destination. The Village has an identifiable centre that has a community and commercial focus for visitors and residents at the Resort. An opportunity exists at Horse Hill to improve the service facilities offered for day visitors.

The Master Plan seeks to create a protected Village Square that is visually connected to the mountain in the west and the Church tower in the east. New retail, cafes, restaurants and music venues will reinforce the Village Centre as the heart of the Mountain. A two-storey base with extensive decks at first floor level is extended around the plaza to create activity and continuity with the ski slopes at Blue Bullet.

New guest facilities are built in a two-storey building along the northern edge of the plaza with views down the valley to the north. The base of Blue Bullet will be reconfigured to create additional food and beverage opportunities and the redesign of Athlete’s Walk and the Ski School path will complete the snow frontage. Mixed use redevelopment on the YHA and Kooroora sites, as well as a new site on the existing bus area, can proceed independently.

**Objective 1**

To provide a range of retail, commercial, tourist, entertainment and service activities in the Village catering for the needs of the visitors and permanent residents.

**Strategies**

- Encourage mixed use development in the commercial area to provide a range of major tourist facilities, commercial and retail uses, visitor services, entertainment and high density residential accommodation.
- Promote the commercial area shown on the Strategic Land Use Framework Plans as the primary focus for commercial, tourism and community activities within the Village.

- Promote the development of Alpine Central to provide a greater range of educational, community and commercial facilities and activities.

**Objective 2**

To enhance the function, visual appearance and pedestrian amenity within the Village Square.

**Strategies**

- Promote development in the Village Square that creates a sense of arrival and enhances its role as the primary focus of visitor activity in the Resort.

- Promote the Village Square as the preferred location for an identifiable hub or centre of activity for the Village.

- Ensure development in the Village Square area provides linkages with the surrounding commercial area and to the skifields as well as accommodating a primary area for pedestrian and skier congregation.

- Provide the primary day visitor arrival and congregation area within the Village Square.

**Objective 3**

To ensure that commercial development, if located in residential areas, does not unreasonably detract from the amenity of the neighbouring accommodation.

**Strategies**

- Encourage the following commercial or retail activities in the residential areas provided that the use does not result in any adverse impact on the amenity of residential areas:
  - Shop with a leaseable floor space of up to 80 square metres.
  - Nightclub, Restricted Place of Assembly or Retail Premises with a leaseable floor area of up to 120 square metres and provided in association with a Residential Building with not less than 30 beds.
  - Hours of operation for a Nightclub limited to closure at 12.00 midnight Sunday to Thursday and 1.00 am on Friday and Saturday.

**Objective 4**

To provide commercial or retail facilities within the skifields which cater for the needs of skiers and are sensitive to the alpine environment.

**Strategies**

- Encourage commercial facilities or retail premises in locations outside of the Village if it can be demonstrated that the use will provide a service for snow users or is an integral component of a development proposal for passive alpine recreation.

- Discourage commercial facilities and retail premises in locations outside of the Village if the use will detract from the amenity or operation of the skifields.

- Discourage development providing accommodation in the skifields for permanent residents or visitors other than skifield operation staff.

**TOURISM AND RECREATION**

**Overview**

The natural environmental qualities together with existing tourist and recreation infrastructure and accessibility of the Resort provide an ideal basis for expansion of the year-round use of the Resort.
The primary attraction of the Resort as a tourist destination during winter months is the extensive skifields and associated accommodation and entertainment facilities that directly service the ski industry.

These natural and built features provide opportunities for a broad range of passive recreational pursuits, tourist, educational and entertainment activities within an alpine setting.

It is important to ensure that sufficient skifield terrain, cross country trails, snow play areas and associated infrastructure are available to meet the current and future needs of the Resort.

**Objective 1**

To manage the skifields year-round to optimise usage and minimise environmental impacts.

**Strategies**

- Encourage the use and development of the Resort as a year-round destination capitalising on the natural beauty, environmental qualities and infrastructure of the Resort.
- Encourage developments that utilise the existing lift system to foster an improved range of recreational activities outside the declared ski season.
- Encourage development focused around the Holden Chairlift, Blue Bullet and the Northside Express (formerly Horse Hill Chair).
- Enhance the use of the mountain’s snow resources through the extended development of the snow making system within the capacity of existing mountain water storage and waste water recycling systems.
- Encourage the establishment of facilities for passive alpine recreation or activities and special events in the non-ski season within the Skifield Precinct, provided that the use and development is compatible with the primary use of the area for alpine skiing, there is an identified demand and results in minimal adverse environmental impact.
- Ensure that the management of the skifields is undertaken in a manner that minimises disturbance to flora and fauna communities and landscape values, especially listed species such as the Mountain Pygmy-possum (*Burramys parvus*).
- Encourage commercial activities and events within and around the Village Square to promote year-round activities in the Village.
- Investigate locations for the provision of snow play facilities in conjunction with the necessary services.

**Objective 2**

To achieve the optimum use and development of the skifields.

**Strategies**

- Encourage consolidation and upgrading of the downhill lifting system within the existing skifields.
- Provide for snow play activities at appropriate locations.
- Ensure that development providing amenities and services is appropriate in terms of its function and built form.
- Provide opportunities for the location of services and infrastructure directly related to the operation of the Resort and the skifields in appropriate locations along the Mt Buller Access Road.

**Objective 3**

To provide for the development of a range of tourism and recreation opportunities and facilities that are compatible with the alpine environment of the Resort.
Strategies

- Develop the walking/cycling trail system (utilising cross country trails) within the Resort in areas that are environmentally suitable.
- Enhance connections to Mt Stirling and the surrounding Alpine National Park.

Objective 4

To ensure that development in the skifields is appropriate to its intended use and does not adversely impact upon the environmental and landscape values of the Resort.

Strategies

- Ensure the development and management of skifield terrain and facilities occurs within the skifields as shown on the Strategic Land Use Framework Plans.
- Ensure that the skifields will be used and developed primarily for providing facilities for snow based recreational activities.
- Ensure that the environmental and visual impact of potential future lift stations and associated infrastructure in the skifields is minimised by careful siting and design.
- Require that development within the skifields is to the satisfaction of the Responsible Authority and the Mt Buller and Mt Stirling Alpine Resort Management Board.

TRANSPORT

Overview

Access is a critical issue for the operation of the Resort during the winter snow season and in the summer season during times of bushfire. High levels of visitor entry and departure occur during the weekend periods and following good snowfalls. At these times of high demand, weather conditions often necessitate that access operates at below its maximum capacity.

The Mt Buller Master Plan seeks to reinforce the sense of arrival and the sense of place at Mt Buller. The first portal is at Mirimbah at the foot of the mountain. The new portal at Horse Hill, marks the arrival point at Mt Buller itself. The development of the new Horse Hill Gateway, including a potential gondola link to the Village, allows the integration of access across the whole mountain.

Car parking is an important factor in the operation of the Resort and its ability to cater for day and overnight visitors. There is a need to ensure that adequate provision is made for visitor car parking facilities within the Resort to facilitate easy access to the skifields and the Village, enhance the amenity and safety of pedestrians and skiers, and protect the environment.

With the development of Horse Hill as a hub for day visitors and the construction of 400 parking spaces in the Village at the site adjacent to Alpine Central, there is flexibility to re-organise parking on the mountain. The key elements identified in the Master Plan include:

- An increase in day car parking supply to allow for growth in day trip visitation.
- Overnight car parking is re-balanced to facilitate an increase in day car parking supply and better reflect the existing demand.

The proposed overnight parking supply continues to accommodate the maximum demand, while allowing flexibility for snow clearing and growth in overnight visitation without regularly relying on on-street car parking to meet peak demands.

In the non-winter months, a limited amount of public parking is available within the Village at locations servicing residential and commercial facilities. The provision of additional public car parking will continue to be limited, being offset by private car parking on individual lease sites and public car parking available on the roadside and car parks in proximity to the Village.
Objective 1
To develop a multi-faceted transport system that ensures a high level of accessibility to the Resort and the Village.

Strategies
- Determine transport requirements based on the needs of visitors in peak/non-peak times and transport types and frequency.
- Encourage an upgrade of the gateway at Mirimbah.
- Facilitate the development of the Gondola link between Horse Hill and the Village Centre providing access for day visitors from the new snow play areas on Horse Hill.
- Encourage an upgrade of the Horse Hill chairlift providing access to a Spurs skier portal.
- Consolidate interchange movements to key locations (e.g., Mirimbah, Horse Hill and Village) to provide efficient and comfortable interchange between the various modes of transport.
- Encourage improvements to waiting facilities at all points of interchange within the transport system such as the Skating Rink, overnight car parking and Village Bus Interchange.
- Ensure safe and efficient movement of vehicles, pedestrians, cyclists and skiers throughout Mt Buller, particularly within the Village.
- Ensure provision of off-street public and private car parking to meet the needs of existing and planned visitation levels for Mt Buller.
- Ensure the provision of vehicular, pedestrian and skier links from Mt Buller to Mt Stirling and the surrounding Alpine National Park to optimise year round visitor experiences, provide alternative access routes and improve safety.
- Ensure the provision of appropriate access and facilities for emergency services.

Objective 2
To ensure that the pedestrian feel and environmental qualities of the Village are enhanced.

Strategies
- Improve non-vehicular movement within the Village and particularly along Athlete’s Walk and Black Forest Walk.
- Balance the demands of vehicle transport and both pedestrian and skier movement.
- Provide development and infrastructure that facilitates snow farming and efficient access for snow clearing.
- Ensure that the built environment addresses issues of wayfinding for vehicles, skiers, cyclists and pedestrians.
- Facilitate the creation of axial links between the church and ski fields to create clear views to and from destinations.
- Identify plans to improve pedestrian and skier access from east Village to Village Square.
- Identify new pedestrian links from CSIR to Horse Hill snow play and from workshop/walkers to Horse Hill snow play.

Objective 3
To provide an efficient and safe public transport system during the declared ski season to meet the needs of visitors.
**Strategies**

- Facilitate the development of Horse Hill as the public transport hub, providing bus parking and access facilities for transport vehicles.

**Objective 4**

To ensure safe and efficient movement of vehicles, pedestrians and skiers throughout the Resort, particularly within the Village.

**Strategies**

- Ensure the improvement of non-vehicular movement within the Village Square and along Athletes Walk and Black Forest Walk.
- Update the transport and access system for the Resort to accommodate a planned visitor level of 17,500 people per day accessing the mountain.
- Facilitate the development of Athlete’s Walk as the major pedestrian spine linking to Bourke Street ski run and Black Forest Walk, creating a loop back to the Village Square.
- Encourage the upgrade of Athlete’s Walk with landscape treatments to provide a high quality movement spine for pedestrians.
- Protect and enhance Black Forest Walk as a pedestrian and skier movement corridor, linking the Village Square to Bourke Street ski run, Ski School at Helicopter Flat and development at the south-western end of the Village.
- Protect and enhance the pedestrian link from Delatite Lane to Tip Corner.

**Objective 5**

To provide public and private car parking to meet the needs of existing and planned visitation levels to the Resort.

**Strategies**

- Encourage appropriately located onsite parking for new developments.
- Provide facilities for public car parking at appropriate locations within the Village and along the Mt Buller Tourist Road to cater for the needs of visitors during summer and winter seasons. The management of parking will be on the basis of length of stay. The car parking areas are shown on the Strategic Framework Plans for the Resort. Any new or extension of existing car parks must be assessed taking into account environmental, ecological, economic, aesthetic and safety considerations.
- Ensure that car parking in association with private development on lease sites does not add to the overall extent of impermeable surfaces and clearing of native vegetation.

**Objective 6**

To provide vehicular, pedestrian and skier links from Mt Buller Alpine Resort to the Mt Stirling Alpine Resort and the surrounding Alpine National Park to optimise year-round recreational experiences.

**Strategies**

- Investigate the link road north of Corn Hill to service Mt Buller and Mt Stirling areas year-round.

**Objective 7**

To provide appropriate access and facilities for emergency services.
Strategies

- Ensure that accessways are designed, developed and maintained so as to facilitate safe access by all emergency service vehicles.

INFRASTRUCTURE

Overview

The existing developed areas within the Resort are well provided for in terms of physical infrastructure and services. The Resort can sustain maximum capacity for two to three days, however several days are required post a visitation peak for the water and sewerage systems to recover. Responsible management of water is required to balance the needs and expectations of residents and visitors to Mt Buller with protecting water resources within the Delatite and Howqua river catchments.

The infrastructure has adequate capacity, subject to minor modification, to meet the additional demands resulting from planned future expansion of the Resort.

The design and construction of new infrastructure must be sympathetic to the environmental values of the resort and minimise impact on the surrounding natural systems.

Objective 1

To ensure service infrastructure is provided to meet the current and future requirements of the Resort year-round.

Strategies

- Implement provision of service infrastructure to meet the planned growth of the Resort.
- Encourage the provision of additional water supply and storage facilities for snow making purposes within the Resort.
- Ensure that all development in the Village is connected to reticulated services.

Objective 2

To ensure that services are provided in a cost effective manner using innovative technology to support best practice management of resources.

Strategies

- Implement the construction of the underground reticulated electricity supply system throughout the Village.
- Provide for service activities or infrastructure throughout the Resort on appropriate land as the need for the use or development arises.

Objective 3

To ensure that service and infrastructure is provided in a manner that minimises impacts on existing natural, built, cultural and environmental values of the Resort.

Strategies

- Ensure that physical infrastructure and services are appropriately designed and located to minimise their environmental and visual impact.
- Facilitate the review of the capacity of existing infrastructure.
- Identify infrastructure upgrades that will be required to accommodate new development.
- Require maintenance, repair or upgrading of facilities to be undertaken consistent with the Resort’s Environmental Management Plan.
ENVIRONMENTAL RISK

Overview

Geotechnical stability of the Resort is an important environmental and safety issue. The location and siting of buildings need to have regard to drainage lines and subterranean water levels and movement to minimise the risk associated with ground stability within the Resort.

In light of the risks of climate change, non-renewable energy consumption and greenhouse gas emissions are of increasing concern. The alpine climate and relatively poor energy efficiency of a number of the Resort’s buildings also contribute towards a higher per capita energy use.

Use and development within the Resort needs to recognise the influence of these climatic conditions and be designed to provide for use outside the designated snow season. There is potential for climatic change to influence snow depth levels in Victoria within the next 50 years.

Bushfire is another naturally occurring environmental event and the Alpine areas are particularly prone to bushfires with extensive areas of vegetation cover and steep slopes. The design and siting of buildings and the choice of building materials need to have regard to the bushfire risk and impacts on native vegetation. While there will not be significant growth in the Village population, bushfire is an acknowledged risk.

Objective 1

To take proper account of geotechnical stability considerations.

Strategies

- Ensure that the design, construction and maintenance of development takes account of geotechnical stability considerations.
- Identify and monitor sites in the Resort that may be susceptible to landslide/subsidence.
- Minimise the risk of land slides/subsidence.
- Encourage the rehabilitation of native vegetation to aid bank stabilisation, where appropriate.
- Encourage vegetation retention, planting and rehabilitation to aid the reduction of land slips.

Objective 2

To respond positively to climate change.

Strategies

- Facilitate the reduction in non renewable energy consumption.
- Encourage the design, construction, and operation of buildings to incorporate energy efficiency measures.
- Ensure that development builds resilience to, rather than mitigation of change.
- Minimise the impact of development on water quality and quantity in the river systems.

Objective 3

To ensure the safety of residents and visitors to the Resort from bushfire.

Strategies

- Manage safety from bushfire through appropriate fire management strategies.
- Implement the Fire Protection Plan prepared by the Mt Buller and Mt Stirling Alpine Resort Management Board.
- Ensure that development in areas of high bushfire hazard does not increase the fire hazard to built assets and human life.
- Ensure that there is an effective balance of vegetation conservation and protection from bushfire.
- Ensure that the safety of the Resort is managed through appropriate fire management strategies.

**NATURAL RESOURCE MANAGEMENT**

**Overview**
The Resort is located within the Upper Goulburn Catchment. A Special Water Supply Catchment Area is located downstream of the Resort. It is acknowledged that stormwater and other discharges can have impacts on the water quality of the Howqua and Delatite Rivers and this needs to be minimised.

**Objective 1**
To protect the quality and integrity of natural water systems and aquatic ecosystems.

**Strategies**
- Ensure that buildings are appropriately setback from waterways.
- Ensure that sediment control principles are implemented during construction to protect water quality.
- Protect water quality of receiving waterways by removing and managing pollution close to its source.

**Objective 2**
To minimise the impact of stormwater and other discharges on the water quality of the Howqua and Delatite Rivers.

**Strategies**
- Ensure that buildings in proximity to the Delatite River have a minimum setback of 100 metres.
- Ensure that septic tanks have a minimum of 100 metres setback from the top of the river bank or high water mark.
- Ensure that a minimum 30 metres width of undisturbed vegetation is provided along the waterway.

**BUILT ENVIRONMENT AND HERITAGE**

**Overview**
Mt Buller’s heritage elements contribute to the character and evolving development of the Resort. These include the natural features of the Resort which are recognised on the Register of the National Estate and pre-settlement archaeological sites.

Local Policy at Clause 22.01-3 Urban Design in Alpine Resorts encourages best practice in urban design that reflects the character of all the alpine resorts including Mt Buller.

The character of Mt Buller is very much determined by the built form and materials used throughout the Village. In terms of scale, there are specific controls across a number of sites that limit height, overshadowing and scale of development.

The Mount Buller Master Plan nominates two main development zones at Horse Hill and in the Village Centre. Each zone will have its own specific built form response and both will be designed to capture the sun, wind and water. Materials appropriate to climate and the sense of place at Mt Buller will be used.

An appropriate scale of new development around the new heart of Mt Buller will deliver the activity and excitement needed on the mountain. The development of parking structures at Horse Hill and at the Alpine Central site must be carefully considered. Facades that hide the cars behind will minimise their visual impact and reduce the impact of any lighting. They are conceived as “landform
structures” that in essence will rebuild the hill at Horse Hill and create the cliff edge at the Alpine Central site. The principles relative to material selection, procurement and construction will emphasise responsible Environmental Resource Management of water, land, stone and minerals, as well as a consideration of the ecological sensitivity of the context.

To assist in decision making on built form issues, the Mt Buller Alpine Resort Village Design Guidelines have been prepared. The vision for Mt Buller Village, as identified in the Guidelines, is of development that creates and enhances an identifiable individual resort character by sitting comfortably within the alpine landscape, by stepping with natural grades and harmonising with the character of the surrounding landscape.

There is a need to ensure that priority is given to free and safe movement of pedestrians and skiers throughout the Village, and that potential conflict with vehicles is minimised.

**Objective 1**
To protect and improve identified and potential places, site and objects of Aboriginal and European cultural, historical and architectural significance.

**Strategies**
- Identify, document and protect the Resort’s natural, pre- and post-settlement heritage elements.
- Ensure that the impacts on heritage interest are addressed when determining planning permits for use or development in places of cultural or historical significance.
- Protect and enhance identified places, sites and objects of natural conservation and landscape significance.

**Objective 2**
To develop an identifiable individual character, year-round, for the Resort and provides high quality design standards in public and private development.

**Strategies**
- Encourage residential development that can demonstrate it assists in creating and enhancing the identifiable individual Resort character for the Village.
- Ensure that development requirements for setback, bulk, height, siting and appearance of development facilitates an appropriate residential character.
- Ensure development:
  - Considers the *Mt Buller Alpine Resort Village Design Guidelines*.
  - Sits comfortably within the alpine landscape, by stepping with natural grades and harmonises with the character of the surrounding landscape.
  - Retains existing native vegetation and natural features.
  - Is of a scale and density that complements and positively contributes to the identifiable individual Resort character of the Village.
  - Results in a built form that is well articulated.
  - Minimises visual intrusion and nests within the Snow Gum canopy, and in residential areas is constructed level with or below the top of the existing tree canopy.
  - Is constructed of materials and colours that conjure up associations with the surrounding alpine environment and are selected with the intention of lasting for generations.
  - Retains snow shedding within site boundaries and directed away from entry/exit points and major access ways for pedestrians and skiers.
  - Demonstrates energy efficient design principles.
- Provides for the free movement of skiers and pedestrians, enhancing connections to public spaces and the skifields.
- Is respectful of existing view lines from key public vantage points.
- Does not adversely affect the geotechnical conditions on or near the site.

Objective 3
To ensure protection of significant vegetation on development sites.

Strategies
- Identify areas of significant vegetation within the Village.
- Minimise the amounts of significant vegetation to be cleared for any development proposal.

Objective 4
To ensure that use and development protects the amenity of existing residential development on adjoining sites.

Strategies
- Encourage the provision of commercial and other non-residential activities in residential areas if it can be demonstrated that the use will not result in any adverse impacts on residents.
- Ensure that the impact of residential development on the environment and adjacent development is limited through the use of appropriate design standards and construction management techniques.
- Identify built form outcomes for specific sites including preferred heights and setbacks.
- Encourage new residential types in the Village Centre to activate this public focus and offer new mountain experiences for overnight visitors.

LANDSCAPE AND DESIGN

Overview
The Mt Buller Master Plan provides pragmatic improvements to the visual and physical amenity and reinforces the sense of place of the Mt Buller Alpine Resort, while maintaining the feel and character of the resort and its relationship to the broader natural and cultural landscape of Mt Buller and Mt Stirling.

Materials such as the natural stone and timber used in the construction of a number of the existing landscape elements provide strong design elements that can be utilised in new landscape features and furniture, resulting in a cohesive design language for Mt Buller. Careful consideration should be given to the use of a distinct and singular material in the key civic hub spaces, particularly those linked to and including the Village Square. Consistent use of materials will help establish an open space hierarchy and function as a passive way finding device linking key public and recreational venues in the precinct.

Objective 1
To maintain and enhance environmental and landscape values that reinforce the sense of place and open space hierarchy for Mt Buller.

Strategies
- Discourage the destruction and fragmentation of landscapes.
- Discourage the isolation of trees where vegetation is to be removed.
- Maintain fire protection objectives.
- Protect and enhance views and vistas by character analysis of natural and constructed elements (including geological and geomorphological features and vistas).
- Minimise the removal of vegetation to facilitate new development.
- Minimise impacts on significant areas of landscape habitat and habitat corridors for indigenous fauna.
- Ensure that snow gums are retained wherever possible.
- Ensure that existing Pygmy-possum habitats are preserved.

Objective 2
To create an enhanced series of connected tertiary paths and tracks that meander through the landscape.

Strategies
- Increase a unified public realm to connect between facilities and to facilitate way finding.
- Enhance existing open spaces to reiterate the sense of place.
- Facilitate the development of hard-paved spaces and seating opening out onto the snow play areas of a consistent design and material selection.

Objective 3
To clearly define long views articulating lift and ski areas, creating visual connections between hubs and within the precinct be spectators.

Strategies
- Ensure lift and ski areas are of a consistent design and material selection that is complimentary to the existing facilities but which has its own character and definition.
- Maximise solar orientation in landscape spaces.
- Discourage hidden spaces and corners that could reduce the presence of real or perceived threats to personal safety.
- Ensure that open space design provides amenity, creates a sense of place and increases the perception of safety in the Village centre.

Objective 4
To clearly define communal and civic hubs.

Strategies
- Facilitate the development of Village Square as the clear civic and event heart of Mt Buller.
- Facilitate the development of Village Active events platform as a focus for programmed and ephemeral events.
- Facilitate the development of a summer sports hub.
- Facilitate the development of Horse Hill as a year round gateway to the Mountain and proposed, expanded snow play facilities.

IMPLEMENTATION
These strategies will be implemented by:

Application of zones and overlays
- Applying Schedule 1 to the Comprehensive Development Zone to areas considered appropriate for Resort development (commercial, residential, tourist, services and infrastructure).
- Applying Schedule 2 to the Comprehensive Development Zone to areas considered suitable for passive and active recreation.
- Applying the Public Park and Recreation Zone to all public land surrounding the Village and skifields.
- Applying Environmental Significance Overlay to known areas of habitat of the Mountain Pygmy-possum (*Burramys parvus*).
- Applying Design and Development Overlay (Schedule 1) throughout the Village to establish development requirements for the setback, site coverage, overshadowing, materials and finishes to facilitate appropriate residential character.
- Applying Design and Development Overlay (Schedule 3) to the skifield area to establish development requirements for height, materials and finishes.
- Applying Erosion Management Overlay to areas susceptible to landslip or instability hazards.

**Application of local policies**

- Applying Clause 22.01-2 Management of Geotechnical Hazard Local Planning Policy to provide guidance in determining an application for planning permit or site development plan made under the Erosion Management Overlay.
- Applying Clause 22.01-3 Urban Design in Alpine Resorts when assessing development applications.
- Applying Clause 22.05-1 Mt Buller Local Planning Policy – Car Parking to the provision of car parking associated with private development on lease sites in the Village for the provision of public and private car parking.
- Applying Clause 22.05-2 Mt Buller Local Planning Policy – Aboriginal Heritage to any use, development, vegetation removal or rezoning applications.

**Policy guidelines**

- Applying Strategic Land Use Framework Plans which define the boundary of the Village and highlights the commercial and residential areas.
- Ensuring that all proposals that may impact upon the habitat of the Mountain Pygmy-possum (*Burramys parvus*) comply with the guidelines outlined in the *Management Strategy and Guidelines for the Conservation of the Mountain Pygmy-possum (Burramys parvus) in Victoria*.

**Application requirements**

- For all proposed development within the Comprehensive Development Zone it must be demonstrated that:
  - environmental impacts have been minimised.
  - potential off-site effects of development and land use (including noise) have been considered.
  - an acceptable level of risk of land slip or instability can be achieved.
  - an acceptable level of risk from fire can be achieved.
- Applicants are encouraged to consult with the Mt Buller and Mt Stirling Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or a site development plan.
- Applicants are encouraged to consult with the relevant fire authority and the Mt Buller and Mt Stirling Resort Management Board regarding bushfire management information prior to lodging an application for planning permit or a site development plan.
Further strategic work

- Undertaking flora and fauna investigations in the Resort with the aim of defining existing resources and identifying species or habitats of significance.

- Developing a revegetation plan for the Resort that provides opportunities for native vegetation offsets to be provided for development to promote the principles of no net loss in accordance with the ‘Permitted clearing of native vegetation: Biodiversity assessment guidelines’.

- Preparing Comprehensive Development Plans or Schedules to the Design and Development Overlay for key development sites shown on the Strategic Land Use Framework Plans for the Village and the Resort which will set out the land use and development parameters for future development proposals.

- Extending the Gateway Site Comprehensive Development Plan or creating a Schedule to the Design and Development Overlay to provide for an integrated development with Alpine Central (formerly the Buller Community Centre).

- Investigating opportunities to prepare a Comprehensive Development Plan or a Schedule to the Design and Development Overlay for Mirimbah Gate to establish future accommodation, educational, recreation and nature based commercial opportunities and access arrangements for Mt Buller and Mt Stirling.

- Preparing a Skifield Management Plan to the satisfaction of the responsible authority and the Resort Management Board. The Skifield Management Plan will set out the manner in which the skifield area will be used, developed and managed, detail current and future requirements for skifield operations including snow making, ski terrain management, staff accommodation (if any) and make provision for passive recreation within the skifields for the non-winter seasons.

- Preparing a Strategic Management Plan for the Resort that provides long term planning and direction for the promotion, management, investment, use and development of the Resort all year-round. The plan will be prepared in consultation with the skifield lessee in respect of the operation and development of the skifields, as well as other key stakeholders.

- Preparing a strategy to investigate the upgrade of the Mt Buller to Mt Stirling road link, via Corn Hill, to improve access between the two Resorts taking into account environmental, ecological, economic, aesthetic and safety considerations.

- Investigating long term opportunities for improved access and circulation in the Village and throughout the Resort.

- Developing environmental management practices to ensure that provision of infrastructure and the operation of the Resort achieves improved catchment management practices, water quality and waste management.

- Preparing a land development program which will stage the release of key development sites for private sector investment. Existing vacant development sites and areas nominated for future development on the Strategic Land Use Framework Plans will be released to meet market demand for new development opportunities, and subject to monitored development rates on existing sites.

- Investigating the development potential of land to the north of Delatite Lane for future residential development as identified on the Strategic Land Use Framework Plan for the Village.

- Preparing and implementing the Resort Strategic Fire Risk Assessment.

- Implementing the Mt Buller Environmental Management Plan and ensuring that the plan and its associated procedures are regularly reviewed and updated through a public process and providing for follow up monitoring of environmental impacts associated with Resort development.

- Investigate potential rezoning at Horse Hill to facilitate a multi-use development.
• Developing a new Ecologically Sustainable Design policy to ensure new development reduces its carbon impacts.

• Undertaking an affordable housing and accommodation strategy as a step in ensuring that the widest range of visitors possible can enjoy a mountain stay and that a reasonable amount of on-mountain accommodation for workers at Mt Buller can be provided.

• Considering a process of renewal and consolidation throughout the Village on the development sites identified in the Master Plan.

• Undertaking a review of the location of the medical centre, police station and CFA site based on summer and winter operations.

• Investigating the potential for development of low cost accommodation at Mirimbah Gate.

• Investigating a link from Arlberg to the Spurs ski area to complete the circuit between Horse Hill, the skier portal and the Village.

• Undertaking future massing studies and assessment of view and amenity impacts of new development in the Village.

• Engaging a suitably qualified Ecologist to:
  - Undertake a Flora and Fauna Assessment.
  - Review the “Mt Buller and Mt Stirling Alpine Resorts: Environmental Management Plan”.
  - Prepare an Ecological Landscape Rehabilitation Plan with preferred locations for development and location offsets.
  - Review and update the “Recovery Plan for the Mountain Pygmy-Possum on Mt Buller, Victoria,” with an Archaeologist to assess cultural heritage values and devise a Cultural Heritage Plan where necessary.

• Developing Australian Standard tree protection management policies to ensure the protection of native vegetation during the construction period.

• Reviewing the Mt Buller and Mt Stirling Alpine Resorts: Environmental Management Plan and the Recovery Plan for the Mountain Pygmy-Possum on Mt Buller, Victoria.

• Undertaking a review of the Bushfire Assessment and Strategy.

• Undertaking a feature survey of Mt Buller.

• Undertaking a geotechnical preliminary assessment of proposed development sites to identify risks and issues at the early stages.

• Undertaking detailed design and documentation of the recommended works in the Mt Buller Master Plan, including management, establishment and maintenance.

• Reviewing aboriginal cultural heritage issues (particularly Horse Hill and greenfield sites such as the proposed gondola route).

• Undertaking traffic impact assessments to confirm car parking requirements and proposed access arrangements from designated car parking areas to and around the village.

• Developing vegetation precinct plans and identification of areas for offsets within and beyond the resort.

Other actions

• Investigating providing an easily accessible walking and ski touring trail between Mt Buller and Mt Stirling.

• Investigating the long term option of using Corn Hill for dispersed alpine skiing, snow boarding or snow play. Any development proposals for Corn Hill must be assessed considering the environment, ecology, economy, aesthetics and safety.
- Facilitating the reuse of waste water for snow making in cooperation with the Resort Management Board, Environment Protection Authority, Department of Health and Human Services, Department of Environment, Land, Water and Planning and the ski lift operator/lessee.

- Augmenting the waste water treatment facilities and bulk water supply (as necessary) to meet existing and future requirements of the Resort.

- Developing interpretive facilities and appropriate signs to promote ecotourism and raise awareness of the environmental values and natural assets of the Resort and surrounding Alpine National Park, particularly, opportunities along pedestrian and recreation pathways for thematic interpretive material that can be installed in areas of ecological/biodiversity/geological and geomorphological interest.

- Encourage multilingual signs, improved public areas, shelters and appropriate dining opportunities.

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Reference documents

*Mt Buller Village Design Guidelines (revised 2014)*, Mt Buller and Mt Stirling Alpine Resort Management Board

*Transport Strategy*, October 2004, Mt Buller and Mt Stirling Alpine Resort Management Board

*Mt Buller Master Plan*, October 2010 (revised 2014)

Mt Buller and Mt Stirling Alpine Resort Management Board - Strategic Management Plan
MT HOTHAM RESORT STRATEGIC STATEMENT

PROFILE

Mt Hotham Alpine Resort is located towards the southern end of the Great Dividing Range, approximately 365 kilometres north-east of Melbourne and 520 kilometres south-west of Canberra. The Resort currently has accommodation providing more than 5,000 beds through leases of Crown land and a small number of freehold sites. The resort of Dinner Plain is 12 kilometres to the east with approximately 2,500 beds. Road access from Melbourne is generally by the Great Alpine Road. Hotham Airport at Horsehair Plain is approximately 20 kilometres southeast of the Resort.

The Resort covers an area of approximately 3,190 hectares, the majority of which is Crown Land, and is bounded on all sides by the Alpine National Park. The urban area of the village covers approximately 14 hectares with a total of 245 hectares of ski field area.

The Resort has Indigenous and European heritage and cultural values. Gunaikurnai people are recognised as the native title holders over Gippsland including the southern slopes of Mt Hotham. Historic mining sites within the Resort have the potential to be developed into a fully integrated tourism product.

Alpine and sub-alpine ecosystems contain a significant number of threatened species protected by the *Flora and Fauna Guarantee Act 1988* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The Resort is located at the headwaters of four major rivers.

Accommodation is provided in two distinct and physically separate areas: Hotham Central and Davenport. Hotham Central comprises primarily commercial style accommodation that has developed at a relatively high density (up to 6 storeys) and is the centre for retail and entertainment activities. The facilities at Davenport primarily serve the local needs of the precinct and development within the Davenport area is less intensive (2 to 3 storeys) with predominantly private or club based accommodation. A range of visitor services are provided including resort administration, restaurants, cafes, supermarkets, a medical centre, police station and fire station.

VISION – STRATEGIC FRAMEWORK

Mount Hotham Alpine Resort Management Board Corporate Plan

The objective of the Mount Hotham Alpine Resort Management Board Corporate Plan is:

*to deliver Australia's premier alpine resort through the optimal management of a unique Crown asset, providing an amazing, shared alpine experience;*

which is supported by the strategic objectives:

- To reinforce the role of the Resort as a year-round destination by providing a range of recreation and tourist facilities, residential accommodation, commercial activities and support services.

- To ensure that use and development within the Resort benefits both current and future users, while maintaining a high-quality environment.

- To conserve and protect the natural environmental systems within the Resort to minimise disturbance to rare and endangered flora and fauna communities, especially listed species such as the Mountain Pygmy-possum (*Burramys parvus)*.

- To enhance skier, pedestrian and vehicle activity at desirable levels related to safety and accessibility and capacity of ski fields, services, commercial activity and development of trailheads.

- To ensure that services are planned and coordinated to meet the needs of future development.

- To ensure that well designed and located car parking facilities and appropriate public transport are provided to meet visitor needs.
MOUNT HOTHAM RESORT MASTER PLAN 2016

The Mount Hotham Resort Master Plan 2016 provides a design vision and framework for the sustainable growth of the Resort for the next 20 years.

Future development within the Mt Hotham Resort area can be described as a ‘chain of events’ based on the designation of 5 key activity nodes located along the Great Alpine Road, being: Hotham Central, Over Snow Link, Davenport, Wire Plain and Whiskey Flat which are identified on the attached Strategic Framework Plans. The roles of these nodes are as follows:

**Hotham Central: ‘Alpine Action’**

- Hotham Central will accommodate a primary role as the winter commercial, leisure and recreation hub, with a complementary yet secondary role focusing on a range of administrative functions (including ticket sales, community centre, visitor centre, ski hire/ ski school etc).
- With the number of ski lifts and ski runs directly accessing or accessible from Hotham Central, it will continue to constitute the main Mountain access ‘leap off point’ for skiers.
- Hotham Central will establish itself as a hub offering alternative activities and entertainment for non-skiers within this unique alpine setting.

**Over Snow Link: ‘Alpine Connection’**

- The Over Snow Link will continue its functional role as an area of limited development which separates the formal settlements of Hotham Central and Davenport by a well vegetated transition zone.
- It will also continue its important role of protecting and enhancing natural habitat and bio-links for the Mountain Pygmy-possum (i.e. ‘the tunnel of love’).

**Davenport: ‘Alpine Retreat’**

- Davenport will constitute an accommodation focused destination within the Mt Hotham Resort, where it will provide a secondary and supporting role to that of Hotham Central during the winter season.
- Davenport will provide for an accommodation focused environment with integrated mixed-use node (both commercial and residential) to provide a range of complimentary services and commercial activities.

**Wire Plain: ‘Alpine Introduction’**

- Wire Plain will provide a dual role, being the base hub for cross country skiing in addition to constituting the main destination for first time day tripper/young families who are new to the snow environment and whose snow experience is not focused on learning to ski.

**Whiskey Flat: ‘Alpine Training’**

- Whiskey Flat will maintain its winter biathlon focus, in addition to accommodating an expanded summer season role which predominantly focuses on opportunities for altitude training.
- Facilities to support elite training will be developed, including running track and associated amenities (tables, toilets, change rooms, potential gymnasium etc).

**Strategic Land Use Framework Plans**

The strategic directions for the future land use planning and development of the Resort are illustrated in the Mt Hotham Alpine Resort Strategic Framework Plans. Two plans have been prepared illustrating the major land use elements within the Resort by identifying five key precincts, existing infrastructure services, future development and mapped Mountain Pygmy-possum habitat areas. The major strategic directions identified in the Strategic Framework Plans include:
Identify four accommodation areas within the Resort, where different land uses and types of development will be encouraged, through the preparation of Comprehensive Development Plans.

Identify a mixed use area adjoining Davenport, where a variety of commercial, recreational and accommodation facilities will be encouraged.

Designate a number of infrastructure and service precincts where current and future facilities are to be co-located.

Investigate and identify environmentally sensitive areas where further development will be discouraged.

Identify potential new ski areas to be further investigated.

Identify sections of the Great Alpine Road that should be re-aligned to improve vehicle, pedestrian and skier safety.

Identify locations where skier bridges/underpasses are recommended to facilitate safe and easy skier movement.

Identify a village centre within Hotham Central, to accommodate appropriate leisure and recreation activities and retail services.

Nominate areas where additional car parking is to be provided.

Identify areas where visitor transit lounge facilities are to be provided.

Identify ski trail connections between the Village and the skifields.

Investigate a proposed high altitude training track and future summer recreation activity areas at Wire Plain and Whiskey Flat to increase year-round use.
Environmental and landscape values

The Mount Hotham Alpine Resort contains a number of listed and threatened species and maintains high biodiversity values. In particular, habitat for the Mountain Pygmy-possum (*Burramys parvus*) is dispersed throughout the Resort, located outside of the village areas. The existing and potential habitat requires protection from inappropriate development.
The potential for adverse environmental impacts is of particular concern during construction of buildings, roads or service infrastructure. Protection of the environment aids the maintenance of biodiversity and provides important habitat for flora and fauna.

**OBJECTIVE 1**

To preserve and enhance the habitat of threatened species and communities.

**Strategies**

- Ensure the present diversity and viability of species and ecological communities is maintained or improved.
- Ensure permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria’s biodiversity.
- Implement the guidelines outlined in *Management Strategy and Guidelines for the Conservation of the Mountain Pygmy-possum (Burramys parvus) in Victoria* for all proposals that impact on the habitat of the Mountain Pygmy-possum (*Burramys parvus*).

**OBJECTIVE 2**

To ensure that development minimises environmental impact through siting and construction and management techniques.

**Strategies**

- Ensure that development at Mt Hotham recognises and protects the landscape, amenity, waterway and environmental values of the Resort.
- Ensure development and infrastructure has regard to environmental constraints such as flora, fauna, slope and waterways.
- Ensure that development and use minimises impacts on native vegetation or fauna, through planning mechanisms including the use of Site Environmental Management Plans and building envelopes.

**OBJECTIVE 3**

To ensure development is respectful of areas of high scenic quality and visual sensitivity and complements the natural features of the Resort.

**Strategies**

- Encourage the scale and height of new development to be appropriate to its surrounds and be sympathetic to the predominant snow gum height and existing view lines.

**Settlement**

The existing developed area of the Resort provides accommodation for approximately 5,000 people with the optimal number of beds of approximately 7,500. Additional accommodation is proposed to be developed in and around the established areas of Hotham Central and Davenport. This can be achieved by extending some lease sites, establishing new lease sites and re-developing existing facilities.

**OBJECTIVE 1**

To consolidate development within the existing precincts of Hotham Central and Davenport.

**Strategies**

- Promote Hotham Central as the commercial ‘heart’ of the Resort and the location for higher density development with significant site coverage and height potential.
- Promote Davenport as a secondary area for commercial facilities.
- Manage development in the ‘inter-urban break’ between Hotham Central and Davenport to protect the Mountain Pygmy-possum (*Burramys parvus*) management area.
- Encourage the redevelopment of existing under-utilised sites to optimise the existing development potential within the accommodation areas.

**OBJECTIVE 2**

To provide for limited camping accommodation at Whiskey Flat and Wire Plain.

**Strategies**

- Provide for a limited low density camping and associated amenities at Whiskey Flat and Wire Plain pending further environmental assessment.

**Economic development**

Providing the right mix of commercial, retail, accommodation, entertainment, community and service facilities is crucial to the ongoing viability of the Resort as a year-round destination.

The main commerce, tourism and recreation opportunities within the Resort are directly related to the ski industry and there is a need for the further development of skier terrain within the Resort. Natural environmental qualities provide an ideal foundation for development of all year-round use of the Resort which is currently constrained by the limited range of commercial and recreational facilities.

**OBJECTIVE 1**

To provide a range of retail, commercial, tourist, entertainment and service activities in appropriate locations in the Resort.

**Strategies**

- Provide a village centre at Hotham Central as the major focus for skiers, commercial activity, community facilities and a transport hub.
- Create a secondary activity area for commercial facilities within the Davenport area.
- Encourage development within the commercial areas to enhance year-round opportunities for the village.
- Support the following commercial and retail activities at Hotham Central provided they do not adversely impact the amenity of the residential area:
  - Nightclub, Cabaret, Place of assembly and Retail premises provided the use is in association with a residential accommodation.
  - Nightclub and Cabaret uses operating under strictly limited hours of operation.
- Support mixed use residential and small scale commercial opportunities within Davenport provided the commercial and retail activities do not adversely impact the amenity of the residential area or environmental values.
- Support small scale commercial and retail development in the ski field areas if it provides a service for snow users, is integral to a development proposal for passive alpine recreation and does not impede ski runs or skier routes.
- Manage development types through price signalling in the Capital Ingoings Policy, which prioritises commercial uses in Hotham Central, and residential development in Davenport.

**OBJECTIVE 2**

To encourage the use of Mt Hotham Alpine Resort as a year-round destination.
Strategies
- Encourage a broad range of commercial activities and recreational facilities at multi-purpose venues.
- Ensure sufficient ski field terrain, cross-country trails, snow-play areas and associated infrastructure are available.
- Increase the capacity of the ski fields by investigating future ski field expansion areas.
- Further develop a walking/cycling trail system utilising existing cross-country trails, particularly the three huts walk around Golden Point.
- Enhance connection to trails within the Alpine National Park.
- Support proposals that utilise the existing lift system to improve the range of summer activities, particularly those focused around the Village and Blue Ribbon lifts.
- Ensure the impact of potential future lift stations and associated infrastructure on the skyline is minimised through careful siting and design.

Transport
Access to and within the Resort is a critical issue during the winter season. The proposed relocation of the Great Alpine Road at Hotham Central and Davenport is designed to improve vehicle access and circulation through the Resort, as well as improving pedestrian/skier safety. Access to the Resort has been fundamentally altered by the construction of the Mt Hotham Airport and a helicopter link to Falls Creek during winter.

OBJECTIVE 1
To ensure vehicles, pedestrians and skiers can safely and efficiently move within and throughout the Resort.

Strategies
- Provide convenient pedestrian and skier access to and within developed areas and the ski fields.
- Provide bridges, overpasses or tunnels, particularly within Hotham Central, to reduce conflict between road users and skiers.
- Limit private vehicle movements in the Resort (other than through traffic) to drop-offs and pick-ups at the designated loading points.
- Prohibit vehicle movement within Davenport during the designated ski season.
- Provide safe access for fire brigade vehicles at all times.
- Maintain an operational oversnow link between and through the Hotham Central and Davenport precincts.
- Create a skier and pedestrian spine along the existing alignment of the Great Alpine Road at Hotham Central and Davenport.
- Ensure adequate lift infrastructure is available to facilitate skier movement within the Resort.

OBJECTIVE 2
To ensure that parking provision and public transport to and within the Resort meets visitor needs.

Strategies
- Provide car parking on sites where direct access is available from sealed roads.
- Manage parking on the basis of length of stay.
- Locate short term/day car parking areas as close as possible to the Resort including at Loch car park and at the former helicopter landing site opposite Spiral Stairs.
- Encourage persons residing at the Resort for long periods of time to park their vehicles off the mountain.
- Encourage buses as the preferred form of transport between Mt Hotham, parking areas and Dinner Plain.
- Provide undercover bus transit facilities at the Corral car park within Hotham Central and well-located pick up and drop off points throughout the Resort.
- Encourage sites with all-weather road access to provide on-site car parking (or in close proximity), preferably with shared access.
- Ensure new developments do not lead to a reduction in the existing provision of public car parking.
- Maximise the capacity of existing car parking areas by facilitating their expansion and consolidation after appropriate environmental assessment.
- Encourage adequate car parking that is linked with intra-village transport to ensure ease of access and reduce congestion on the Great Alpine Road.

21.06-3.5 **Infrastructure**

The existing development at Mt Hotham is well provided by utility service infrastructure. The Resort Management Board provides gas, water, sewerage and stormwater infrastructure while third parties provide telecommunications and electrical supply. Augmentation will be required to the existing infrastructure to accommodate a significant increase in bed numbers. An expansion of snow making activities will require additional infrastructure provision, particularly in terms of water supply.

There are limitations to the provision of expanded lift infrastructure such as potential impacts on significant fauna and flora, changes in terrain type, difficulty in integrating lift systems, and potential impacts of entering into new catchments.

**OBJECTIVE 1**

To ensure services meet the peak requirements of the Resort and consider future growth.

**Strategies**

- Ensure that services are provided in a cost-effective manner using innovative technology to support best practice management of resources.
- Upgrade the functional capacity of the existing potable water storage tanks at Little Higginbotham to provide adequate supply for peak time pumping.
- Augment the bulk water supply to provide for Resort growth over time.
- Encourage the use of renewable energy and resource recovery in new developments through exemptions in the Board’s Capital Ingoings Policy.
- Ensure the provision of safe access for fire brigade vehicles at all times.
- Ensure the provision of waste collection and processing facilities including transfer station to industry standards.

**OBJECTIVE 2**

To provide appropriate sites for infrastructure upgrades within existing service precincts that minimise impact on significant views and vistas.

**Strategies**

- Design and locate physical infrastructure and services to minimise their environmental and visual impact.
- Consolidate service facilities within existing infrastructure areas.
- Provide for an expanded bulk gas storage capacity within the footprint of the existing workshop node.

**OBJECTIVE 3**

To minimise the impact of stormwater and other discharges on the water quality of the Dargo River.

**Strategies**
- Avoid future discharge of wastewater to the Dargo River.
- Improve water quality to downstream catchments and geotechnical stability by identifying potential solutions such as drainage improvements along the Great Alpine Road.

**OBJECTIVE 4**

To ensure sufficient quantities of water are available to landowners, leaseholders and emergency services to enable them to suppress a fire and defend property.

**Strategies**
- Maintain and upgrade existing water and hydrant capabilities with the village reticulation system.
- Utilise existing tertiary treatment sewerage discharges to redirect to the Loch Dam during summer for firefighting purposes within the Resort.

21.06-3.6

**Built environment and heritage**

Mt Hotham offers a varied built environment with the lower density oversnow character of Davenport where buildings nestle comfortably within the alpine landscape contrasted with the higher density mixed used activity hub of Hotham Central.

Sites of Aboriginal cultural heritage have been recorded within the Resort and there is a rich European heritage with a number of cattlemen’s huts and other infrastructure associated with cattle movement and gold prospecting in the region.

**OBJECTIVE 1**

To protect and improve identified places, sites and objects of Aboriginal and European cultural, social, historical and architectural significance.

**Strategies**
- Protect heritage places, buildings, areas and streetscapes.
- Ensure that any additions, alterations and replacement buildings are sympathetic to the heritage place.
- Ensure the future siting and design of development preserves cultural heritage places.
- Identify and document the Resort’s heritage elements both pre- and post-settlement.

**OBJECTIVE 2**

To minimise the visual impact of development and infrastructure upon the landscape values of the Resort.

**Strategies**
- Encourage building on the distinct built forms within the Resort through appropriate siting and design of buildings within the alpine landscape, retention of trees and maintaining the compactness of the developed area.
- Ensure the scale and design of future development in Hotham Central and Davenport is compatible with the current built form and sensitive to the landscape values and topographical characteristics of the individual site.

- Encourage the retention of the oversnow character of the Davenport area of well vegetated surrounds, significant views, lack of vehicle access, considerable setbacks from the road and separation between buildings.

- Ensure the location and scale of development is respectful of views to the ski fields and mountain ranges.

- Ensure development will not adversely impact on the amenity of adjoining buildings and public spaces.

- Ensure development will minimise visual intrusion and nestle within the snowgum canopy, where possible.

**OBJECTIVE 3**

To ensure development achieves high quality design standards that is respectful of the alpine character.

**Strategies**

- Promote environmentally sustainable development within the Resort.

- Ensure development:
  - Enhances pedestrian and skier safety and access, providing for free movement.
  - Ensures snow shedding is contained on rooflines and within site boundaries and directed away from entry/exit points and major skier routes.
  - Retains native vegetation on the site, where practical.
  - Demonstrates energy efficient design principles.
  - Does not adversely affect the geotechnical conditions on the site.

**21.06-3.7 Natural Resource Management**

The Resort is located along the Great Dividing Range and is divided between the catchment areas managed by the North East Catchment Management Authority (north of the divide) and the East Gippsland Catchment Management Authority (south of the divide). The source for the Resort water supply is the upper reaches of Swindlers Creek.

**OBJECTIVE 1**

To protect the quality and integrity of natural water systems and aquatic ecosystems.

**Strategies**

- Protect natural waterways/drainage lines by ensuring buildings are appropriately set back from waterways.

- Protect the water quality of receiving waterways by removing/managing pollution close to its source.

- Manage rainwater to reduce the need or scope for larger infrastructure projects.

- Integrate stormwater treatment into the landscape.

- Ensure the provision of service infrastructure does not adversely affect the water quality of the catchment.

- Implement sediment control principles during construction to protect water quality.
- Ensure cost effective management of drainage infrastructure.

**Environmental Risk**

Geotechnical stability of the Resort is an important environmental and safety issue. The location and siting of buildings need to have regard to drainage lines and subterranean water levels and movement to minimise the risk associated with ground stability within the Resort.

Development within the Resort needs to recognise the influence of the changing climatic conditions and be designed to provide for use outside the designated snow season. There is potential for climatic change to influence snow depth levels within the next 50 years.

Bushfire is another naturally occurring environmental event and the Alpine areas are particularly prone to bushfires with extensive areas of vegetation cover and steep slopes. Building design and siting, and choice of building materials need to have regard to bushfire risk.

**OBJECTIVE 1**

To ensure that the design, construction and maintenance of development takes account of geotechnical stability considerations.

**Strategies**

- Identify and monitor sites in the Resort that may be susceptible to landslide/subsidence.
- Minimise the risk of landslides/subsidence.
- Ensure that development applications demonstrate an acceptable level of risk of landslide or instability.
- Encourage applicants to consult with the Mt Hotham Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for a planning permit or site development plan.

**OBJECTIVE 2**

To respond positively to climate change.

**Strategies**

- Facilitate the reduction in non-renewable energy consumption.
- Encourage the design, construction, and operation of buildings to incorporate energy efficiency measures.

**OBJECTIVE 3**

To ensure the safety of the Resort from bushfire.

**Strategies**

- Manage the safety of the Resort through appropriate fire management strategies.
- Require that development demonstrates an acceptable level of risk to fire prior to granting approval.
- Encourage applicants to implement the Community Emergency Risk Assessment and to consult with the relevant fire authority and the Mt Hotham Alpine Resort Management Board regarding bushfire management information prior to lodging an application for a planning permit or a site development plan.
Require that development in areas of high bushfire hazard does not increase the fire risk to built assets and human life.

Effectively balance vegetation conservation and protection from bushfire.

**IMPLEMENTATION**

These strategies will be implemented by assessing all planning applications against relevant zone and overlay provisions and local policies as applicable, including:

- Clause 22.01-2 Management of Geotechnical Hazard
- Clause 22.01-3 Urban Design in Alpine Resorts
- Clause 22.06-1 Mt Hotham – Car Parking

**Further strategic work**

- Investigating potential development of a Native Vegetation Precinct Plan for ‘no net loss’ of native vegetation.
- Mapping floristic communities within the Resort and developing additional policy or overlay controls, if needed, to protect species/communities of significance.
- Undertaking further investigation of the environmental, ecological, economic, aesthetic, servicing and safety considerations for the precincts at Wire Plain and Whiskey Flat and developing a Comprehensive Development Plan outlining the proposed uses and development parameters for this area subject to environmental assessment.
- Preparing an Access Strategy for the Resort, which clearly sets out the infrastructure and management arrangements necessary for the operation of the existing and planned transport, as well as the access system within the Resort.
- Investigate the feasibility of a freight transport hub to service existing development within the Hotham Central precinct.
- Undertaking a further investigation of the ecological, geological, visual and economic impacts of additional lift infrastructure at Golden Point, Avalanche Gully and Mt Higginbotham.
- Undertaking a further investigation of the ecological, geological, visual and economic impacts of additional ski field terrain and lift infrastructure in ‘P’ Gully.
- Preparing a Comprehensive Development Plan for the existing workshop area for the provision of any new service infrastructure or upgrades to existing infrastructure.
- Preparation of an Offset Strategy for the Resort to meet the requirements of Permitted clearing of native vegetation – Biodiversity Assessment Guidelines.

**REFERENCE DOCUMENTS**

*Mt Hotham Resort Master Plan 2016*
**MT STIRLING RESORT STRATEGIC STATEMENT**

**Resort profile**

Mt Stirling is the only Victorian Alpine Resort with a largely undeveloped and unspoilt alpine summit, offering a readily accessible 'semi-wilderness' experience for visitors. The Resort's wealth and diversity of environmental characteristics and its proximity to Melbourne (230 kilometres) make Mt Stirling unique in the Australian Alps.

The summit at Mt Stirling is located at 1,749 metres and offers a 360 degree panoramic view of surrounding mountain ranges. The high country landscape features sub-alpine Alpine Ash forests, Snow Gum woodlands and wide expanses of alpine meadows.

Mt Stirling is a 30 minute drive from Mt Buller and is managed by the Mt Buller and Mt Stirling Alpine Resort Management Board.

Mt Stirling is used year-round. During winter, Mt Stirling is a destination for cross country and back country skiing, snow boarding, snow camping and snowshoeing. There are 65 kilometres of maintained trails with 35 kilometres of these groomed for cross country skiing. During the non-winter season, Mt Stirling offers passive and active recreation activities such as camping, bush walking, four wheel driving, horse riding, mounting biking, fishing and outdoor education.

Public facilities at Mt Stirling are located at Telephone Box Junction and include a bistro, ski hire and first aid during winter. The year-round facilities include car parking, public shelter and toilets at Telephone Box Junction and other locations across the mountain including Cricket Pitch, King Saddle, Razorback Hut, Bluff Spur Hut and the Geelong Grammar School Hut near the summit.

**VISION – STRATEGIC FRAMEWORK**

Mt Stirling Alpine Resort is an all season nature based tourist, recreational and educational resource. Mt Stirling is not an option for downhill skiing. Mt Stirling offers a unique nature based experience with limited options for commercial activities in accordance with the Assessment and Panel Report on the *Environment Effects Statement, February 1997*.

The following strategic directions will guide the use and development of the Resort:

- Protect and enhance the natural environment while adaptively planning to improve winter experiences to mitigate the potential impacts of climate change.
- Promote and facilitate increased year-round use through improved amenities and access, increasing the range of activities on offer and development of an events schedule.
- Develop new and improved public infrastructure to expand visitor experiences year-round.
- Facilitate a sustainable increase in visitor numbers across a suitable range of activities offering quality products, a variety of experiences and value for money.
- Increase awareness of the natural environment by rehabilitation projects, rationalisation of tracks and development of interpretive projects and programs.
- Improve management by strengthening relations with neighbouring public land managers including addressing potential capacity issues into the future.

**OBJECTIVES – STRATEGIES – IMPLEMENTATION**

**ENVIRONMENTAL AND LANDSCAPE VALUES**

**Overview**

The Resort is in a sensitive alpine environment that has significant conservation, scenic, tourism and recreational values. The sub-alpine environment as a whole is a valuable resource forming an important part of the Australian landscape. Protection of the environment aids the maintenance of biodiversity and provides important habitat for flora and fauna within the Resort.
Key issues

- Ensuring sustainable use and development within the Resort to capitalise on the natural assets which are a primary focus for visitors.

- The potential for adverse environmental impacts through ongoing recreational use and by disturbance of natural ecosystems during construction.

Objective 1

- To maintain, preserve and improve the natural environmental features of the Resort.

Strategies

- Ensure that the present diversity and viability of species and ecological communities is maintained or improved within the Resort.

Objective 2

- To maintain, preserve and enhance the habitat of threatened species and communities within the Resort.

Strategies

- Identify areas of the Resort that contain habitat for threatened species and communities.

- Ensure that development and use of the Resort does not detrimentally impact upon threatened species, habitat or communities.

SETTLEMENT

Overview

The Resort does not provide for on-mountain accommodation other than camping, however the Resort provides facilities for day visitors. It is the intention that no accommodation be provided at Mt Stirling in accordance with the Assessment and Panel Report on the Environment Effects Statement, February 1997.

Key issues

- The need to provide for camper and day visitor needs.

Objective 1

- To reinforce Mt Stirling’s role as a nature based tourist, recreational and education resource.

Strategies

- Improve the interface between the Resort and the adjoining Mansfield State Forest and Mt Russell Education Area.

- Provide services to cater for day visitors.

ECONOMIC DEVELOPMENT

Commercial and Service Activities

Overview

The Resort has a range of commercial, retail and service facilities and infrastructure that caters for the needs of campers and day visitors.

Key issues

- Maintain the provision of commercial and service facilities to meet the needs of campers and day visitors.
Objective 1
- To provide an appropriate level of commercial development within the Resort.

Strategies
- Ensure that development including commercial activities and other facilities (apart from a small day centre at Cricket Pitch and the King Saddle interpretation centre) be restricted to the Telephone Box Junction location.
- Ensure that commercial development is linked to camping, snow play, cross country skiing and nature based education activities.

Tourism and Recreation

Overview
The Resort’s key attraction is as a cross country and back country ski and snow play destination in winter months. However, year-round use is a consistent theme across all Resorts in Victoria. The Resort is used for bush walking, horse riding, four wheel driving, hiking, camping and mountain biking during summer.

Key issues
- Maintain Mt Stirling Alpine Resort as a nature based tourist, recreational and education resource.
- Acknowledge that Mt Stirling Alpine Resort is not an option for downhill skiing.
- Facilitate year-round use of the Resort.

Objective 1
- To provide for year-round recreation, having regard to environmental, social, ecological, economic, aesthetic and safety considerations.

Strategies
- Facilitate passive recreational activities in balance with the conservation and protection of the natural environment of the Resort.
- Ensure that cross country trails can be used year-round for cross country skiing, hiking, mountain bike riding and bush walking.
- Ensure that the design and development of cross country trail systems is carried out in such a manner that environmental impacts are minimised.
- Ensure that monitoring of environmental impacts associated with skifield terrain development occurs.
- Encourage research into management techniques to safeguard environmental quality.
- Develop further cross country skifield terrain in a manner that minimises land disturbance and vegetation clearance.
- Advance the quality of experience for day and snow play visitors and campers by improving access to and the quality of public facilities.

Objective 2
- To recognise the significant value of the Resort area for cross country skiing and snowplay activities.

Strategies
- Develop the cross country trail system in such a manner to complement the cross country trail system in the adjoining Mansfield State Forest and Mt Russell Education Area.
Design cross country trails in a manner that recognise the inherent land form identified through terrain analysis.

Further develop the complementary aspects of the Mt Buller and Mt Stirling cross country opportunities.

TRANSPORT

Overview
Access to and within the Resort is a critical issue during the winter season. The Mt Stirling Access Road is subject to peak loads at weekends, holidays and following good snow falls. During summer, access is also a critical issue during times of bushfire.

Key issues
- Effective management of traffic along the Mt Stirling Access Road during peak periods.

Objective 1
- To ensure a high level of accessibility to the Resort.

Strategies
- Improve the connection between Mt Buller and Mt Stirling.
- Improve the access to the snowline in low snow conditions for Resort visitors.

Objective 2
To ensure that the provision of car parking within the Resort meets visitor needs throughout the year.

Strategies
- Provide adequate car parking that is available to disabled persons.
- Encourage the convenient location of car parking.

Objective 3
To ensure the safe and efficient movement of vehicles, pedestrians and skiers within and throughout the Resort.

Strategies
- Improve mobility and linkages for cross country skiers and snow players within all areas of the Resort.
- Provide pedestrian and skier links to recreational experiences within the adjoining Mansfield State Forest and Mt Russell Education Area.

INFRASTRUCTURE

Overview
The effective and timely provision of physical infrastructure and services is crucial to the efficient operation of the Resort. Reticulated services are not present within the Resort with power being supplied by generators, gas via tanks and sewerage treatment via septic system.

Key issues
- The design and construction of new infrastructure should be sympathetic to the environmental values of the Resort.
• The design and construction of new infrastructure should minimise impacts on the surrounding natural environment.

• Improve infrastructure to allow year-round use of the Resort.

**Objective 1**

To ensure that physical infrastructure and services are provided to meet the current and future needs of the Resort.

**Strategies**

• Encourage the provision of underground reticulated services.

• Provide for the provision of emergency services which cater for the Resort.

**Objective 2**

To ensure that service and infrastructure development enhances the natural, built, cultural, visual and environmental values of the Resort.

**Strategies**

• Design and locate physical infrastructure and services to minimise their environmental and visual impact.

**BUILT ENVIRONMENT AND HERITAGE**

**Overview**

The Resort lies in the traditional territory of the Taungarung language group whose traditional country spreads across much of central region of Victoria. The land around Mt Stirling appears to have been occupied by the Yowung-ilam balung clan. European settlers used the Resort area for grazing and grazier’s huts remain, including the Howqua Gap Hut and Craig’s Hut.

**Key issues**

• Preserving culturally historic places within the Resort.

**Objective 1**

To protect and improve identified and potential places, sites and objects of Aboriginal and European cultural, historical and architectural significance.

**Strategies**

• Ensure that future use and development considers the historical links to the Resort area including major cultural and scientific significance related to Aboriginal, pioneer, mining and ski history.

**NATURAL RESOURCE MANAGEMENT**

**Overview**

The Resort is located within a Special Water Supply Catchment and the Upper Goulburn Catchment Area.

**Key issues**

• The provision of service infrastructure should not adversely affect the water quality of the catchment.

• The appropriate management of ‘Green Season’ to protect the quality of the water catchment.

**Objective 1**

• To protect the environmental quality of the water catchment areas.
Strategies
- Manage roads, tracks and trails to minimise drainage, erosion and sedimentation.
- Minimise the adverse environmental effects associated with the disposal of effluent and wastes generated from the use and development of land within the Resort.
- Protect the water quality of receiving waterways by removing and managing pollution close to its source.

ENVIRONMENTAL RISKS

Overview
Geotechnical stability of the Resort is an important environmental and safety issue. The location and siting of buildings need to have regard to drainage lines and subterranean water levels and movement to minimise the risk associated with ground stability within the Resort.

In light of the risks of climate change, non-renewable energy consumption and greenhouse gas emissions are of increasing concern.

Use and development within the Resort needs to recognise the influence of these climatic conditions and be designed to provide for use outside the designated snow season. There is potential for climatic change to influence snow depth levels in Victoria within the next 50 years.

Bushfire is another naturally occurring environmental event and the Alpine areas are particularly prone to bushfires with extensive areas of vegetation cover and steep slopes. The design and siting of buildings and the choice of building materials need to have regard to the bushfire risk.

Key issues
- Recognising the geotechnical issues associated with development within the Resort.
- Acknowledging the impacts of climate change.
- Managing the risk of bushfire.

Objective 1
- To take proper account of geotechnical stability considerations.

Strategies
- Ensure that the design, construction and maintenance of development takes account of geotechnical stability considerations.
- Identify and monitor sites in the Resort that may be susceptible to landslide/subsidence and minimise the risk of landslides/subsidence.
- Ensure that development applications demonstrate an acceptable level of risk of landslip or instability prior to granting approval for development.
- Encourage applicants to consult with the Mt Buller and Mt Stirling Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or a site development plan.

Objective 2
- To respond positively to climate change.

Strategies
- Facilitate a reduction in non renewable energy consumption.
- Encourage the design, construction and operation of buildings to incorporate energy efficiency principles.
Objective 3

- To ensure the safety of the Resort from bushfire.

Strategies

- Manage safety from bushfire through appropriate fire management strategies.
- Ensure that development demonstrates an acceptable level of risk to fire prior to granting approval for development or use.
- Encourage applicants to consult with the relevant fire authority and the Mt Buller and Mt Stirling Alpine Resort Management Board regarding bushfire management information prior to lodging an application for planning permit or a site development plan.
- Implement the Bushfire Management Plan prepared by the Mt Buller and Mt Stirling Alpine Resort Management Board.
- Ensure that development in areas of high bushfire hazard does not increase the potential fire hazard to built assets and human life.
- Effectively balance vegetation conservation and protection from bushfire.
- Ensure that the safety of the Resort is managed through appropriate fire management strategies.

IMPLEMENTATION

- These strategies will be implemented by:

Application of zones and overlays

- Applying the Public Park and Recreation Zone to areas considered appropriate for public recreation and open space.
- Applying an Erosion Management Overlay to areas susceptible to landslip or instability hazards.
- Applying a Bushfire Management Overlay to areas susceptible to bushfire.

Application of local policies

- Applying Clause 22.01-1 Development guidelines when assessing development applications.
- Applying Clause 22.01-2 Management of Geotechnical Hazard Local Policy when determining an application for a planning permit or a site development plan made under the Erosion Management Overlay.
- Applying Clause 22.01-3 Urban Design in Alpine Resorts in the consideration of development applications.

Further strategic work

- Preparing and implementing a Bushfire Management Plan.
- Monitoring Mt Stirling Alpine Resort to determine possible geotechnical hazards.

Other actions

- Advancing the quality of experience for day and snow play visitors by improving access to and quality of public facilities.
- Increasing the provision of interpretative and education experiences in a complementary way to that offered by the Department of Sustainability and Environment and Parks Victoria.
- Investigating whether the existing trails meet the needs of the Resort or whether extensions to the existing network are required.
- Investigating and implementing a cooperative weed and predator control program with Parks Victoria.
- Improving the understanding and increasing the interpretation of logging and reforestation activities in and around Mt Stirling.

- Supporting further research into species ecology and monitoring of flora and fauna communities, including exotic species.

- Encouraging the resurfacing of the road from Telephone Box Junction to King Saddle and King Saddle to the Machinery Shed.

- Continuing to ensure that water is treated to the standard required to minimise impact on natural hydrology.
ALPINE RESORTS LOCAL PLANNING POLICIES

Development Guidelines

Introduction
The responsible authority must consider the following policies when assessing applications for planning permits. Similarly these policies should be considered by any applicant and it is suggested that the responses to these policies be included in an application report to accompany the application for planning permit.

The following policies apply to Lake Mountain, Mt Baw Baw and Mt Stirling Alpine Resorts.

Car Parking

Policy Basis
Until car parking precinct plans are developed by the planning and responsible authorities, in conjunction with the Resort Management Boards, the following policy will apply. These have been developed through practice and Resort Management Board consideration and approval.

Policy Objectives
- To preserve the individual character of each Alpine Resort.
- To provide adequate car parking for each Resort.
- To achieve a balance between the demands of vehicle transport with pedestrian and skier movement.

Policy

Lake Mountain Alpine Resort
- Car parking is to be located within the designated car parking areas and any new development must provide adequate car parking to ensure, at least, the maintenance of existing vehicle space numbers. Ideally more vehicle spaces will be provided to enable greater visitation.
- In the area of Gerratys new parking areas may be developed within the area designated as CDZ1 on the northern side of the access road.

Mt Baw Baw Alpine Resort
- At Mt Baw Baw the policy is to have a main village area which is free of vehicles during the declared snow season by providing adequate car parking located within the designated car parking areas.
- During other times of the year limited car parking may be provided on site whilst ensuring the maintenance of vegetated areas and restrictions of slope are recognised.
- Car parking areas within a site may be an unsealed construction.

Development which designates new areas for car parking requires the preparation of an Urban Design Impact Statement.

Plot Ratio and Site Coverage

Policy Basis
Plot ratio and site coverage controls have traditionally been used as a planning tool relating to the scale, bulk and intensity of development. However the topography, environs, view and vistas, and vegetation of the site can mean that the prescribed plot ratio and site coverage restrict the approval of sound applications for planning permits as determined by an Urban Design Impact Statement.
Policy Objectives

- To ensure that the intensity of any development does not detrimentally affect the objectives of the State Planning Policy Framework or the other policies within the Local Planning Policy Framework.
- To ensure that new development is assessed with proper regard to urban design principles and built form requirements.
- To ensure that the intensity of new development does not detrimentally affect the capacity of Alpine Resort infrastructure.
- To guide the continuing development of the Alpine Resort villages in a manner that will be consistent with their function and form.
- To provide a degree of certainty and equity in alpine planning and development in relation to the development potential of land.
- To ensure that new development enhances the physical and social infrastructure of the Alpine Resort villages.

Policy

The table prescribes the plot ratio and site coverage for the following nominated areas:

<table>
<thead>
<tr>
<th>Location</th>
<th>Plot Ratio</th>
<th>Site Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAKE MOUNTAIN ALPINE RESORT</td>
<td>0.75</td>
<td>40%</td>
</tr>
<tr>
<td>MT BAW BAW ALPINE RESORT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Village Centre</td>
<td>0.75</td>
<td>40%</td>
</tr>
<tr>
<td>Accommodation Area</td>
<td>0.25</td>
<td>25%</td>
</tr>
</tbody>
</table>

The following definitions are from the Victoria Planning Provisions:

- Plot Ratio is calculated as the gross floor area of all buildings on a site, divided by the area of the site.
- The gross floor area is the total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.
- Site Coverage is the product of the building footprint divided by the site area multiplied by 100 and expressed as a percentage.
- The building footprint is the area in square metres contained within the projection of the external extremities of the enclosed walls of a structure to ground level.

A development should not exceed the plot ratio and site coverage provisions without completing an Urban Design Impact Statement to the satisfaction of the responsible authority.

The following matters should be taken into account by the responsible authority when considering an application to exceed the plot ratio and site coverage, or when there is none specified:

- The extent to which the proposal will significantly advance the aims and objectives of the State Planning Policy Framework and the Local Planning Policy Framework.
- The scale and nature of surrounding development.
- The effect on the amenity of surrounding sites.
- The relationship to surrounding vegetation.
• The topography and slope of the site.
• The intrusion into the skyline.
• The economic rationale for exceeding the requirements.
• The extent to which snow deposition and public safety will be controlled and maintained.
• The extent to which the proposal will result in a net community benefit.
• The extent to which the proposal will enhance the physical and social infrastructure of the Alpine Resorts.
• The effect on the infrastructure capacity of the land and surrounding land, including reticulated service, traffic and car parking.
• Whether the development will facilitate the redevelopment of existing sites.

Setback Guidelines

Policy Basis

Setback guidelines are used to control the scale, bulk and intensity of development.

Policy Objectives

• To ensure that the intensity of any development does not detrimentally affect the objectives of the State Planning Policy Framework or the other policies within the Local Planning Policy Framework.
• To ensure that new development is assessed with proper regard to urban design principles and built form requirements.
• To ensure that the intensity of new development does not detrimentally affect the capacity of Alpine Resort infrastructure.
• To guide the continuing development of the Alpine Resort villages in a manner that will be consistent with their function and form.
• To provide a degree of certainty and equity in alpine planning and development in relation to the development potential of land.
• To ensure that new development enhances the physical and social infrastructure of the Alpine Resort villages.

Policy

The following setback requirements are applied to all sites except those designated in a Comprehensive Development Plan. The external wall of a building must not be constructed:

• Less than 6 metres from a road alignment.
• Less than 3 metres from any boundary of an allotment other than a street alignment.
• Less than 6 metres from any building.

A development should not impede on the setback without completing an Urban Design Impact Statement to the satisfaction of the responsible authority.

The following matters should be taken into account by the responsible authority when considering an application to exceed the setback guidelines:

• The extent to which the proposal will significantly advance the aims and objectives of the State Planning Policy Framework and the Local Planning Policy Framework.
• An Urban Design Impact Statement.
• The scale and nature of surrounding development.
The effect on the amenity of surrounding sites.
- The relationship to surrounding vegetation.
- The topography and slope of the site.
- The intrusion into the skyline.
- The economic rationale for exceeding the requirements.
- The extent to which snow deposition and public safety will be controlled and maintained.
- The extent to which the proposal will result in a net community benefit.
- The extent to which the proposal will enhance the physical and social infrastructure of the Alpine Resorts.
- The effect on the infrastructure capacity of the land and surrounding land, including reticulated service, traffic and car parking.
- Whether the development will facilitate the redevelopment of existing sites.

Height Guidelines

Policy Basis
The height controls are used to maintain the natural tree line and protect the views and vistas of the natural environment from excessive encroachment by the constructed environment.

Policy Objectives
- To protect sunlight access to key public places and open space areas.
- To ensure that the height of new buildings reinforces the built form character of unique areas.
- To maintain the visual dominance of prominent landmarks.
- To maintain the natural line of the snow gums.

Policy
An application for architectural features and building services to exceed the maximum heights must be accompanied by a written urban context report documenting the key planning influences on the proposed development and how it will relate to its surroundings.

It is policy that the height of the tree line of the snow gums is the height control, except for nominated activity areas.

<table>
<thead>
<tr>
<th>Location</th>
<th>Mean Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAKE MOUNTAIN ALPINE RESORT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>11</td>
</tr>
<tr>
<td>MT BAW BAW ALPINE RESORT</td>
<td></td>
</tr>
<tr>
<td>Village Centre</td>
<td>15</td>
</tr>
<tr>
<td>Accommodation Area</td>
<td>11</td>
</tr>
</tbody>
</table>

The following definitions are from the Victoria Planning Provisions:
- The mean building height is the vertical distance between the mean ground level and the finished roof height at its highest points.
- The mean ground level is one half the sum of the highest and lowest levels along ground level of the outer surface of all external building walls.
A development should not exceed the stated height controls without completing an Urban Design Impact Statement.

The following matters should be taken into account by the responsible authority when considering an application to exceed the height controls, or when there is none specified:

- The extent to which the proposal will significantly advance the aims and objectives of the State Planning Policy Framework and the Local Planning Policy Framework.
- The scale and nature of surrounding development.
- The effect on the amenity of surrounding sites.
- The relationship to surrounding vegetation.
- The topography and slope of the site.
- The intrusion into the skyline.
- The economic rationale for exceeding the requirements.
- The extent to which snow deposition and public safety will be controlled and maintained.
- The extent to which the proposal will result in a net community benefit.
- The extent to which the proposal will enhance the physical and social infrastructure of the Alpine Resorts.
- The effect on the infrastructure capacity of the land and surrounding land, including reticulated service, traffic and car parking.
- Whether the development will facilitate the redevelopment of existing sites.

Urban Design

Policy Basis

A clear, overall vision for each of the Alpine Resorts is one which should be generated and owned by all sections of the community. A vision needs to reinforce the individual character and attraction of each Resort. It should encompass economic, social, cultural, ecological/environmental and physical dimensions.

Policy Objectives

The development of a multi-dimensional vision and strategy for each Alpine Resort will provide a vehicle for:

- The articulation of each Resort’s strategic importance.
- The rationalisation of the needs and expectations of the local community and those of the broader community.
- The identification and coordination of disparate opportunities within the community.
- The efficient distribution of services and resources.
- Establishing sustainable levels of development.

Policy

In the formulation of a shared and clear vision, planning and responsible authorities in conjunction with the Resort Management Boards and in consultation with the community need to assess the diverse factors which contribute to the distinct nature of individual Resorts in terms of both physical form and natural environment, whilst identifying and reinforcing the direction that each Resort community is forging.

The process of formulating an urban design vision must include an analysis of:
- Current development and infrastructure.
- Functional demands.
- Sustainability of new development.
- Visual impact (at local and broader landscape scale).
- Physical form and architectural style.

Having formulated a vision and developed integrated strategies to articulate, express and implement the vision, change may be initiated through the development of an Urban Design Framework. This framework should take into account information about the following issues:

**Activity**
The location and character of a village centre or centres and other activity precincts.

**Movement**
Access to the village and relationships between activity precincts and in particular, pedestrian and skiing networks.

**Infrastructure**
The system and hierarchy of roads.

**Urban Form**
Response to the local environment climate and topography. Distribution of built form, local architectural styles and heritage in addition to architectural scale, massing and articulation.

A framework which encompasses all of these layers of information will provide a strategic guide for the continuing development and improvement of the Resorts and for the delivery of effective urban design outcomes.

An Urban Design Impact Statement is required when seeking a variation to the policy controls or where there are none specified. The responsible authority will notify the proponent in writing whether the statement is to their satisfaction.

**Management of geotechnical hazard Local planning policy**
This policy applies to all land in the Alpine Resorts Planning Scheme.

**Policy Basis**
The geotechnical stability of land in Victoria’s Alpine Resorts is an important environmental and safety issue.

This policy:
- builds on the Strategic Statement sections in Clause 21.01 relating to Geotechnical Context and Management of Geotechnical Hazard; and
- provides guidance in determining applications made under Clause 44.01 Erosion Management Overlay – Schedule 1.

**Policy Objectives**
To ensure that applications for development are supported by adequate investigation and documentation of geotechnical hazards and related structural matters.

To ensure that development is appropriate to be carried out either conditionally or unconditionally, having regard to the results of those geotechnical and related structural investigations.

To ensure that development is only carried out if identified geotechnical and related structural engineering risks are effectively addressed.
Policies

It is policy to:

- Encourage applicants to consult with the relevant Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or a site development plan.

- Not support development, on geotechnical grounds, if the Preliminary Geotechnical Report demonstrates a risk greater than low. In such cases, the preparation of a Quantitative or Semi-Quantitative Risk Assessment is required.

- Discourage development where the risk for loss of life exceeds the following levels:
  - Existing slopes – 10^-5 for the person most at risk, and 10^-6 for the average of persons at risk;
  - New slopes – 10^-6 for the person most at risk, and 10^-7 for the average of persons at risk.

- Not support development where the risk, after all feasible measures to reduce the risk have been considered, is greater than moderate.

- Discourage development that results in an increase in risk to property or persons.

- Discourage development that requires for geotechnical purposes excessive earthworks, drainage works or removal of vegetation to achieve a moderate, low or very low level of risk.

- Ensure that the recommendations of the relevant Preliminary Geotechnical Assessment and/or Quantitative Risk Assessment are included in any development approval.

References


Snowy Mountains Engineering Corporation Alpine Resorts – Geotechnical Stability Review – Final Report, Department of Natural Resources and Environment (as updated).

22.01-3

Urban Design in Alpine Resorts

This policy applies to the development of land in the Alpine Resorts of Falls Creek, Mt Hotham, Mt Buller, Mt Stirling, Mt Baw Baw and Lake Mountain.

Policy basis

This policy builds on the Objective in Clause 21.01 to encourage best practice in urban design that reflects the alpine character of the Resorts.

Urban design is an important component in producing a quality tourist and recreational experience. Development should make a positive contribution to the creation of a recognisable, individual Resort character and built form outcome for each Resort. This will be achieved by defining acceptable urban design, architecture and landscape outcomes that contribute to the creation of an identified character.

An urban design framework should be developed for each Resort to identify the individual character and attraction of the Resort. The framework should encompass economic, social, cultural, ecological/environmental and physical dimensions and encourage the introduction of a design philosophy that reflects the individual character of the Resort.

The framework should take into account the following issues:

- Activity: the location and character of the village centre and other activity precincts.
- Movement: linkages within the village and relationships between activity precincts and, in particular, pedestrian and skiing networks.
• Urban form:
  - The response to the local environment, climate and topography.
  - The distribution of built form.
  - Local architectural styles and heritage.
  - The scale, massing and articulation of buildings.

A framework which encompasses these layers of information will provide a strategic guide for the future growth of each of the Resorts on a sustainable basis and in a manner that is compatible with the alpine environment.

Landscaping plays a critical part in the integration of development into the surrounding landscape and the Resort. Appropriate landscaping enables development to create a strong sense of belonging and harmony with the natural environment.

The location and choice of vegetation should reinforce the existing landscape character. Planting should be used to:

• Reduce the visual bulk of a new building.
• Provide shade and wind breaks, while retaining access to the winter sun.
• Provide or maintain visual privacy and reinforce view corridors.

Within the village environment, the provision of high quality, readily accessible internal and external spaces form an integral part of the public domain.

Objectives
To ensure that development reflects the alpine character of the Resorts.
To ensure that development is appropriate to its surrounding built form context.
To ensure that development provides a visually attractive and functional interface with the public domain.
To provide safe pedestrian and skier linkages within the villages and to the skifields.
To strengthen the appeal of the Resorts to visitors all year-round.

Policy
Alpine village character
It is policy to assess development proposals against the following criteria, as appropriate:

• Development should recognise the landscape, amenity and environmental values of the alpine village.
• Development should contribute to a village character that presents an identifiable, memorable and unique image at an appropriate scale and density.
• Development should demonstrate a high quality design in both the private and public domains that encourages a mix of year-round uses.
• Building design should be contemporary.

Design elements to consider include:
• Massing and proportions.
• Roof form and pitch and snow shed.
• Façade articulation and detailing, including window and door proportions.
• Building features such as verandahs, towers and parapets.
Building materials, patterns, textures and decorative elements.

Building siting
It is policy to assess development proposals against the following criteria, as appropriate:

- Buildings should sit comfortably within the alpine landscape by stepping with the natural grades and minimising earthworks and potential surface drainage problems.
- Existing natural features within a site should be retained and incorporated into the design to the extent that is reasonably feasible. This particularly refers to native vegetation, rock outcrops and topographical features.
- Development should be sited to ensure that it does not adversely impact on the amenity of adjoining buildings and public spaces.
- Development should be sited to avoid removal of native vegetation, if this is not possible development should be sited to minimise the removal of native vegetation.
- Development should be sited to provide view corridors to ski slopes and mountain terrain from publicly accessible areas.
- Development should be sited to accommodate pedestrian and skier movements within the site to avoid conflicts with vehicles.
- Buildings should provide a sense of address and identity to streets, pathways and public spaces.

Building envelope
It is policy to assess development proposals against the following criteria, as appropriate:

Height
- The scale and height of development should be sympathetic to the predominant snow gum height and existing view lines.
- Building height should avoid unreasonable overshadowing of key public places and private open space areas.
- The height of buildings should be generally consistent with the built form character of the village.

Setbacks
- The building frontage alignment and the height and length of walls relative to the side and rear boundaries should be of an appropriate scale, character and visual bulk so as to generate interesting and diverse forms that reduce perceived building mass.
- Building setbacks should be adequate to accommodate suitable pedestrian and skier movements within the site boundaries and with linkages to public spaces and roads.
- Setbacks to the street should be used for the retention of alpine vegetation and additional tree planting. These setbacks should not be dominated by vehicle accessways, car parking or structures.
- The setback of buildings from the boundary lines should be such that no snow is shed beyond the site boundaries. Snow shed is to be appropriately managed within the site so that it does not fall on pathways or block building entries.
- Building setbacks should retain view corridors between buildings and provide opportunities for view sharing where reasonable and practical.

Development intensity
It is policy to assess development proposals against the following criteria, as appropriate:
The intensity of development should respond to the existing and any planned upgraded capacity of the Resort having particular regard to reticulated services, traffic and car parking.

Design details
It is policy to assess development proposals against the following criteria, as appropriate:

- Building entries should be clearly visible from the street and easily identifiable in difficult weather conditions.
- Building entries should provide a sense of personal address, practical shelter and a transition space through to the interior.
- Service areas should be treated as an integral part of the overall design and be screened from public areas.
- Façades should respect the rhythm, scale, architectural features, fenestration and materials of the village character.
- Façade design should display consideration of the building’s appearance on all sides of the building.
- Buildings should be broken into smaller elements to avoid long and monolithic built form.
- Roofs should be designed to ensure that snow is contained on the roof or shed onto safe areas within the site.
- Roof top access, stairways, elevator shafts and mechanical equipment should be confined within the new roof or within roof dormers and should not protrude from the roof.
- Development should demonstrate energy efficient design principles.
- Mixed-use developments should be sited and designed to provide an adequate level of activation.

Materials and finishes
It is policy to assess development proposals against the following criteria, as appropriate:

- Development should use building materials and finishes, including colours, that blend in with the natural alpine environment and will be durable.
- Exteriors of buildings, particularly façades facing roads and pedestrian routes to ski slopes, should include extensive use of timber and stone.
- Natural cleft or rock face stone should be designed to have a structural appearance rather than a veneer look when used in walls.

The following materials and finishes are supported:

- Wall materials: corrugated iron, profiled metal, timber, natural stone (preferably granite) and plastered masonry.
- Roof materials: profiled metal and corrugated iron (non-reflective and muted tones that blend the building into the landscape).
- Colours: the use of colour in the form of paintwork should be minimised and used only as a feature or element of contrast. Natural alpine colour tones should be used in materials and finishes.

Landscape character
It is policy to assess development proposals against the following criteria, as appropriate:

- Development should respect and enhance the landscape character of the Resort.
- Development should, if possible, retain mature trees and provide opportunities to enhance the landscape features of the Resort. If mature trees are removed, developers are encouraged to incorporate suitable replacement planting in the Resort.
Vehicle and pedestrian access points should be combined, if possible, to minimise:
- Vegetation removal within front setbacks.
- Visual impacts on public spaces, pathways and street frontages.

Development should include a landscaping strategy.

Public realm
It is policy to assess development proposals against the following criteria, as appropriate:

- The village centre should provide strong physical and visual links to the skifields and visitor arrival points.
- Development should strengthen the role of the village centre by ensuring that it is visually legible.
- Development should support the village centre to function as the community and commercial heart for the Resort.
- Commercial activity, community facilities, skier congregations, skifield access points and transport hubs should be focused around the village centre.
- Building design should provide a visually attractive and functional interface with the public domain, particularly within the village and adjoining skifields.
- Development should enhance pedestrian and skier safety and provide a high level of accessibility within the Resort.
- Public spaces should, if possible, have a northerly aspect.
- Development should avoid unreasonable loss of solar access to public spaces.
FALLS CREEK RESORT LOCAL PLANNING POLICIES

ABORIGINAL HERITAGE

This policy applies to the Falls Creek Alpine Resort.

Policy Basis

Places, sites and objects demonstrating former Aboriginal occupation of the land can be found at Falls Creek. These places, sites and objects have cultural, educational and archaeological significance for the local Aboriginal community and for the broader community. Development activities at Falls Creek have the potential to impact on Aboriginal places, sites and objects. Most Aboriginal cultural heritage materials at Falls Creek are in the form of stone artefacts on the ground surface or in the top few centimetres of the shallow topsoil. Any materials which might be present in a development area are threatened by any development activities (such as the construction of new buildings or roads) which disturb or remove the topsoil.

Policy Objectives

- To identify and record Aboriginal cultural heritage places and objects.
- To conserve places and objects of Aboriginal cultural heritage significance.
- To determine and implement appropriate management strategies for places and objects in consultation with the relevant Aboriginal community or Registered Aboriginal Party.

Policies

- Promote the identification, protection and management of Aboriginal cultural heritage values.
- Have regard to the requirements of the *Aboriginal Heritage Act 2006* and any maps and guidelines produced by Aboriginal Affairs Victoria in considering an application for use or development, or a request to rezone land.

Policy References

- *Aboriginal Heritage Act 2006*
- Guidelines and maps produced by Aboriginal Affairs Victoria
- Report on the 2000 Falls Creek Alpine Resort Aboriginal Heritage Management Study, especially the Archaeological Potential Map

CAR PARKING

This policy applies to the Falls Creek Alpine Resort.

Policy Basis

The provision of adequate and appropriately located parking facilities is important for movement throughout the Resort and to meet the needs of visitors, commercial operators and residents. Private and public car parking is an integral part of the overall transport access system which operates within the Resort. Parking and access demands are generally greater during the peak snow season than at other times of the year.

Vehicle access within the Village is restricted during the declared snow season. This allows ski in/ski out access throughout the Village. The oversnow and shuttle transport services are essential for pedestrian movement and access within the Village during the snow season. The movement of pedestrians and skiers will continue to be facilitated by the provision of formal access routes and the restriction of vehicular movement through the Village. Pedestrians and skiers have priority over movement of vehicles, except on Bogong High Plains Road.
The provision of public and private car parking within the Resort needs to meet the needs of visitors all year round. The provision of car parking within the Village needs to ensure that potential conflicts between vehicles and pedestrians/skiers is minimised or avoided and that it does not diminish the feeling of a vehicle-free alpine village during summer and winter. There are opportunities to encourage on-site parking associated with developments which have a frontage to Bogong High Plains Road.

As part of the transport strategy for the Resort a parking precinct plan will be developed which clearly sets out the existing and planned provision of vehicle parking. This plan will also set out access conditions that will apply to the Resort during the snow season. In the interim, there is a need to implement a car parking policy that will apply to the Falls Creek Alpine Resort.

**Policy Objectives**

- To ensure that parking provision within the Resort meets visitor needs.
- To limit the provision of private car parking and access to the Village.
- To maintain the environmental qualities of the Village and ensure safe and efficient movement of pedestrians and skiers.
- To minimise the visual impact of car parking areas.
- To encourage the provision of on-site parking on sites with access to the Bogong High Plains Road.
- To minimise the impacts of car parking on adjacent properties and the alpine environment.

**Policies**

- It is policy that until a parking precinct plan is developed for the Village the following interim parking provisions will apply:
  - Vehicle access within the Village during the declared snow season will be managed to ensure that it does not conflict with the objective of maximising ski in/ski out access.
  - Provision of on-street car parking for existing or new development will not be permitted.
  - Encourage the provision of car parking by new development or refurbishment and extensions to existing development on sites with frontage to Bogong High Plains Road.

- Provide car parking at the maximum rate of 1 car space per 140 square metres gross floor area if development proposals, which involve comprehensive new site development or refurbishment and extensions to an existing development, include provision for car parking.

- The provision of car parking must meet the following requirements:
  - Be located within the curtilage of the lease site and be set back a minimum of 3 metres from all site boundaries.
  - Provision of one driveway providing access to a site is preferred.
  - Avoid the loss of substantial/significant indigenous vegetation. Where the policy of “net gain” cannot be achieved on site, off-site replanting will be undertaken in agreed locations in accordance with the Native Vegetation Framework.
  - Avoid substantial earthworks.
  - Integrate with any existing or new building.
  - Integrate with the streetscape.
  - Ensure that ski in/ski out access is maintained throughout the Village.

- Encourage the provision of shared access to on-site car parking.
- Ensure that new developments do not lead to a reduction in the existing provisions of public car parking.
- Ensure that public car parking areas are suitably sealed and drained.
- Locate short term/day visitor car parking areas as close as possible to entry points to the ski fields at Village Plaza and Gully Portal, while enhancing the visual and environmental qualities of the Bogong High Plains Road.
- Require persons visiting the Resort to park their vehicles as directed by the Resort Management Board.
CAR PARKING
This policy applies to the Mt Buller Alpine Resort Village.

Policy Basis
The provision of car parking within Mt Buller Village is a significant issue for the Resort. There has been a significant increase in demand for the provision of car parking on sites within the Village to service residential accommodation. The provision of car parking must be balanced against the need to preserve the amenity and safety of pedestrians and skier movements within the Village.

Car parking areas can cause an increase in non-permeable surfaces and loss of native vegetation, particularly when located at ground level or near the front of a site. Consideration must be given to the design and layout of car parking areas and access ways to ensure that they are responsive to the site conditions and do not dominate the development or detract from the streetscape.

Objectives
- To ensure that the provision of public and private car parking meets the needs of the Resort.
- To ensure safe and efficient access and egress of vehicles and pedestrians to and from car parking areas throughout the Resort.
- To enhance environmental qualities and pedestrian focus of the Village.

Policies
It is policy that:
- The Mt Buller Resort Management Board will:
  - Apply a car parking and access limitation strategy in the Village during the declared snow season.
  - Control access to the Resort.
  - Operate a four wheel drive access and parking permit system within the Village.
- Provision of on-street car parking will be discouraged.

Policy guidelines
The provision of car parking should:
- be designed to avoid and minimise the loss of native vegetation.
- be provided within the curtilage of a lease site.
- be discouraged at ground level within the front setback of a site.
- be screened if external to a building so that it does not dominate the streetscape.
- not impact upon the snow push-out zones required by the Resort Management Board.
- be provided in an underground structure within buildings.

The provision of access ways should:
- be limited to one access way, unless the site has more than one frontage to a road.
- be suitably sealed and drained.
- be designed to ensure safe access and egress of vehicles.
- not dominate the street frontage.
- not impact upon the snow push-out zones required by the Resort Management Board.
ABORIGINAL HERITAGE

This policy applies to the Mt Buller Alpine Resort.

Policy Basis

Mt Buller Alpine Resort is part of the traditional lands of the Taungurung people. There are two major causes of disturbance to Aboriginal cultural heritage places and objects, which tend to occur concurrently:

- Vegetation clearance; and
- Construction of buildings and works.

Protection and preservation of pre and post-contact history within the Resort is a key influence on the future location, siting and design of development.

Objectives

To protect and preserve Aboriginal cultural heritage.
To establish procedures for considering Aboriginal heritage.
To minimise the disturbance to any known or unknown Aboriginal cultural heritage.

Policies

It is policy to:

- Identify, protect and manage Aboriginal cultural heritage.
- Consider the views of Aboriginal Victoria for an application for use or development, or a request to rezone land.

Policy References

- Mt Buller Alpine Village Heritage Management Plan (1999)
CAR PARKING

This policy applies to the Mt Hotham Alpine Resort.

Policy Basis

The provision of adequate and appropriately located car parking and loading facilities will enhance movement throughout the Resort. Parking and access demands are generally greater during the peak snow season than at other times of the year.

Development within the Resort needs to have careful consideration to the adequate provision of parking to meet the varying requirements of visitors to the Resort. In providing vehicle access and circulation through the Resort, consideration must be given to reducing the conflict between vehicle and pedestrian/skier movements. Pedestrians and skiers should have priority of movement over vehicles, except on the Great Alpine Road.

The movement of pedestrians and skiers should be facilitated through the provision of formal access routes and the restriction of vehicular movement through the Resort. At present, the movement of skiers between the Hotham Village and Davenport precincts is difficult.

Given the limited number of all-weather roads capable of being created, it is proposed that a variety of parking strategies be applied depending on the location of the development and the ease of on-site parking provision.

As part of the Transport Policy for the Resort, a Parking Precinct Plan will be developed which clearly sets out the existing and planned provision of vehicle parking. This plan will also set out access conditions that will apply to the Resort during the snow season. In the interim, there is a need to implement a car parking and access policy that will apply to Mt Hotham Alpine Resort.

Policy Objectives

- To ensure that parking provision within the Resort meets visitor needs.
- To maximise the ability to provide on-site parking from all-weather roads within the Resort.

Policies

It is policy that until a Parking Precinct Plan is developed for the Village the following interim parking provisions will apply:

- Private vehicle movements in the Resort, other than through traffic, will be limited to accessing car parks and drop-offs/pick-ups at designated loading points by the Resort Management Board.
- The provision of car parking by comprehensive new site development or refurbishment and extensions to existing development should occur in those areas prescribed in the following table and at the rate prescribed:

<table>
<thead>
<tr>
<th>Comprehensive Development Plan Area</th>
<th>Car Parking to be Encouraged</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Davenport Over Snow</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Davenport Road Frontage</td>
<td>Yes</td>
<td>A rate of 1 space per additional 3 beds</td>
</tr>
<tr>
<td>Hotham Village</td>
<td>Yes</td>
<td>A rate of 1 space per additional 3 beds</td>
</tr>
<tr>
<td>Inter Urban Break</td>
<td>No</td>
<td>N/A</td>
</tr>
</tbody>
</table>

- Assessment of new parking spaces proposed should include consideration of the following:
  - Be within the curtilage of the lease site.
Avoid the loss of substantial significant native vegetation.
Avoid substantial earthworks.
Integrate with any existing or new building.
Integrate with the streetscape.

- The provision of shared access to on-site car parking areas should be encouraged.
- Winter on-site parking should only be provided on sites with direct access from an all-weather road.
- If car spaces cannot be provided on site, then prior to commencement of development, the developer must pay an in lieu contribution to the Mt Hotham Alpine Resort Management Board to be held in trust until it can be applied by the Mt Hotham Alpine Resort Management Board for the purpose of securing the required car parking provision elsewhere in the Resort.
- New developments should not lead to a net reduction in the existing provision of public car parking.
- Public car parking areas should be suitably sealed and drained.
- Short term/day car parking areas should be located as close as possible to activity at the Resort while also maintaining the visual and environmental qualities of the Great Alpine Road.
RELATIONSHIP TO THE PLANNING POLICY FRAMEWORK

Clauses 21 and 22 of this planning scheme (the Local Planning Policy Framework) form part of the Planning Policy Framework. Where a provision of this planning scheme requires consideration of the Planning Policy Framework, that consideration must include Clauses 21 and 22.

A reference in this planning scheme, including any incorporated document, to the:

- State Planning Policy Framework or the Local Planning Policy Framework is to be taken to be a reference to the Planning Policy Framework.
- Planning Policy Framework is to be taken to include the Local Planning Policy Framework.
OPERATION OF THE MUNICIPAL STRATEGIC STATEMENT

The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. It furthers the objectives of planning in Victoria to the extent that the State Planning Policy Framework is applicable to the municipality and local issues. It provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority.

The MSS provides an opportunity for an integrated approach to planning across all areas of council and should clearly express links to the corporate plan. The MSS is dynamic and enables community involvement in its ongoing review. The MSS will be built upon as responsible authorities develop and refine their strategic directions in response to the changing needs of the community.

When preparing amendments to this planning scheme and before making decisions about permit applications, planning and responsible authorities must take the MSS into account.
OPERATION OF THE LOCAL PLANNING POLICIES

Local Planning Policies are tools used to implement the objectives and strategies of the Municipal Strategic Statement.

A Local Planning Policy is a policy statement of intent or expectation. It states what the responsible authority will do in specified circumstances or the responsible authority’s expectation of what should happen. A Local Planning Policy gives the responsible authority an opportunity to state its view of a planning issue and its intentions for an area. A Local Planning Policy provides guidance to decision making on a day to day basis. It can help the community to understand how the responsible authority will consider a proposal. The consistent application of policy over time should achieve a desired outcome.

When preparing amendments to this planning scheme and before making decisions about permit applications, planning and responsible authorities must take any relevant Local Planning Policy into account.
ZONES

This section sets out the zones which apply in this scheme.
PUBLIC LAND ZONES
PUBLIC USE ZONE

Shown on the planning scheme map as PUZ with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To recognise public land use for public utility and community services and facilities.
To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Railway station</td>
<td>The total leasable floor area for the selling of food, drink and other convenience goods and services must not exceed 50 square metres.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Any other use</td>
<td>The use must be for the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map. The use must be carried out by or on behalf of the public land manager.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

Use

Condition

Section 3 - Prohibited

Use

Nil

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1. This does not apply to navigational beacons and aids.
- Subdivide land.

Application requirements

An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use or development.

**Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The comments of any Minister or public land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

**Permit not required**

A permit is not required to use land, or to construct a building or construct or carry out works on land, listed in a schedule to this zone, provided any condition in the schedule is complied with.

**Table of public land use**

<table>
<thead>
<tr>
<th>Shown on the planning scheme map</th>
<th>Purpose of public land use</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUZ1</td>
<td>Service &amp; Utility</td>
</tr>
<tr>
<td>PUZ2</td>
<td>Education</td>
</tr>
<tr>
<td>PUZ3</td>
<td>Health &amp; Community</td>
</tr>
<tr>
<td>PUZ4</td>
<td>Transport</td>
</tr>
<tr>
<td>PUZ5</td>
<td>Cemetery/Crematorium</td>
</tr>
<tr>
<td>PUZ6</td>
<td>Local Government</td>
</tr>
<tr>
<td>PUZ7</td>
<td>Other public use</td>
</tr>
</tbody>
</table>

**Signs**

Sign requirements are at Clause 52.05. This zone, except for the PUZ4 (Transport), is in Category 4 unless a different requirement is specified in the schedule to this zone.

For land within the PUZ4 (Transport), the sign category which applies is the category which applies to the adjoining zone nearest to the land. If land is equidistant from two or more adjoining zones, the least restrictive category applies.

Where the Road Zone is the nearest adjoining zone, a permit is required to display a sign.
## SCHEDULE TO THE PUBLIC USE ZONE

<table>
<thead>
<tr>
<th>Public land</th>
<th>Use or development</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Specified</td>
<td>None Specified</td>
<td>None Specified</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land</th>
<th>Advertising Sign Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Specified</td>
<td>None Specified</td>
</tr>
</tbody>
</table>
PUBLIC PARK AND RECREATION ZONE

Shown on the planning scheme map as PPRZ.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To recognise areas for public recreation and open space.
To protect and conserve areas of significance where appropriate.
To provide for commercial uses where appropriate.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Informal outdoor recreation</td>
<td>Must be conducted by or on behalf of the public land manager.</td>
</tr>
<tr>
<td>Open sports ground</td>
<td>Must not be on coastal Crown land under the Coastal Management Act 1995.</td>
</tr>
<tr>
<td></td>
<td>Must not be coasteaning or bulk sampling.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Contractor’s depot</td>
<td>Must be either of the following:</td>
</tr>
<tr>
<td>Heliport</td>
<td>A use conducted by or on behalf of a public land manager or Parks Victoria under the relevant provisions of the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958, or the Crown Land (Reserves) Act 1978.</td>
</tr>
<tr>
<td>Office</td>
<td>Must be associated with the public land use.</td>
</tr>
<tr>
<td>Retail premises</td>
<td>A use specified in an Incorporated plan in a schedule to this zone.</td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor’s depot - if the Section 1 condition is not met</td>
<td>Must be associated with the public land use.</td>
</tr>
<tr>
<td>Heliport - if the Section 1 condition is not met</td>
<td>Must be associated with the public land use.</td>
</tr>
<tr>
<td>Office - if the Section 1 condition is not met</td>
<td>Must be associated with the public land use.</td>
</tr>
<tr>
<td>Retail premises - if the Section 1 condition is not met</td>
<td>Must be associated with the public land use.</td>
</tr>
<tr>
<td>Store - if the Section 1 condition is not met</td>
<td>Must be associated with the public land use.</td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

Use

Brothel
Cinema based entertainment facility
Corrective institution
Display home centre
Funeral parlour
Industry
Saleyard
Transport terminal (other than Heliport)
Veterinary centre
Warehouse (other than Store)

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
  - Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
  - Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland.
  - Navigational beacons and aids.
  - Planting or landscaping.
  - Fencing that is 1 metre or less in height above ground level.
  - A building or works shown in an Incorporated plan which applies to the land.
  - A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.

- Subdivide land.

Application requirements

An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use or development.
Exemption from notice and review

An application to subdivide land which is consistent with an Incorporated plan is 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.

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The comments of any public land manager or other relevant land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

Incorporated plan

An Incorporated plan is a plan which shows the way the land is to be used and developed. An Incorporated plan may include the following information:

- Recognition of existing use and how the area is to be developed.
- The building envelope of any proposed buildings.
- Details of any proposed buildings or works.
- The location of pedestrian or vehicle access points or car parking areas.
- The location of any areas for specific uses or a schedule of specific uses which are allowed without permit.
- Topographic details including any proposed cut and fill.
- The location of existing and proposed features.
- The location of existing native and other vegetation and any proposed landscaping works or areas of vegetation to be added or removed.
- The identification of sites of flora or fauna significance (including, in particular, any potentially threatened species or significant habitat) or other places of cultural heritage or scientific value.

The Incorporated plan must be consistent with the intent of the public land reservation under any Act and make reference to relevant policies and guidelines.

An Incorporated plan may be prepared in parts or stages.

Use and development of land identified in a schedule

Land identified in a schedule to this zone may be used and developed in accordance with the schedule or the specific controls contained in an incorporated document corresponding to the land, provided any condition in the schedule or incorporated document is complied with.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 4 unless a different requirement is specified in the schedule to this zone.
### SCHEDULE TO THE PUBLIC PARK AND RECREATION ZONE

<table>
<thead>
<tr>
<th>Public land</th>
<th>Use or development</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Specified</td>
<td>None Specified</td>
<td>None Specified</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land</th>
<th>Advertising Sign Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Specified</td>
<td>None Specified</td>
</tr>
</tbody>
</table>
ROAD ZONE

Shown on the planning scheme map as **RDZ1** for a Category 1 road and **RDZ2** for a Category 2 road.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify significant existing roads.

To identify land which has been acquired for a significant proposed road.

### Table of uses

#### Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

#### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility installation (other than Minor utility installation and</td>
<td></td>
</tr>
<tr>
<td>Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

#### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td></td>
</tr>
</tbody>
</table>

### Permit requirement

A permit is required to:

- Construct a building or construct or carry out works for a use in Section 2 of Clause 36.04-1.
- Subdivide land.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
Signs

Sign requirements are at Clause 52.05. A permit is required to display a sign over the road formation or over land within 600 millimetres of the road formation. For other land in this zone, the category of advertising control which applies is the category which applies to the adjoining zone nearest to the land. If land is equidistant from two or more adjoining zones, the least restrictive category applies.

Where the Public Use Zone 4 is the nearest adjoining zone, a permit is required to display a sign.
COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as CDZ with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in this scheme.

**Table of uses**

**Section 1 - Permit not required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 1 of the schedule to this zone</td>
<td>Must comply with any condition in Section 1 of the schedule to this zone.</td>
</tr>
</tbody>
</table>

**Section 2 - Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 2 of the schedule to this zone</td>
<td>Must comply with any condition in Section 2 of the schedule to this zone.</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3 of the schedule to this zone</td>
<td></td>
</tr>
</tbody>
</table>

**Section 3 - Prohibited**

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 3 of the schedule to this zone</td>
</tr>
</tbody>
</table>

**Use of land**

Any requirement in the schedule to this zone must be met.

**Application requirements**

An application to use land must be accompanied by any information specified in the schedule to this zone.

**Exemption from notice and review**

The schedule to this zone may specify that an application is 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.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any guidelines in the schedule to this zone.
Subdivision

Permit requirement
A permit is required to subdivide land.
Any requirement in the schedule to this zone must be met.

VicSmart applications
Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
<tr>
<td>- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>- Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>- The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>

Application requirements
An application to subdivide land for residential development, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:
- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 or more lots</td>
<td>All except Clause 56.03-5.</td>
</tr>
<tr>
<td>16 – 59 lots</td>
<td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.</td>
</tr>
</tbody>
</table>
Objectives and standards to be met

Class of subdivision | Objectives and standards to be met
--- | ---
2 lots | Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

An application to subdivide land must be accompanied by any information specified in the schedule to this zone.

**Exemption from notice and review**

The schedule to this zone may specify that an application is 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.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The objectives and standards of Clause 56.
- Any guidelines in the schedule to this zone.

**Buildings and works**

**Permit requirement**

A permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise.

Any requirement in the schedule to this zone must be met.

An apartment development must meet the requirements of Clause 58.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

**Class of application | Information requirements and decision guidelines**
--- | ---
Construct a building or construct or carry out works with an estimated cost of up to $500,000 and the land is not: | Clause 59.04
- Within 30 metres of land (not a road) which is in a residential zone. | 
- Used for a purpose listed in the table to Clause 53.10. | 

**Transitional provisions**

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by any information specified in the schedule to this zone.
An application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, must be accompanied by an urban context report and design response as required in Clause 58.01.

**Exemption from notice and review**

An application is 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 if it is generally consistent with the comprehensive development plan.

The schedule to this zone may specify that other applications are also 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.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- For an apartment development, the objectives, standards and decision guidelines of Clause 58.
- Any guidelines in the schedule to this zone.

**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 3 unless a schedule to this zone specifies a different category.
SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as CDZ1.

ALPINE VILLAGE

Purpose

To encourage development and the year round use of land for a commercially orientated, alpine resort.

To provide for residential development in a variety of forms in an alpine environment.

To encourage development and the use of the land which is in accordance with sound environmental management and land capability practices, and which takes into account the significance of the environmental resources.

To provide for the integrated development of land in accordance with a comprehensive development plan incorporated in this scheme.

1.0 Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Camping and caravan park and Corrective institution)</td>
<td>Must meet the requirements of Clause 2.1 of this schedule</td>
</tr>
<tr>
<td>Apiculture</td>
<td>Must meet the requirements of the Apiary Code of Practice, May 2011</td>
</tr>
<tr>
<td>Car park</td>
<td></td>
</tr>
<tr>
<td>Child care centre</td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td></td>
</tr>
<tr>
<td>Home occupation</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Abattoir, Materials recycling, Refuse disposal, Service industry and Transfer station)</td>
<td>Must be the manufacture of snow</td>
</tr>
<tr>
<td>Mineral exploration</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than a Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Mining</td>
<td>Must meet the requirements of Clause 52.08-2.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Natural systems</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Place of assembly</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
</tbody>
</table>
### Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail premises (other than Adult sex bookshop and Motor vehicle, boat or caravan sales)</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td>Any realignment or undergrounding of the Great Alpine Road must be generally in accordance with the Local Planning Policy Framework or any Incorporated Document.</td>
</tr>
<tr>
<td>Search for stone</td>
<td>Must not be costeaining or bulk sampling</td>
</tr>
<tr>
<td>Service industry (other than Motor repairs)</td>
<td>Must meet the requirements of Clause 2.2 of this schedule</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
</tbody>
</table>

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Intensive animal husbandry)</td>
<td></td>
</tr>
<tr>
<td>Camping and caravan park</td>
<td></td>
</tr>
<tr>
<td>Materials recycling</td>
<td></td>
</tr>
<tr>
<td>Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)</td>
<td></td>
</tr>
<tr>
<td>Motor repairs (other than Panel beating)</td>
<td></td>
</tr>
<tr>
<td>Refuse disposal</td>
<td>The exemptions of Clause 3.2 and 4.2 of this schedule do not apply</td>
</tr>
<tr>
<td>Road (if the Section 1 condition is not met)</td>
<td></td>
</tr>
<tr>
<td>Transfer station</td>
<td></td>
</tr>
<tr>
<td>Transport terminal</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
<td></td>
</tr>
<tr>
<td>Adult sex bookshop</td>
<td></td>
</tr>
<tr>
<td>Brothel</td>
<td></td>
</tr>
<tr>
<td>Corrective institution</td>
<td></td>
</tr>
<tr>
<td>Extractive industry</td>
<td></td>
</tr>
</tbody>
</table>
Use

Intensive animal husbandry

Motor racing track

Motor vehicle, boat or caravan sales

Panel beating

Saleyard

Use of land

Use for accommodation

A lot may be used for accommodation provided the following requirements are met:

- Each accommodation unit must be connected to reticulated sewerage.
- Each accommodation unit must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each accommodation unit must be connected to a reticulated electricity supply or an alternative energy supply to the satisfaction of the responsible authority.
- All services must be underground.

Use for service industry

Amenity of the neighbourhood

The use of land for a service industry must not adversely affect the amenity of the neighbourhood, including through:

- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

Subdivision

Permit requirement

A permit is required to subdivide land.

Each lot must be provided with underground services.

Each lot must be provided with reticulated sewerage, if available. If reticulated sewerage is not available, the application must be accompanied by:

- A land assessment which demonstrates that each lot is capable of treating and retaining all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- A plan which shows a building envelope and effluent disposal area for each lot.

or:
- Details of the ability of any on-site treatment plant to treat and process all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.

An application must be referred to a referral authority listed in Clause 66.

### 3.2 Exemption from notice and appeal

An application to subdivide which is consistent with a comprehensive development plan, incorporated into this scheme at Clause 81, is exempt from the notice requirements of Section 52(1) (a), (b), and (d), the decision requirements of Sections 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

### 4.0 Buildings and works

#### 4.1 Permit requirement

A permit is required to construct a building or construct or carry out works unless the buildings and works are exempt under Clause 4.1-1 or the buildings and works are in accordance with an approved site development plan under Clause 4.1-2.

A permit is required to construct a fence.

#### 4.1-1 Exempt buildings and works

When:

- Materials and finishes for any new development meet the requirements of the relevant schedule to the Design and Development Overlay or Comprehensive Development Plan incorporated into this scheme and are to the satisfaction of the responsible authority; and
- A Site Environment Management Plan has been prepared and will be implemented in accordance with the requirements of Clause 4.3-3;

A planning permit or site development plan approval is not required for the following buildings and works (excluding the removal, lopping or destruction of native vegetation):

- Building alterations that do not increase site coverage, building height, or the scale of the existing building including re-roofing, recladding, making or altering of any opening in a wall for windows or doors and the like.
- Minor services to a building including disabled access ramps and hand rails, an air conditioner, cooling or heating system, a hot water service, a solar energy system, security alarms and cameras, shade sails, a barbeque, downpipes and flues, a skylight, security screens and the like.
- Minor earthworks not exceeding excavations or fill in excess of one metre (height/depth).
- Minor buildings or works undertaken by or on behalf of an Alpine Resort Management Board associated with the provision of essential resort infrastructure that is to the satisfaction of the responsible authority.
- Installation of an automatic teller machine.
- Alterations to essential services of an existing building required to meet the requirements of the Building Code of Australia (BCA).

#### 4.1-2 Site Development Plan

Where a Comprehensive Development Plan has been incorporated into this scheme, an application for a site development plan approval can be submitted to the responsible authority.

The following Comprehensive Development Plans are found at Clause 81:
Mt Buller
- One Tree Hill
- Buller Gateway

Mt Hotham
- Hotham Village
- Davenport Road Frontage
- Davenport Over snow
- Interurban Break (between Hotham Village and Davenport)

A site development plan application must be to the satisfaction of the responsible authority and must be generally in accordance with the requirements of a Comprehensive Development Plan. When a site development plan application is not generally in accordance with the requirements of a Comprehensive Development Plan, a planning permit is required under Clause 4.1.

**4.2**

**Exemption from notice and appeal**
An application to construct a building or construct or carry out works (including the removal, destruction or lopping of native vegetation) which is consistent with a comprehensive development plan incorporated into this scheme, is exempt from the notice requirements of Section 52(1) (a), (b), and (d), the decision requirements of Sections 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

**4.3**

**Site Development Plan and Planning Permit Application requirements**
A site development plan application or a planning permit application to construct a building or construct or carry out works (including the removal, destruction or lopping of native vegetation) must be accompanied by the information requirements in sections 4.3-1 to 4.3-3 as appropriate.

**4.3-1 Building and Works**
- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Existing conditions.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works including existing vegetation, landscape features and any environmentally sensitive areas.
  - All driveway, car parking and loading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.
  - Location of services
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Details of site setbacks, heights of buildings and any other information to indicate the relationship of the proposed development to adjacent areas and buildings.
- Details of exterior finish, materials, and treatment of walls and roofs.
- Roof plans to show all roof slopes, projections, snow dump areas and surrounding pedestrian areas and any other snow management proposals.
- Details of pedestrian access and integration with the local pedestrian network.
- Details of soil, geo-technical and drainage conditions of the site.
- If the use is a "sensitive use" and the land is "potentially contaminated land" in accordance with Ministers Direction No.1 an assessment of the lands suitability for the proposed use and development must be undertaken.
- An assessment of the impact of the proposed development on the site and on adjoining areas in terms of:
  - Snow management.
  - Geo-technical conditions.
  - Public safety.

4.3-2 Native Vegetation

- A plan drawn to scale which shows:
  - The location of all native vegetation on the site.
  - The location and description of all native vegetation to be lopped, removed or destroyed, including the extent and type of native vegetation, the number and size of any trees to be removed and the Ecological Vegetation Class of the native vegetation.
  - The location of all native vegetation to be retained on the site.
- A written explanation of the steps that have been taken to:
  - Avoid the removal of native vegetation.
  - Minimise the removal of native vegetation.
  - Appropriately offset the loss of native vegetation.

4.3-3 Site Environmental Management Plan

A Site Environmental Management Plan is required for all applications for buildings and works including native vegetation removal.

A Site Environmental Management Plan should include:

- Project management details (eg. project manager contact details, construction schedule, site induction and monitoring).
- Construction details including a description of all earthworks, backfilling, drainage, and construction techniques.
- Construction impacts such as:
- Soil and sediment control
- Surface treatments
- Stormwater management
- Native vegetation management
- Rehabilitation or revegetation
- Construction materials, equipment and machinery
- Site access
- Materials and stockpile areas.
- Management of pest plants and animals
- Waste management
- Fire
- Noise
- Cultural heritage
- Endangered species/communities
- Services

A landscape layout which includes the description of vegetation to be planted, its source, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area.

The preparation of a Site Environmental Management Plan and all works carried out on the site must be to the satisfaction of the responsible authority in consultation with the relevant Alpine Resort Management Board.

5.0 31/05/2012 C21

Decision guidelines
Before deciding on an application for planning permit or site development plan approval the responsible authority must consider in addition to clause 65, as appropriate:

5.1 28/10/2015 VC101

General issues
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Alpine Resorts Strategic Plan (State Government of Victoria, Alpine Resorts Co-ordinating Council, 2012).
- Any Catchment and Land Protection Strategy and policies applying to the land.
- Any Comprehensive Development Plan, incorporated into this scheme, for the resort.
- Any Alpine Resort Environmental Management Plan.
- Any relevant approved Land Conservation Council or Environment Conservation Council recommendation.
- The capability of the land to accommodate the proposed use or development, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.
How the use or development relates to alpine land use and natural resource management.

The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.

In the absence of reticulated sewerage, the capability of the lot to treat and retain all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

The comments of the Department of Environment, Land, Water and Planning and the relevant Alpine Resort Management Board.

Environmental issues

An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality, by the emission of noise, dust and odours and any geo-technical implications.

The impact of the use or development on the flora, fauna and landscape features of the locality.

The protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridge lines, property boundaries, discharge and recharge areas.

The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.

Design and siting issues

The design, colours and materials to be used and the siting, including the provision of development and effluent envelopes for any building or works.

The location of any building or works with respect to the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.

The interface with adjoining areas, especially the relationship with residential areas.

The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will cause significant traffic generation which will require additional traffic management programs to be initiated.

The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities.

 Provision of car parking and loading bay facilities and landscaping.

The provision of car parking for short and long term visitors.

The movement of pedestrians and other users, and vehicles providing for supplies, waste removal, emergency services and public transport.

The streetscape, including the conservation of buildings, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping.

The storage of rubbish and materials for recycling.

Defining the responsibility for the maintenance of buildings, landscaping and paved areas.

Consideration of public safety in relation to the management of snowshed, snow accumulation, and extreme climatic conditions.

Arrangements for skier entry and exit.
6.0
Referrals
Applications of the kind listed below must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause:

- Any use or development which requires connection to reticulated services.
- Any use or development that involves alteration to the topography including native vegetation removal.

7.0
Notice requirements
Notice of an application of the kind listed below must be given in accordance with Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause:

- Any use or development.
- Any ski field development including nordic trails, buildings and works in excess of 12.0 metres in height above ground level, heliport or airport, if the land adjoining the resort boundary is in a National Park.

8.0
Advertising signs
Advertising sign requirements are at Clause 52.05. This schedule is in Category 3.

8.1
Exempt signs
In addition to the exemptions in Clause 52.05-4 a permit is not required to display the following signs:

- Skier, pedestrian or vehicle control signs, direction signs and identification signs erected or constructed for the safety of users of the resort.

- A business identification sign when all of the following requirements are met:
  - The total advertisement area of all signs for each commercial premises on a site does not exceed 5 square metres; and
  - The maximum height (at the top of the sign) is no greater than 3.7 metres from ground level; and
  - The sign is no more than 1.5 square metres in area; and
  - The location and details of the sign have been approved by the relevant Alpine Resort Management Board.

- A sandwich board sign when all of the following requirements are met:
  - The sign is not greater than 1 square metre in area; and
  - The sign is the only sandwich board sign for the premises; and
  - The sign does not duplicate advertisement messages else where on the exterior of the premises; and
  - The sign does not cause a pedestrian hazard and is secured; and
  - The location and details of the sign have been approved by the relevant Alpine Resort Management Board.

8.2
Decision guidelines
Before deciding on an application to display a sign, the responsible authority must consider:

Car Parking

A Comprehensive Development Plan may exclude or vary the requirements of Clause 52.06. An application which is consistent with car parking provisions of a comprehensive development plan is exempt from the requirements of Clause 52.06.
SCHEDULE 2 TO THE COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as CDZ2.

ALPINE RECREATION

Purpose

To identify areas associated with the development and use of an alpine resort on which passive and active recreation occur.

To enable the development and the use of the land which is in accordance with sound environmental management and land capability practices, and which takes into account the significance of the environmental resources.

To minimise impacts on significant landscapes.

To minimise impacts on areas of significant vegetation.

To minimise impacts on habitat and habitat corridors for indigenous fauna.

1.0

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apiculture</td>
<td>Must meet the requirements of the Apiary Code of Practice, May 2011</td>
</tr>
<tr>
<td>Car park</td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td>Must be teaching of alpine activities</td>
</tr>
<tr>
<td>Industry</td>
<td>Must be the manufacture of snow</td>
</tr>
<tr>
<td>Leisure and recreation (other than Motor racing track, Major sports and recreation facility, Indoor recreation facility, Dancing School, Paintball games facility or Zoo)</td>
<td></td>
</tr>
<tr>
<td>Mineral exploration</td>
<td></td>
</tr>
<tr>
<td>Mining</td>
<td>Must meet the requirements of Clause 52.08-2.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Natural systems</td>
<td></td>
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<tr>
<td>Railway</td>
<td></td>
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<tr>
<td>Road</td>
<td></td>
</tr>
<tr>
<td>Search for stone</td>
<td>Must not be costeanning or bulk sampling</td>
</tr>
<tr>
<td>Tramway</td>
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</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
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</thead>
<tbody>
<tr>
<td>Agriculture (other than Intensive animal husbandry)</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
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<tr>
<td>Backpackers lodge</td>
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<tr>
<td>Carnival</td>
<td></td>
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<tr>
<td>Community market</td>
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<tr>
<td>Convenience shop</td>
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<tr>
<td>Convenience restaurant</td>
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<tr>
<td>Dwelling</td>
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<tr>
<td>Group accommodation</td>
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<tr>
<td>Home occupation</td>
<td></td>
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<tr>
<td>Hostel</td>
<td></td>
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<tr>
<td>Major sports and recreation facility</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td></td>
</tr>
<tr>
<td>Mineral, stone, or soil extraction (other than Extractive industry,</td>
<td>Mineral exploration, Mining, and Search for stone)</td>
</tr>
<tr>
<td>Minor sports and recreation facility (other than Indoor recreation</td>
<td>School, Paintball games facility or Zoo)</td>
</tr>
<tr>
<td>Pleasure boat facility</td>
<td></td>
</tr>
<tr>
<td>Residential building</td>
<td></td>
</tr>
<tr>
<td>Service industry (other than Panel beating)</td>
<td></td>
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<tr>
<td>Take away food premise</td>
<td></td>
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<tr>
<td>Transport terminal</td>
<td></td>
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<tr>
<td>Utility installation (other than Minor utility installation)</td>
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<tr>
<td>Vehicle store</td>
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<tr>
<td>Any other use not in Section 1 or 3</td>
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</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>USE</th>
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</thead>
<tbody>
<tr>
<td>Dancing School</td>
</tr>
<tr>
<td>Indoor recreation facility</td>
</tr>
<tr>
<td>Intensive animal husbandry</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
<tr>
<td>Paintball games facility</td>
</tr>
<tr>
<td>Zoo</td>
</tr>
</tbody>
</table>
### Subdivision

#### Permit requirement

A permit is required to subdivide land.

Each lot must be provided with underground services.

Each lot must be provided with reticulated sewerage, if available. If reticulated sewerage is not available, the application must be accompanied by:

- A land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.

- A plan which shows a building envelope and effluent disposal area for each lot.

or:

- Details of the ability of any on-site treatment plant to treat and process all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*

An application must be referred to a referral authority listed in Clause 66.

### Exemption from notification and appeal

An application to subdivide which is consistent with a comprehensive development plan, incorporated into this scheme, is exempt from the notice requirements of Section 52(1) (a), (b), and (d), the decision requirements of Sections 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

### Buildings and works

#### Permit requirement

A permit is required to construct a building or construct or carry out works unless the buildings and works are exempt under Clause 3.1-1 or the buildings and works are in accordance with an approved site development plan under Clause 3.1-2.

A permit is required to construct a fence.

#### Exempt buildings and works

When:

- Materials and finishes for any new development meet the requirements of the relevant schedule to the Design and Development Overlay or Comprehensive Development Plan incorporated into this scheme and are to the satisfaction of the Responsible Authority; and

- A Site Environment Management Plan has been prepared and will be implemented in accordance with the requirements of Clause 3.3-3

A planning permit or site development plan approval is not required for the following buildings and works (excluding the removal, destruction or lopping of native vegetation):

- Building alterations that do not increase site coverage, building height, or the scale of the existing building including re-roofing, recladding, making or altering of any opening in a wall for windows or doors and the like.

- Minor services to a building including disabled access ramps and hand rails, an air conditioner, cooling or heating system, a hot water service, a solar energy system, security alarms and cameras, shade sails, a barbeque, downpipes and flues, a skylight, security screens and the like.
• Minor earthworks not exceeding excavations or fill in excess of one metre (height/depth) and that do not exceed 10 square metres in area.

• Minor buildings or works undertaken by or on behalf of an Alpine Resort Management Board associated with the provision of essential resort infrastructure that is to the satisfaction of the responsible authority.

• Alterations to essential services of an existing building required to meet the requirements of the Building Code of Australia (BCA).

3.1-2 Site Development Plan

Where a Comprehensive Development Plan has been incorporated into this scheme, an application for a site development plan approval can be submitted to the responsible authority.

The following Comprehensive Development Plans are found at Clause 81:

Mt Buller
One Tree Hill
Buller Gateway

Mt Hotham
Hotham Village
Davenport Road Frontage
Davenport Over snow
Interurban Break (between Hotham Village and Davenport)

A site development plan application must be to the satisfaction of the responsible authority and must be generally in accordance with the requirements of a Comprehensive Development Plan.

When a site development plan application is not generally in accordance with the requirements of a Comprehensive Development Plan, a planning permit is required under Clause 3.1.

3.2 Exemption from notice and appeal

An application to construct a building or construct or carry out works (including the removal, destruction or lopping of native vegetation) which is consistent with a comprehensive development plan, incorporated into this scheme, is exempt from the notice requirements of Section 52(1) (a), (b), and (d), the decision requirements of Sections 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

3.3 Site Development Plan and Planning Permit Application requirements

A site development plan application or a planning permit application to construct a building or construct or carry out works (including the removal, destruction or lopping of native vegetation) must be accompanied by the information requirements in sections 3.3-1 to 3.3-3 as appropriate.

3.3-1 Building and Works

• A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Existing conditions.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
- Relevant ground levels.
- The layout of existing and proposed buildings and works including existing vegetation, landscape features and any environmentally sensitive areas.
- All driveway, car parking and loading areas.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Areas not required for immediate use.
- Location of services

- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Details of site setbacks, heights of buildings and any other information to indicate the relationship of the proposed development to adjacent areas and buildings.
- Details of exterior finish, materials, and treatment of walls and roofs.
- Roof plans to show all roof slopes, projections, snow dump areas and surrounding pedestrian areas and any other snow management proposals.
- Details of pedestrian access and integration with the local pedestrian network.
- Details of soil, geo-technical and drainage conditions of the site.
- If the use is a "sensitive use" and the land is "potentially contaminated land" in accordance with Ministers Direction No.1 an assessment of the lands suitability for the proposed use and development must be undertaken.
- An assessment of the impact of the proposed development on the site and on adjoining areas in terms of:
  - Snow management.
  - Geo-technical conditions.
  - Public safety.

### 3.3-2 Native Vegetation

- A plan drawn to scale which shows:
  - The location of all native vegetation on the site.
  - The location and description of all native vegetation to be lopped, removed or destroyed, including the extent and type of native vegetation, the number and size of any trees to be removed and the Ecological Vegetation Class of the native vegetation.
  - The location of all native vegetation to be retained on the site.

- A written explanation of the steps that have been taken to:
  - Avoid the removal of native vegetation.
  - Minimise the removal of native vegetation.
  - Appropriately offset the loss of native vegetation.


3.3-3 Site Environmental Management Plan

A Site Environmental Management Plan is required for all applications for buildings and works including native vegetation removal.

A Site Environmental Management Plan should include:

- Project management details (e.g. project manager contact details, construction schedule, site induction and monitoring).
- Construction details including a description of all earthworks, backfilling, drainage, and construction techniques.
- Construction impacts such as:
  - Soil and sediment control
  - Surface treatments
  - Stormwater management
  - Native vegetation management
  - Rehabilitation or revegetation
  - Construction materials, equipment and machinery
  - Management of pest plants and animals
  - Waste management
  - Fire
  - Noise
  - Cultural heritage
  - Endangered species/communities
  - Services
- A landscape layout which includes the description of vegetation to be planted, its source, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area.

The preparation of a Site Environmental Management Plan and all works carried out on the site must be to the satisfaction of the responsible authority in consultation with the relevant Alpine Resort Management Board.

4.0 Decision guidelines

Before deciding on an application for planning permit or site development plan approval the responsible authority must consider in addition to clause 65, as appropriate:

4.1 General issues

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Alpine Resorts Strategic Plan (State Government of Victoria, Alpine Resorts Co-ordinating Council, 2012).
- Any Alpine Resort Strategic Management Plan approved under the *Alpine Resorts (Management) Act 1997*.
- Any Catchment and Land Protection Strategy and policies applying to the land.
Any Comprehensive Development Plan, incorporated into this scheme, for the resort.

Any Alpine Resort Environmental Management Plan.

Any relevant approved Land Conservation Council or Environment Conservation Council recommendation.

The capability of the land to accommodate the proposed use or development, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.

How the use or development relates to alpine land use and natural resource management.

The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.

In the absence of reticulated sewerage, the capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

Environmental issues

An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality, by the emission of noise, dust and odours and any geotechnical implications.

The impact of the use or development on the flora, fauna and landscape features of the locality.

The protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridge lines, property boundaries, discharge and recharge areas.

The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.

Design and siting issues

The design, colours and materials to be used and the siting, including the provision of development and effluent envelopes for any building or works.

The location of any building or works with respect to the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.

The interface with adjoining areas, especially the relationship with residential areas.

The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will cause significant traffic generation which will require additional traffic management programs to be initiated.

The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities.

Provision of car parking and loading bay facilities and landscaping.

The provision of car parking for short and long term visitors.

The movement of pedestrians and other users, and vehicles providing for supplies, waste removal, emergency services and public transport.

The streetscape, including the conservation of buildings, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping.

The storage of rubbish and materials for recycling.
Defining the responsibility for the maintenance of buildings, landscaping and paved areas.

Consideration of public safety in relation to the management of snowshed, snow accumulation, and extreme climatic conditions.

Arrangements for skier entry and exit.

5.0
Referrals
Applications of the kind listed below must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause:

- Any use or development which requires connection to reticulated services.
- Any use or development that involves alteration to the topography.

6.0
Notice requirements
Notice of an application of the kind listed below must be given in accordance with Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause:

- Any use or development.
- Any ski field development including nordic trails, buildings and works in excess of 12.0 metres in height above ground level, heliport or airport, if the land adjoining the resort boundary is in a National Park.

7.0
Advertising signs
Advertising sign requirements are at Clause 52.05. This schedule is in Category 3.

7.1
Exempt signs
In addition to the exemptions in Clause 52.05-4 a permit is not required to display the following signs:

- Skier, pedestrian or vehicle control signs, direction signs and identification signs erected or constructed for the safety of users of the resort.

7.2
Decision guidelines
Before deciding on an application to display a sign, the responsible authority must consider:


Notes:
Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.
Check whether an overlay also applies to the land.
Other requirements may also apply. These can be found at Particular Provisions.
OVERLAYS

This section sets out the overlays which apply in this scheme.
ENVIRONMENTAL AND LANDSCAPE OVERLAYS
ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify areas where the development of land may be affected by environmental constraints.
To ensure that development is compatible with identified environmental values.

Environmental significance and objectives

A schedule to this overlay must contain:

- A statement of environmental significance.
- The environmental objectives to be achieved.

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Construct a fence if specified in a schedule to this overlay.
- Construct bicycle pathways and trails.
- Subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - If the table to Clause 42.01-3 specifically states that a permit is not required.
  - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
</tbody>
</table>
### Class of application

Information requirements and decision guidelines

- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.

### Subdivide land into 2 lots if:

- Clause 59.02
  - The construction of a building or the construction or carrying out of works on the land:
    - Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
    - Has started lawfully.
  - The subdivision does not create a vacant lot.

- Clause 59.03
  - The construction of a building or the construction or carrying out of works on the land:
    - Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
    - Has started lawfully.
  - The subdivision does not create a vacant lot.

### Construct a fence.

Clause 59.05

### Remove, destroy or lop one tree.

Clause 59.06

### Construct a building or construct or carry out works for:

- A carport, garage, pergola, verandah, deck, shed or similar structure.
- A rainwater tank.

The buildings and works must be associated with a dwelling.

### Table of exemptions

#### The requirement to obtain a permit does not apply to:

<table>
<thead>
<tr>
<th>Emergency works</th>
<th>Vegetation that is to be removed, destroyed or lopped:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access or to enable emergency works; or</td>
</tr>
<tr>
<td></td>
<td>where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fire protection</th>
<th>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of any of the following fire protection activities:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>fire fighting;</td>
</tr>
<tr>
<td></td>
<td>planned burning;</td>
</tr>
<tr>
<td></td>
<td>making or maintenance of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;</td>
</tr>
<tr>
<td></td>
<td>making of a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987);</td>
</tr>
<tr>
<td></td>
<td>is ground fuel within 30 metres of a building and is vegetation other than native vegetation;</td>
</tr>
<tr>
<td></td>
<td>in accordance with a fire prevention notice issued under either:</td>
</tr>
<tr>
<td></td>
<td>Section 65 of the Forests Act 1958; or</td>
</tr>
<tr>
<td></td>
<td>Section 41 of the Country Fire Authority Act 1958.</td>
</tr>
</tbody>
</table>
The requirement to obtain a permit does not apply to:

- keeping vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the *Electricity Safety Act 1998*;
- minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by, or on behalf of that authority in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the *Road Management Act 2004*.

*Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.*

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geothermal energy exploration and extraction</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Geothermal Energy Resources Act 2005</em>.</td>
</tr>
<tr>
<td>Greenhouse gas sequestration and exploration</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Greenhouse Gas Geological Sequestration Act 2008</em>.</td>
</tr>
<tr>
<td>Land management or directions notice</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
<tr>
<td>Land use conditions</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
</tbody>
</table>
| Mineral exploration and extraction            | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention licence issued under the *Mineral Resources (Sustainable Development) Act 1990*:
  - that is low impact exploration within the meaning of Schedule 4A of the *Mineral Resources (Sustainable Development) Act 1990*; or
  - in accordance with a work plan approved under Part 3 of the *Mineral Resources (Sustainable Development) Act 1990*. |
  *Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.*
| Noxious weeds                                 | Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the *Catchment and Land Protection Act 1994*. This exemption does not apply to Australian Dodder (*Cuscuta australis*). |
| Pest animal burrows                           | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows. In the case of native vegetation the written agreement of an officer of the department responsible for administering the *Flora and Fauna Guarantee Act 1988* is required before the vegetation can be removed, destroyed or lopped. |
| Planted vegetation                            | Vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production. |
| Railways                                      | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). |
| Regrowth                                      | Vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established vegetation, and is:
  - bracken (*Pteridium esculentum*); or
  - within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation. |
The requirement to obtain a permit does not apply to:

This exemption does not apply to land on which vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.

**Road safety**
Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing public road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).

**Stone exploration**
Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration.

The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:

- 1 hectare of vegetation which does not include a tree.
- 15 trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.
- 5 trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

This exemption does not apply to coveasting and bulk sampling activities.

**Stone extraction**
Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone extraction in accordance with a work plan approved under the *Mineral Resources (Sustainable Development) Act 1990* and authorised by a work authority granted under that Act.

**Surveying**
Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the *Surveying Act 2004*) using hand-held tools to establish a sightline for the measurement of land.

**Traditional owners**
Vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:

- a natural resources agreement under Part 6 of the *Traditional Owners Settlement Act 2010*; or
- an authorisation order made under sections 82 or 84 of the *Traditional Owner Settlement Act 2010* as those sections were in force immediately before the commencement of section 24 of the *Traditional owners Settlement Amendment Act* in 2016 (1 May 2017).

---

**Application requirements**

An application must be accompanied by any information specified in a schedule to this overlay.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The statement of environmental significance and the environmental objective contained in a schedule to this overlay.
- The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.
- Any other matters specified in a schedule to this overlay.
**SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO1**

**BURRAMYS PARVUS (MOUNTAIN PYGMY-POSSUM)**

1.0

**Statement of environmental significance**

The Mountain Pygmy-possum (*Burramys parvus*) is the only Australian mammal restricted to the alpine and sub-alpine environment. It was discovered in 1966 as a living animal at Mt Higginbotham, Victoria.

The Mountain Pygmy-possum (*Burramys parvus*) is listed as threatened on Schedule 2 of the *Flora and Fauna Guarantee Act 1988*.

The distribution of Mountain Pygmy-possum (*Burramys parvus*) is correlated closely with the distribution of periglacial boulder/rock screees formed during the last ice age. These rock screees may support a variety of vegetation communities depending on the type of rock, aspect and depth of scree. The most common floristic community is Podocarpus heathland. There are several forms of this vegetation community ranging from more or less exclusively *P. lawrencei* (Mountain Plum Pine) over deep scree, to more diverse flora as soil and leaf litter is deposited. On drainage lines where the boulders are almost buried *Carex Poa* sedgeland may predominate. These vegetation species/communities are extremely sensitive to trampling, disturbance and burial by deposition of soil.

The Department of Sustainability and Environment has mapped the habitat of the Mountain Pygmy-possum (*Burramys Parvus*) throughout the Alpine Resorts. The habitat requires conservation and protection from inappropriate development.

2.0

**Environmental objectives to be achieved**

- To preserve and enhance Mountain Pygmy-possum (*Burramys parvus*) habitat and identified linkages.
- To prevent the destruction and fragmentation of the existing Mountain Pygmy-possum (*Burramys parvus*) habitat.
- To provide movement corridors for the Mountain Pygmy-possum *Burramys parvus*.
- To ensure development does not have an adverse impact upon Mountain Pygmy-possum (*Burramys parvus*) habitat.

3.0

**Permit requirement**

A permit is required to construct a building or construct or carry out works.

A permit is required to construct a fence.

An application to construct a building or construct or carry out works that is consistent with a comprehensive development plan, incorporated into this scheme, is exempt from the decision requirements of Sections 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

4.0

**Referrals**

An application must be referred to the Department of Sustainability and Environment pursuant to Section 55 of the Act.

5.0

**Decision guidelines**

Before deciding on any application the responsible authority must consider as appropriate:

- The objective of the schedule.

- Action Statement No. 2 Mountain Pygmy-possum (*Burramys parvus*), Department of Sustainability and Environment.
- The extent to which the proposed development or works will impact upon existing habitat areas.
- The views of the Department of Sustainability and Environment pursuant to Section 55 of the Act.
SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2

Falls Creek Significant Habitats

1.0

Statement of environmental significance

This overlay applies to plant communities within the Falls Creek Alpine Village that have been identified as areas of ‘highest constraint’ in the Flora and Fauna Assessment – Falls Creek Village Central CDZ1, Ecology Australia, June 2000 (see Table x).

Alpine Bog is listed under the Flora and Fauna Guarantee Act 1988 and remnants within the Village are of state significance. Snow Gum Woodland and Stream Complex are of National significance as a result of the prevalence of Snow Gum (Eucalyptus pauciflora ssp. Hedraia) – a restricted Victorian endemic now listed as rare nationally.

Fauna species supported, or potentially supported within these habitats include the Mountain Pygmy-possum (Burramys parvus) and Broad-toothed Rat (Mastacomys fuscus), which is of state significance. It is possible that two Flora and Fauna Guarantee Act 1988 listed skinks, the Alpine Bog Skink (Pseudemoia cryodroma) and Alpine Water Skink (Sphenomorphus kosciuskoi) persist in Alpine Bog or Stream Complex habitat. Isolation and small patch size have reduced the potential utility of these areas.

2.0

Environmental objectives to be achieved

- To preserve, protect and enhance the ecological character of the Village.
- To preserve, protect and enhance existing Stream Complex, Alpine Bog and Snow Gum Woodland habitats.
- To ensure development does not have an adverse impact upon these significant habitats.
- To protect and ensure the long term future of significant vegetation.
- To encourage the regeneration of significant vegetation.
- To promote the use of locally indigenous plants for regeneration and revegetation.

3.0

Permit requirement

A permit is required to construct a building or construct or carry out works.

A permit is required to construct a fence.

A permit is required to construct a road or undertake road works.

4.0

Application Requirements

In addition to application requirements at Clause 4.3 of Schedule 1 to the Comprehensive Development Zone and Clause 3.3 of Schedule 2 to the Comprehensive Development Zone, an application must be accompanied by the following information, as applicable:

- A flora and fauna survey of the site, with particular attention to rare and threatened species and/or communities under the Flora and Fauna Guarantee Act 1988.
- A hydrological survey of the site.
- A site map showing plant communities, vegetation types, habitat condition and any other significant features at a scale of 1:500.
- A detailed impact assessment of the proposed development on the existing conditions.
Mitigation and compensation measures demonstrating net gain of native vegetation on the subject land or an alternative site in accordance with the Native Vegetation Framework and protection/enhancement of the existing hydrological conditions.

5.0

Referrals
An application must be referred to the Department of Sustainability and Environment pursuant to Section 55 of the Act.

6.0

Decision guidelines
Before deciding on any application the responsible authority must consider, as appropriate:

- The objectives of the Schedule
- The general management recommendations and guidelines in Flora and Fauna Assessment – Falls Creek Village Central CDZ1 (Ecology Australia, June 2000).
- The views of the Department of Sustainability and Environment pursuant to Section 55 of the Act.
- The extent to which the proposed development and/or works will impact upon existing areas of highest constraint, habitat value and potential habitat value of the area, or on other threatened species using the area.

Note: In addition to the provisions of this Overlay, development must also meet relevant legislation and policy objectives including the Flora and Fauna Guarantee Act 1988 (including relevant Action Statements and Recovery Plans), Victoria’s Biodiversity Strategy 1997 and the Environment Protection and Biodiversity Conservation Act 1999.
HERITAGE AND BUILT FORM OVERLAYS
HERITAGE OVERLAY

Shown on the planning scheme map as **HO** with a number (if shown).

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

**Scope**

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

**Permit requirement**

A permit is required to:

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works, including:
  - Domestic services normal to a dwelling if the services are visible from a street (other than a lane) or public park.
  - A solar energy facility attached to a building that primarily services the land on which it is situated if the services are visible from a street (other than a lane) or public park.
  - A rainwater tank if the rainwater tank is visible from a street (other than a lane) or public park.
  - A fence, if the fence is visible from a street (other than a lane) or public park.
  - Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.
  - Street furniture other than:
    - traffic signals, traffic signs, fire hydrants, parking meters, post boxes and seating.
    - speed humps, pedestrian refuges and splitter islands.
  - A domestic swimming pool or spa and associated mechanical and safety equipment, if the swimming pool or spa and associated equipment are visible from a street (other than a lane) or public park.
  - A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
  - A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level, if the deck is visible from a street (other than a lane) or public park.
  - Non-domestic disabled access, excluding a non-domestic disabled access ramp if the ramp is not visible from a street (other than a lane) or public park.
- An electric vehicle charging station if the charging station is visible from a street (other than a lane) or public park.
- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar, if the works are visible from a street (other than a lane) or public park.

- Externally alter a building by structural work, rendering, sandblasting or in any other way.
- Construct or display a sign.
- Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.
- Externally paint an unpainted surface.
- Externally paint a building if the painting constitutes an advertisement.
- Internally alter a building if the schedule to this overlay specifies the heritage place as one where internal alteration controls apply.
- Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
- Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply. This does not apply:
  - To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the *Electricity Safety Act 1998*.
  - If the tree presents an immediate risk of personal injury or damage to property.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where the area of either lot is reduced by less than 15 percent and the general direction of the common boundary does not change.</td>
<td>Clause 59.07</td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td></td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td></td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land is approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
</tbody>
</table>
Class of application

- The construction or carrying out of the approved building or works on the land has started lawfully.
- The subdivision does not create a vacant lot.

- Demolish or remove an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to the Heritage Overlay.
- Demolish or remove a fence unless the fence is specified in the schedule to the Heritage Overlay.
- Externally alter a non-contributory building.
- External painting.
- Construct a fence.
- Construct a carport, garage, pergola, verandah, deck, shed or similar structure.
- Construct and install domestic services normal to a dwelling.
- Construct and install a non-domestic disabled access ramp.
- Construct a vehicle cross-over.
- Construct a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construct a rainwater tank.
- Construct or display a sign.
- Lop a tree.
- Construct or install a solar energy facility attached to a dwelling.
- Construct and install an electric vehicle charging station.
- Construct and install services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.

Places in the Victorian Heritage Register

A heritage place which is included in the Victorian Heritage Register is subject to the requirements of the Heritage Act 2017.

Permit requirement

A permit is required under this overlay to subdivide a heritage place which is included in the Victorian Heritage Register. This includes the subdivision or consolidation of land including any building or airspace.

Referral of applications

An application to subdivide a heritage place which is included in the Victorian Heritage Register must be referred to the relevant referral authority under Section 55 of the Act in accordance with Clause 66 of this scheme.
No permit required

No permit is required under this overlay:

- For anything done in accordance with an incorporated plan specified in a schedule to this overlay.
- To internally alter a church for liturgical purposes if the responsible authority is satisfied that the alterations are required for liturgical purposes.
- For interments, burials and erection of monuments, re-use of graves, burial of cremated remains and exhumation of remains in accordance with the Cemeteries and Crematoria Act 2003.
- To develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.

Exemption from notice and review

An application under this overlay for any of the following classes of development is 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:

- Demolition or removal of an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to this overlay.
- Demolition or removal of a fence unless the fence is specified in the schedule to this overlay.
- External alteration of a building.
- External painting.
- Construction of a fence.
- Construction of a carport, garage, pergola, verandah, deck, shed or similar structure.
- Domestic services normal to a dwelling.
- Carry out works, repairs and routine maintenance.
- Internally alter a building.
- Non-domestic disabled access ramp.
- Construction of a vehicle cross-over.
- Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construction of a tennis court.
- Construction of a rainwater tank.
- Construction or display of a sign.
- Lopping of a tree.
- Construction of seating, picnic tables, drinking taps, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure, bollards, telephone boxes.
- Roadworks.
- An electric vehicle charging station.
- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.
Statements of significance

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148. This does not apply to:

- a heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of Amendment VC148.
- a registered heritage place included in the Victorian Heritage Register established under Part 3 of the Heritage Act 2017.

Heritage design guidelines

The schedule to this overlay may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

Application requirements

An application must be accompanied by any information specified in the schedule to this overlay.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy facility will adversely affect the significance, character or appearance of the heritage place.
Use of a heritage place

A permit may be granted to use a heritage place (including a heritage place which is included in the Victorian Heritage Register) for a use which would otherwise be prohibited if all of the following apply:

- The schedule to this overlay specifies the heritage place as one where prohibited uses may be permitted.
- The use will not adversely affect the significance of the heritage place.
- The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the effect of the use on the amenity of the area.

Aboriginal heritage places

A heritage place specified in the schedule to this overlay as an Aboriginal heritage place is also subject to the requirements of the *Aboriginal Heritage Act 2006*. 
SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

<table>
<thead>
<tr>
<th>PS Map Ref</th>
<th>Heritage Place</th>
<th>External Paint Controls Apply?</th>
<th>Internal Alteration Controls Apply?</th>
<th>Tree Controls Apply?</th>
<th>Outbuildings or fences which are not exempt under Clause 43.01-3</th>
<th>Included on the Victorian Heritage Register under the Heritage Act 1995?</th>
<th>Prohibited uses may be permitted?</th>
<th>Name of Incorporated Plan under Clause 43.01-2</th>
<th>Aboriginal heritage place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO1</td>
<td>Spargo’s Hut, Golden Point area east of Swindlers Creek, Mt Hotham</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Yes (Ref No H1609)</td>
<td>No</td>
<td>-</td>
<td>-</td>
<td>No</td>
</tr>
</tbody>
</table>
DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify areas which are affected by specific requirements relating to the design and built form of new development.

Design objectives

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

Buildings and works

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

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<tr>
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<td>Construct a fence.</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>Construct a building or construct or carry out works for:</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>- A carport, garage, pergola, verandah, deck, shed or similar structure.</td>
<td></td>
</tr>
<tr>
<td>- An outdoor swimming pool.</td>
<td></td>
</tr>
</tbody>
</table>

The buildings and works must be associated with a dwelling.
Information requirements and decision guidelines

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $1,000,000 where the land is in an industrial zone.</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $500,000 where the land is in a commercial zone or a Special Use, Comprehensive Development, Capital City, Docklands, Priority Development or Activity Centre Zone.</td>
<td>Clause 59.05</td>
</tr>
</tbody>
</table>

Exemption from notice and review

A schedule to this overlay may specify that an application is 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.

Subdivision

Permit requirement

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
</tbody>
</table>
Class of application

- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
- Has started lawfully.

- The subdivision does not create a vacant lot.

Exemption from notice and review

A schedule to this overlay may specify that an application is 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.

43.02-4
31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

43.02-5
31/07/2018
VC148

Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

43.02-6
31/07/2018
VC148

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.
SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO1.

MT BULLER ALPINE RESORT VILLAGE

1.0

Design objectives

- To ensure that development within the Mt Buller Village creates and enhances an identifiable individual resort character.
- To ensure building design provides a visually attractive and functionally effective interface with the public domain, particularly within the Village Square and adjacent to the Bourke Street ski run.
- To ensure view corridors are protected between buildings and provide opportunities for view sharing.
- To provide safe pedestrian and skier access and linkages within the Village and to the skifields.

2.0

Buildings and works

A permit is not required to construct a building or carry out the following buildings or works:

- Building alterations that do not increase site coverage, building height, or the scale of the existing building including re-roofing, recladding, making or altering any opening in a wall for windows or doors.
- Minor earthworks not exceeding excavations or fill in excess of one metre (height/depth).
- Minor buildings or works undertaken by or on behalf of an Alpine Resort Management Board associated with the provision of essential resort infrastructure that is to the satisfaction of the responsible authority.
- Installation of an automatic teller machine.
- Alterations to essential services of an existing building required to meet the Building Code of Australia.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Development should not cast a shadow over the Village Square, Athletes Walk, Summit Road or Bourke Street ski run for more than two hours in the period 10.00am to 3.00pm on 22 June.
- In residential areas of the Village, development should be constructed so that it is generally level with, or below, the top of the existing tree canopy.
- Development should avoid and minimise removal of vegetation.
- Vegetation should not be removed to provide for view corridors from any development.
- Development should not be visually intrusive above the tree canopy or on the skyline when viewed from within the Village and adjoining skifields.
- Vehicle and pedestrian access points should be combined where possible to minimise vegetation removal and visual impact on the street frontage.

Development should meet the following requirements:

<table>
<thead>
<tr>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum height</td>
</tr>
<tr>
<td>The maximum height of any part of a building is 3 storeys or 11m above</td>
</tr>
<tr>
<td>natural ground level, whichever is the lesser height.</td>
</tr>
</tbody>
</table>
**DDO1-A1**  
**Requirement**

A permit may be granted to increase the height of any rooftop structure or chimney by 1.5m, provided no more than 20 per cent of the roof area exceeds 11m in height.

A permit may be granted to vary maximum heights.

**Minimum setbacks**

A building must be setback:

- 6m from the closest kerbside or constructed edge of a road abutting the frontage of the site and 3m from the frontage of the site.
- 3m from any other site boundary.
- An average of 4m from any other building on the same site.
- 6m from any building on an adjoining site.

Where any part of an external wall measured above natural ground level exceeds 3.6m in height, the minimum prescribed distance of the wall from a boundary shall be increased in the proportion of 100mm for every 300mm or part thereof by which that height of that part of the wall exceeds 3.6m.

A permit may be granted to vary setbacks.

**Maximum site coverage**

60 per cent of the total site area.

**DDO1-A2**  
**Requirement**

The maximum height of any part of a building is 4 storeys or 15m above natural ground level, whichever is the lesser height.

A permit may be granted to increase the height of any rooftop structure or chimney by 1.5m, provided no more than 20 per cent of the roof area exceeds 15m in height.

A permit may be granted to vary maximum heights.

**Minimum setbacks**

A building should be setback:

- 6m from the closest kerbside or constructed edge of a road abutting the frontage of the site and 3m from the frontage of the site.
- 6m from any building on an adjoining site.

Where any part of an external wall measured above natural ground level exceeds 3.6m in height, the minimum prescribed distance of the wall from a boundary shall be increased in the proportion of 100mm for every 300mm or part thereof by which that height of that part of the wall exceeds 3.6m.

A permit may be granted to vary setbacks.

**Maximum site coverage**

75 per cent of the total site area.

**DDO1-A1 and A2**  
**Requirement**

**Car parking**

1 spaces per 140 sq m gross floor area.

Setback a minimum of 3m from all site boundaries.

Access ways a minimum width of 3m.

New development should be constructed of the following materials and finishes:

**Building element**

**Requirement**

**Wall materials**

Corrugated iron, profiled metal, timber, natural stone (preferably weathered granite), plastered masonry.

Natural stone should be used in new buildings and major extensions that add more than 20 per cent to existing floor area. A minimum of 15 per cent of all external facades visible from the road, public pedestrian route or ski fields should be constructed of natural stone.

**Roof material**

Profiled metal, corrugated iron (non-reflective and muted tones).
Building element | Requirement
--- | ---
Colours | The use of colour in the form of paintwork should be minimised, and used only as a feature or element of contrast. The use of natural alpine colour tones should be used in materials and finishes.

### Subdivision
None specified.

### Signs
None specified.

### Application requirements
The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Development proposals should include provision for revegetation on the site including details of measures for ground stabilisation, and the vegetation species to be planted.

### Decision guidelines
The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which the development meets the objectives of the overlay and the Mt Buller Alpine Resort Village Design Guidelines, 2014.
- The extent to which the development meets the objectives of the Mt Buller Master Plan 2010 (revised 2014).
- Whether the proposed development adversely impacts on the amenity of the adjacent buildings and public areas.
- Whether the proposed development is designed and sited:
  - to ensure that snow shed from the development will be retained within the site boundaries.
  - to ensure the maximum retention of significant vegetation on the site, especially stands of snow gums.
  - to be compatible with the scale and nature of surrounding development.
  - to sit well within the alpine landscape, by stepping with natural grades and harmonising with the character of the surrounding landscape.
  - to respond to year round climatic conditions and the range of visitor needs and interests.
- The topography and slope of the site.
- The ability to provide suitable pedestrian and skier movement paths and parking and access for vehicles on site.
SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO2

FALLS CREEK ALPINE RESORT VILLAGE

1.0

Design objectives

- To ensure that the Falls Creek Village presents an identifiable, memorable and unique image at an appropriate scale and density.
- To ensure that new development in the Falls Creek Village is sympathetic in scale and location to the landscape, trees, and views.
- To ensure buildings are articulated and fragmented in form and are sited in response to topography.
- To ensure development is not visually intrusive when viewed from key public vantage points within the Village and adjoining ski fields.
- To ensure that the scale, height and setbacks of development reinforce Village Plaza precinct as the Village Centre and focal point of Falls Creek.
- To ensure building design provides a visually attractive interface with the public domain, particularly within the Village Plaza and Village Bowl precincts and along Bogong High Plains Road.
- To ensure view corridors between buildings provide opportunities for view sharing.
- To encourage the retention of indigenous vegetation.
- To provide safe pedestrian and skier linkages within the Village.

2.0

Buildings and works

Exempt buildings and works

A planning permit is not required for the following buildings or works:

- Building alterations that do not increase site coverage, building height, or the scale of the existing building including re-roofing, recladding, making or altering of any opening in a wall for windows or doors and the like.
- Minor services to a building including disabled access ramps and hand rails, an air conditioner, cooling or heating system, a hot water service, a solar energy system, security alarms and cameras, shade sails, a barbeque, downpipes and flues, a skylight, security screens and the like.
- Minor earthworks not exceeding excavations or fill in excess of one metre (height/depth).
- Minor buildings or works undertaken by or on behalf of an Alpine Resort Management Board associated with the provision of essential resort infrastructure that is to the satisfaction of the responsible authority.
- Installation of an automatic teller machine.
- Alterations to essential services of an existing building required to meet the requirements of the Building Code of Australia (BCA).

2.1

Building and Design Requirements

To ensure that the scale, bulk and intensity of development enhances the amenity and character of the Falls Creek Village and is compatible with surrounding development and its landscape setting, the requirements in the table and precinct plan to this schedule apply.
A permit may be granted to vary the site coverage, height and setback requirements. Sites with two or more road frontages seeking to vary these requirements must carefully consider the requirements outlined in the design criteria listed below. The applicant will need to demonstrate how it complies with these requirements, particularly minimising the impacts on the existing streetscape and retention of snow gums on site.

Any development proposal should demonstrate consideration of the following design criteria:

- Scale of the development and its relationship to surrounding development and vegetation.
- The effect on amenity of surrounding sites.
- Creation of view corridors to optimise views to the ski field areas and long distant views to the National Park.
- Avoiding overshadowing of public spaces.
- Buildings should be stepped to follow the slope of the land, so they are generally level with, or below, the top of the tree line.
- The built form should be articulated and appear fragmented to break up the mass of the building.
- The visual impact of the proposed development, particularly in terms of impact on the streetscape and intrusion into the skyline.
- The extent to which snow deposition and public safety will be managed within the site boundary.
- The ability to provide suitable pedestrian and skier movement within the site boundary and linkages to public spaces and roads.

### Native Vegetation Retention

The construction of a building or construction or carrying out of works should meet the following requirements:

- The construction of buildings should not result in a net loss of indigenous vegetation. Compensatory planting will be required in alternative locations if it cannot be contained on site, in accordance with the key principles of the Native Vegetation Framework.
- Removal of vegetation along the frontage to Bogong High Plains Road should be minimised.
- Development should be constructed so that is it generally level with, or below, the top of the tree line.
- Where possible, development should retain all vegetation on site that performs a screening function.
- Visual interruptions to the treed skyline should be minimised.
- Vehicle and pedestrian access points should be combined where possible to minimise vegetation removal and visual impact on the street frontage.

### Materials and Finishes

New development should meet the following requirements.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall materials</td>
<td>Corrugated iron, profiled metal (zinc/copper/colour coated steel), timber, stone, plastered masonry (painted in neutral or alpine tones) or other approved alternatives. All buildings should incorporate a significant area of local stone (preferably Glenrowan Granite) representing not less than 25% of total façade of the building. The use of a Timber finish will be preferred on upper levels of buildings.</td>
</tr>
<tr>
<td>Roof material</td>
<td>Profiled metal (zinc/copper/colour coated steel), corrugated iron (non-reflective and muted tones) or other approved alternatives.</td>
</tr>
</tbody>
</table>
### Requirement

**Colours**

Colour in the form of paintwork should be used sparingly, and as a feature or element of contrast. The use of natural alpine colour tones should be used in materials and finishes of development.

---

### Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate, whether the proposed development:

- Enhances the streetscape character of the locality and makes a positive contribution to the image of the village and adjoining development.
- Protects and enhances the amenity of adjacent buildings and public areas.
- Ensures that snow shed from the development will be retained within the site boundaries.
- Ensures maximum retention of significant native vegetation on the site, especially stands of snow gums.
- Complements the alpine landscape setting and will not result in any visual intrusion into the streetscape or landscape.
- Provides for free movement of skiers and pedestrians into and around the site and enhances connections to the Village public spaces and ski fields.
### Table to Schedule 2

<table>
<thead>
<tr>
<th>Requirement</th>
<th>DDO2-A1</th>
<th>Requirement</th>
<th>DDO2-A2</th>
<th>Requirement</th>
<th>DDO2-A3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Height</td>
<td>The maximum height of any part of a building is 11 metres above natural ground level. A permit may be granted to increase the height of any roof structure to 15 metres, provided not more than 33% of the roof area exceeds 11 metres in height.</td>
<td>The maximum height of any part of a building is 15 metres above natural ground level. A permit may be granted to increase the height of any roof structure to 18 metres, provided not more than 33% of the roof area exceeds 15 metres in height.</td>
<td>The maximum height of any part of a building is 15 metres above natural ground level. A permit may be granted to increase the height of any roof structure to 18 metres, provided not more than 33% of the roof area exceeds 15 metres in height.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Setbacks</td>
<td>6 metres from a boundary with a road frontage</td>
<td>4 metre setback at road level. Levels above road level to be setback a minimum of 2 metres per level</td>
<td>Not specified</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3 metres from any other site boundary</td>
<td>3 metres from any other site boundary</td>
<td>Minimum Setbacks</td>
<td>Not specified</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Average of 4.5 metres from any building on the same site</td>
<td>Average of 4.5 metres from any building on the same site</td>
<td>Maximum Site Coverage</td>
<td>Not specified</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6 metres from any other building on an adjoining site</td>
<td>6 metres from any other building on an adjoining site</td>
<td>Maximum Site Coverage</td>
<td>Not specified</td>
<td></td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
<td>40% of the total site area</td>
<td>60%</td>
<td>60%</td>
<td>60%</td>
<td></td>
</tr>
</tbody>
</table>
ALPINE RESORTS PLANNING SCHEME

Falls Creek Village

DESIGN DEVELOPMENT OVERLAY SCHEDULE 2 PRECINCTS

A1

A2

A3

Designated Road

Hiking

Fishing

Off-Limits

Area to Reserve

Village Boundary
SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO3.

MT BULLER SKIFIELDS

1.0 Design objectives

- To ensure that development within the Mt Buller skifields creates and enhances an identifiable individual resort character.
- To ensure development is not visually intrusive when viewed from key public vantage points within the Village, from Mt Buller Access Road and surrounding skifields.
- To ensure development within the skifields is visually attractive and functionally effective all year round, particularly at key interfaces with the Village such as the Village Square, Helicopter Flat and lease sites having frontage to the skifields.
- To minimise the visual impact of snowfield infrastructure and facilities upon the landscape values of the Resort.
- To ensure development is sited and designed to avoid and minimise impacts to indigenous vegetation, fauna and natural features.

2.0 Buildings and works

A permit is not required to construct a building or carry out the following buildings or works:

- Building alterations that do not increase site coverage, building height, or the scale of the existing building including re-roofing, recladding, making or altering any opening in a wall for windows or doors and the like.
- Minor earthworks not exceeding excavations or fill in excess of one metre (height/depth).
- Minor buildings or works undertaken by or on behalf of an Alpine Resort Management Board associated with the provision of essential resort infrastructure that is to the satisfaction of the responsible authority.
- Telecommunication towers and lift tower infrastructure.
- Alterations to essential services of an existing building required to meet the Building Code of Australia.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

Development should meet the following height requirements:

<table>
<thead>
<tr>
<th>DDO3</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings that are not for the purpose of skifield operations.</td>
<td>Maximum height of any part of a building is 11m above natural ground level.</td>
</tr>
<tr>
<td>Buildings for the purpose of skifield operations. (Skifield Operations includes skier lifting, snow making, snow grooming, skifield maintenance and associated equipment storage, but excludes administration office, ski school and staff accommodation).</td>
<td>Maximum height of any part of a building is 15m above natural ground level.</td>
</tr>
</tbody>
</table>

New development should be constructed of the following materials and finishes:
<table>
<thead>
<tr>
<th>Building element</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall materials</td>
<td>Corrugated iron, profiled metal, timber, natural stone (preferably weathered granite), plastered masonry. Buildings that are not associated with skifield operations should include natural stone in the construction, at a minimum 15 per cent of the total facade of the building.</td>
</tr>
<tr>
<td>Roof material</td>
<td>Profiled metal, corrugated iron (non-reflective and muted tones).</td>
</tr>
<tr>
<td>Colours</td>
<td>The use of colour in the form of paintwork should be minimised, and used only as a feature or element of contrast. The use of natural alpine colour tones should be used in materials and finishes.</td>
</tr>
</tbody>
</table>

3.0 12/09/2019 C027alpr

**Subdivision**
None specified.

4.0 12/09/2019 C027alpr

**Signs**
None specified.

5.0 12/09/2019 C027alpr

**Application requirements**
None specified.

6.0 12/09/2019 C027alpr

**Decision guidelines**
The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the objectives of this overlay.
- The *Mt Buller Alpine Resort Village Design Guidelines 2014*.
- The *Mt Buller Master Plan 2010* (revised 2014).
- Whether the proposed development is designed and constructed to achieve long lasting durability in the alpine conditions all year round.
- Whether siting of the proposed development is responsive to the topography and natural features of the landscape.
- Whether the proposed development impacts on the year-round pedestrian and skier use and amenity of Athletes Walk, the Village Square and Black Forest Walk.
- Whether the development uses built form, materials and finishes, including colours that are consistent with the natural alpine environment and that will achieve durability and responds to year-round climatic conditions.
EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as EMO with a number (if shown).

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.

Erosion management objectives and statement of risk

A schedule to this overlay may contain:
- Erosion management objectives to be achieved.
- A statement of risk.

Buildings and works

A permit is required to construct a building or construct or carry out works, including:
- Roadworks.
- Buildings and works associated with a dependent person’s unit.
- A domestic swimming pool or spa and associated mechanical and safety equipment.
- Any matter specified in Clause 62.02-2 if specified in a schedule to this overlay.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a fence.</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>Construct a building or construct or carry out works for:</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>- A carport, garage, pergola, verandah, deck, shed or similar structure.</td>
<td></td>
</tr>
<tr>
<td>- A rainwater tank.</td>
<td>The buildings and works must be associated with a dwelling.</td>
</tr>
</tbody>
</table>

Vegetation removal

A permit is required to remove, destroy or lop any vegetation. This does not apply:
- If a schedule to this overlay specifically states that a permit is not required.
- If the table to Clause 44.01-4 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.
## Table of exemptions

### The requirement to obtain a permit does not apply to:

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Emergency works</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped:</td>
</tr>
<tr>
<td></td>
<td>- in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access or to enable emergency works; or</td>
</tr>
<tr>
<td></td>
<td>- where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.</td>
</tr>
<tr>
<td><strong>Fire protection</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of any of the following fire protection activities:</td>
</tr>
<tr>
<td></td>
<td>- fire fighting;</td>
</tr>
<tr>
<td></td>
<td>- planned burning;</td>
</tr>
<tr>
<td></td>
<td>- making or maintenance of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;</td>
</tr>
<tr>
<td></td>
<td>- making of a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987);</td>
</tr>
<tr>
<td></td>
<td>- is ground fuel within 30 metres of a building and is vegetation other than native vegetation;</td>
</tr>
<tr>
<td></td>
<td>- in accordance with a fire prevention notice issued under either:</td>
</tr>
<tr>
<td></td>
<td>- Section 65 of the Forests Act 1958; or</td>
</tr>
<tr>
<td></td>
<td>- Section 41 of the Country Fire Authority Act 1958.</td>
</tr>
<tr>
<td></td>
<td>- keeping vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the Electricity Safety Act 1998;</td>
</tr>
<tr>
<td></td>
<td>- minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by, or on behalf of that authority in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the Road Management Act 2004.</td>
</tr>
<tr>
<td></td>
<td>Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.</td>
</tr>
<tr>
<td><strong>Geothermal energy exploration and extraction</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Geothermal Energy Resources Act 2005.</td>
</tr>
<tr>
<td><strong>Greenhouse gas sequestration and exploration</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Greenhouse Gas Geological Sequestration Act 2008.</td>
</tr>
</tbody>
</table>
### The requirement to obtain a permit does not apply to:

**Note:** Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noxious weeds</td>
<td>Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the Catchment and Land Protection Act 1994. This exemption does not apply to Australian Dodder (<em>Cuscuta australis</em>).</td>
</tr>
<tr>
<td>Pest animal burrows</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows. In the case of native vegetation the written agreement of an officer of the department responsible for administering the <em>Flora and Fauna Guarantee Act 1988</em> is required before the vegetation can be removed, destroyed or lopped.</td>
</tr>
<tr>
<td>Planted vegetation</td>
<td>Vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.</td>
</tr>
<tr>
<td>Railways</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <em>Conservation, Forests and Lands Act 1987</em>).</td>
</tr>
</tbody>
</table>
| Regrowth              | Vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established vegetation, and is:  
  - bracken (*Pteridium esculentum*); or  
  - within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation.  
  This exemption does not apply to land on which vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster. |
| Road safety           | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing public road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). |
| Stone exploration     | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration. The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:  
  - 1 hectare of vegetation which does not include a tree.  
  - 15 trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.  
  - 5 trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.  
  This exemption does not apply to costeanning and bulk sampling activities. |
| Stone extraction      | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone extraction in accordance with a work plan approved under the *Mineral Resources (Sustainable Development) Act 1990* and authorised by a work authority granted under that Act. |
| Surveying             | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the *Surveying Act 2004*) using hand-held tools to establish a sightline for the measurement of land. |
| Traditional owners    | Vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:                                                                                                          |
The requirement to obtain a permit does not apply to:

- a natural resources agreement under Part 6 of the *Traditional Owners Settlement Act 2010*; or
- an authorisation order made under sections 82 or 84 of the *Traditional Owner Settlement Act 2010* as those sections were in force immediately before the commencement of section 24 of the *Traditional owners Settlement Amendment Act* in 2016 (1 May 2017).

### Subdivision

A permit is required to subdivide land.

### Application requirements

An application must be accompanied by any information specified in a schedule to this overlay and information showing:

- The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation.
- The extent of any proposed earthworks.
- The means proposed to stabilise disturbed areas.
- Any other application requirements specified in a schedule to this overlay.

### Exemption from notice and review

An application under this overlay is exempt from the notice requirements of sSection 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.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Regional Catchment Strategy (*Catchment and Land Protection Act 1994*).
- Control of Erosion on Construction Sites, Soil Conservation Authority.
- Your Dam, an Asset or a Liability, Department of Conservation and Natural Resources.
- Any proposed measures to manage concentrated runoff and site drainage.
- Any proposed measures to minimise the extent of soil disturbance.
- Whether the removal of vegetation will increase the possibility of erosion, the susceptibility to landslip or other land degradation processes, and whether such removal is consistent with sustainable land management.
- The need to stabilise disturbed areas by engineering works or revegetation.
- Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.
- Whether buildings or works are likely to cause erosion or landslip.
- Whether access and servicing of the site or building envelope is likely to result in erosion or landslip.
- Land Capability Report (if prepared) as developed by the Department of Environment, Land, Water and Planning.
- The need to remove, destroy or lop vegetation to create defendable space to reduce the risk of bushfire to life and property.
- Any technical information or reports required to be provided by a schedule to this overlay.
- Any other matters specified in a schedule to this overlay.
SCHEDULE 1 TO THE EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as EMO1

MANAGEMENT OF GEOTECHNICAL HAZARD

1.0

Objectives to be achieved

To ensure that applications for development are supported by adequate investigation and documentation of geotechnical and related structural matters.

To ensure that development is appropriate to be carried out either conditionally or unconditionally, having regard to the results of those geotechnical and related structural investigations.

To ensure that development is only carried out if identified geotechnical and related structural engineering risks are effectively addressed.

2.0

Permit not required

A permit is not required to construct a building or construct or carry out works (including the lopping, destruction or removal of vegetation) if a site development plan showing the proposed buildings and works is prepared to the satisfaction of the responsible authority and the site development plan is generally in accordance with a comprehensive development plan incorporated into this scheme. A site development plan must be accompanied by a Preliminary Geotechnical Assessment as described at Clause 3.1.

A permit or site development plan approval is not required for the following buildings and works (excluding the removal, lopping or destruction of vegetation):

- Building alterations comprising:
  - non-structural alterations to the exterior of a building; or
  - non-structural alterations to the interior of a building.

- The erection within an existing allotment of:
  - an advertising structure or structures; or
  - non-structural repairs to or maintenance of an existing building.

- Minor earthworks, including landscaping, not involving excavations or fill in excess of one metre (height/depth).

- Building alterations that do not increase site coverage, building height, or the scale of the existing building including re-roofing, recladding, making or altering of any opening in a wall for windows or doors and the like.

- Minor services to a building including disabled access ramps and hand rails, an air conditioner, cooling or heating system, a hot water service, a solar energy system, security alarms and cameras, shade sails, a barbecue, downpipes and flues, a skylight, security screens and the like.

- Minor buildings or works undertaken by or on behalf of an Alpine Resort Management Board associated with the provision of essential resort infrastructure that is to the satisfaction of the responsible authority.

- Installation of an automatic teller machine.

- Alterations to essential services of an existing building required to meet the requirements of the Building Code of Australia (BCA).
3.0 Site Development Plan and application requirements

A Site Development Plan or an application for a planning permit must be accompanied by a Preliminary Geotechnical Assessment prepared or technically verified by a suitably qualified and experienced geotechnical practitioner.

A suitably qualified and experienced geotechnical practitioner means a specialist Geotechnical Engineer or Engineering Geologist who is degree qualified, is a member of a professional institute, and who has achieved chartered professional status being a Chartered Professional Engineer (CPEng), a Chartered Professional Geologist (CPGeo) or a Registered Professional Geologist (RPGeo) with landslide risk management as a core competence. The practitioner must have or be employed by a corporation which has professional indemnity insurance of not less than $2 million. It must be demonstrated to the responsible authority that such insurance is in force for the year in which any information is submitted to the responsible authority in accordance with this Schedule.

3.1 Preliminary Geotechnical Assessment

The Preliminary Geotechnical Assessment must include the following:

- A qualitative risk assessment of all geotechnical hazards which have the potential to either individually or cumulatively impact upon people or property upon the site or adjoining property of the proposed development in accordance with the guidelines set out in ‘Landslide Risk Management Concepts and Guidelines’ published in the Australian Geomechanics Journal, Vol. 37 No. 2 May 2002 or as updated by the Australian Geomechanics Society (“AGS Guidelines”). The assessment should include an assessment of pre, during and post development conditions.

- Plans and sections of the site and related land from survey and field measurements with contours and key features identified, including the locations of the proposed development, buildings/structures on both the subject site and adjoining site, stormwater drainage, sub-surface drainage, water supply and sewerage pipelines;

- A conclusion as to whether the site is suitable for the development proposed to be carried out either with conditions to the satisfaction of the responsible authority or unconditionally. In the event that the development is only appropriate to be carried out on the site subject to conditions, recommendations must be made in respect of all the conditions, which ought to be imposed upon the carrying out of the development, including but not limited to
  - footing levels and foundation materials;
  - degree of earth and rock cut and fill, recommendations for excavations and fill construction;
  - load bearing capacities for use in the design of all structural works including all footings, retaining walls, surface and sub-surface drainage; and
  - recommendations for the selection and design of a building structure system to minimise the effects of all identified geotechnical hazards; and
  - any necessary ongoing mitigation and maintenance measures.

- Verification that the author of the Preliminary Geotechnical Assessment is a suitably qualified and experienced geotechnical practitioner as defined by this Schedule.

Where the risk to property or life is found to be low or very low (as defined by the AGS Guidelines), no further geotechnical analysis is required.

3.2 Quantitative Risk Assessment

Where a Preliminary Geotechnical Assessment identifies risk to property or persons as greater than low (as defined by the Guidelines), a Quantitative or Semi Quantitative Risk Assessment prepared by a suitably qualified geotechnical practitioner must be prepared.
The Quantitative Risk Assessment must contain all items in Section 3.1 of this Schedule.

- The Quantitative Risk Assessment must examine risks to property and risk to persons in accordance with the general methodology set out in the AGS Guidelines.

### 3.3 Independent Review

The responsible authority, in consultation with the relevant Alpine Resort Management Board may require an independent peer review of any application material at the applicant’s cost.

### 3.4 Use of Existing Geotechnical Data

The liability and responsibility for all information contained in a geotechnical report accompanying a development application shall always remain with the author of that report, regardless of the source of such information. Special attention must also be made to investigate the conditions under which the original investigations, to be relied upon, were made, as these conditions may have changed or not be considered applicable to the specific conditions of the development for which the geotechnical report is being prepared.

### 4.0 Exemption from notice and review

An application for planning permit is 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.

### 5.0 Referrals

An application for planning permit must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

### 6.0 Definitions

For the purpose of this Schedule, the following definitions apply:

- **Hazard** - A condition with the potential for causing an undesirable consequence. The description of landslide hazard should include the location, volume (or area), classification and velocity of the potential landslides and any resultant detached material, and the likelihood of their occurrence within a given period of time.

- **Likelihood** – Used as a qualitative description of probability or frequency.

- **Consequence** – The outcomes or potential outcomes arising from the occurrence of landslide expressed qualitatively or quantitatively, in terms of loss, disadvantage or gain, damage, injury or loss of life.

- **Risk** - A measure of the probability and severity of an adverse effect to health, property or the environment.

### 7.0 Decision Guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The objectives of this schedule.

- The recommendations of any relevant Preliminary Geotechnical Assessment and Quantitative Risk Assessment.

- The advice of any geotechnical practitioner who has reviewed the application.

- The comments of the relevant Alpine Resort Management Board in relation to a Site Development Plan.
44.06

BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as BMO with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

44.06-1

Bushfire management objectives and application of schedules

A schedule to this overlay must contain a statement of the bushfire management objectives to be achieved for the area affected by the schedule and when the requirements within it apply.

44.06-2

Permit requirement

Subdivision

A permit is required to subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.

Buildings and works

A permit is required to construct a building or construct or carry out works associated with the following uses:

- Accommodation (including a Dependent person’s unit)
- Education centre
- Hospital
- Industry
- Leisure and recreation
- Office
- Place of assembly
- Retail premises
- Service station
- Timber production
- Warehouse

This does not apply to any of the following:

- If a schedule to this overlay specifically states that a permit is not required.
- A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.
- An alteration or extension to an existing building used for a dwelling or a dependent person’s unit that is less than 50 percent of the gross floor area of the existing building.
- An alteration or extension to an existing building (excluding a dwelling and a dependent person’s unit) that is less than 10 percent of the gross floor area of the existing building.
- A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.

- A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes.

### Application requirements

Unless a schedule to this overlay specifies different requirements, an application must be accompanied by:

- A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.

- A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.

- A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

If in the opinion of the responsible authority any part of these requirements is not relevant to the assessment of an application, the responsible authority may waive, vary or reduce the requirement.

### Requirements of Clause 53.02

An application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

A schedule to this overlay may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02.

### Mandatory condition

#### Subdivision

A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:

“Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- **State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the [insert name of applicable planning scheme] Planning Scheme.**

- **Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.**

- **State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.**

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.”
This does not apply:

- If a schedule to this overlay specifies that a Section 173 Agreement is not required.
- Where the relevant fire authority states in writing the preparation of an agreement under Section 173 of the Act is not required for the subdivision.
- For the subdivision of the land into lots each containing an existing dwelling or car parking space.

A permit to subdivide land must include any condition specified in a schedule to this overlay.

**Buildings and works**

A permit to construct a building or construct or carry out works must include the following condition:

“The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.”

A permit allowing a dwelling to be constructed to the next lower bushfire attack level in accordance with AM1.2 in Clause 53.02-3 must include the following condition:

“Before the development starts, the owner must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to provide for the following:

- A dwelling constructed in accordance with planning permit [*insert planning permit reference] must not be occupied until a private bushfire shelter (a Class 10c building within the meaning of the Building Regulations 2006) is:
  - Constructed on the same land as the dwelling.
  - Available for use by the occupants of the dwelling at all times.
  - Maintained in accordance with the requirements of the building permit issued for that private bushfire shelter.

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.”

A permit to construct a building or construct or carry out works must include any condition specified in a schedule to this overlay.

**Referral of applications**

An application must be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03, unless a schedule to this overlay specifies otherwise.

**Notice and review**

An application is 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, unless a schedule to this overlay specifies otherwise.

A schedule to this overlay may specify that notice be given to any person or body in accordance with section 52(1)(c) of the Act.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 53.02 and Clause 65, the responsible authority must consider, as appropriate:
• The Municipal Planning Strategy and the Planning Policy Framework.
• Any other matters specified in a schedule to this overlay.

Transitional arrangements
The requirements of Clause 44.06 Bushfire Management Overlay do not apply to a single dwelling, or a dependent person's unit, when a permit under the Building Act 1993 was issued before the commencement of Amendment GC13, if:

• vegetation is managed to accord with the bushfire attack level assessment undertaken at the time the building permit was issued; and

• a static water supply of:
  - 2500 litres on lots of 500 square metres or less
  - 5000 litres on lots of more than 500 square metres, is provided to the satisfaction of the responsible authority.

• no permit was required for such development under Clause 44.06 before the commencement of Amendment GC13.
SCHEDULE 1 TO THE BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as BMO1.

1.0
31/07/2014
VC109

Statement of the bushfire objectives to be achieved

To require tailored bushfire protection measures unique to Victoria’s alpine resorts.

To acknowledge the bushfire protection measures and protection of human life being achieved through emergency management arrangements unique to Victoria’s alpine resorts.

Permit requirement

A permit is not required to construct a building or construct or carry out works for any of the following:

- Building alterations that do not increase site coverage, building height, or the scale of the existing building including re-roofing, recladding, making or altering of any opening in a wall for windows or doors and the like.
- Minor services to a building including disabled access ramps and hand rails, an air conditioner, cooling or heating system, a hot water service, a solar energy system, security alarms and cameras, shade sails, a barbeque, downpipes and flues, a skylight, security screens and the like.
- Minor earthworks not involving excavations or fill in excess of one metre (height/depth) associated with a snow-based activity.
- Minor buildings or works undertaken by or on behalf of an Alpine Resort Management Board associated with the provision of essential resort infrastructure that is to the satisfaction of the responsible authority.
- Installation of an automatic teller machine.
- Alterations to essential services of an existing building required to meet the requirements of the National Construction Code and the Building Regulations 2006.
- An alteration or extension to an existing building used for an industry, office or retail premises that is less than 25 percent of the floor area of the existing building.

3.0
31/07/2014
VC109

Application

The substitute approved measures set out in sub-clause 4.0 to this schedule apply if both of the following are met:

- The application is to construct a building or construct or carry out works.
- The application is accompanied by a letter from the relevant fire authority stating that, in its view, the relevant Alpine Resort Management Board has implemented satisfactory emergency management arrangements aimed at prioritising the protection of human life.

Clause 52.47 applies in all other circumstances.

4.0
31/07/2014
VC109

Substitute approved measures

<table>
<thead>
<tr>
<th>Clause 52.47</th>
<th>Approved Measure</th>
<th>Substitute approved measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>52.47-2.1</td>
<td>AM2.1</td>
<td>Non specified</td>
</tr>
<tr>
<td>52.47-2.1</td>
<td>AM2.2</td>
<td>The approved measure in Clause 52.47 applies</td>
</tr>
<tr>
<td>52.47-2.1</td>
<td>AM2.3</td>
<td>The approved measure in Clause 52.47 applies</td>
</tr>
<tr>
<td>52.47-2.2</td>
<td>AM3.1</td>
<td>The construction of buildings must be one of the following:</td>
</tr>
</tbody>
</table>
**Decision guidelines**

Before deciding on an application the responsible authority must consider, as appropriate:

- The view of the relevant fire authority.
- Any relevant emergency or fire management plan.

<table>
<thead>
<tr>
<th>Clause 52.47</th>
<th>Approved Measure</th>
<th>Substitute approved measure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>BAL-40 construction in accordance with AS3959 Building in Bushfire Prone Areas (Standards Australia).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Determined by a suitably qualified and experienced practitioner that the building will be capable of withstanding an equivalent level of predicted bushfire attack and levels of exposure. A suitably qualified and experienced practitioner has the same meaning as ‘fire safety engineer’ within the Building Regulations 2006.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Determined using an alternative methodology to the satisfaction of the relevant fire authority. Buildings must be provided with defendable space to the satisfaction of the relevant fire authority.</td>
</tr>
<tr>
<td>52.47-2.2</td>
<td>AM3.2</td>
<td>The construction of buildings must be one of the following:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>BAL-40 construction in accordance with AS3959 Building in Bushfire Prone Areas (Standards Australia).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Determined by a suitably qualified and experienced practitioner that the building will be capable of withstanding an equivalent level of predicted bushfire attack and levels of exposure. A suitably qualified and experienced practitioner has the same meaning as ‘fire safety engineer’ within the Building Regulations 2006.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Determined using an alternative methodology to the satisfaction of the relevant fire authority. Buildings must be provided with defendable space to the satisfaction of the relevant fire authority.</td>
</tr>
<tr>
<td>52.47-2.3</td>
<td>AM4.1</td>
<td>All buildings and works must provide access and egress arrangements which meet the requirements of the relevant fire authority.</td>
</tr>
<tr>
<td>52.47-2.3</td>
<td>AM4.2</td>
<td>All buildings and works must provide access and egress arrangements which meet the requirements of the relevant fire authority.</td>
</tr>
<tr>
<td>52.47-2.4</td>
<td>AM5.1</td>
<td>None specified</td>
</tr>
<tr>
<td>52.47-2.4</td>
<td>AM5.2</td>
<td>None specified</td>
</tr>
<tr>
<td>52.47-2.4</td>
<td>AM5.3</td>
<td>None specified</td>
</tr>
<tr>
<td>52.47-2.4</td>
<td>AM5.4</td>
<td>None specified</td>
</tr>
</tbody>
</table>
PARTICULAR PROVISIONS

This section sets out Particular Provisions which apply to the matters specified.
PROVISIONS THAT APPLY ONLY TO A SPECIFIED AREA
SPECIFIC SITES AND EXCLUSIONS

Purpose
To recognise specific controls designed to achieve a particular land use and development outcome existing on the approval date.

To provide in extraordinary circumstances specific controls designed to achieve a particular land use and development outcome.

Use or development
Land identified in the schedule to this clause may be used or developed in accordance with the specific controls contained in the incorporated document corresponding to that land. The specific controls may:

- allow the land to be used or developed in a manner that would otherwise be prohibited or restricted;
- prohibit or restrict the use or development of the land beyond the controls that may otherwise apply;
- exclude any other control in this scheme.

Expiry of a specific control
If a specific control contained in an incorporated document identified in the schedule to this clause allows a particular use or development, that control will expire if any of the following circumstances applies:

- The development and use is not started within two years of the approval date or another date specified in the incorporated document.
- The development is not completed within one year of the date of commencement of works or another date specified in the incorporated document.

The responsible authority may extend the periods referred to if a request is made in writing before the expiry date or within three months afterwards.

Upon expiry of the specific control, the land may be used and developed only in accordance with the provisions of this scheme.
### SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

#### Specific sites and exclusions

<table>
<thead>
<tr>
<th>Address of land</th>
<th>Title of incorporated document</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Specified</td>
<td>None Specified</td>
</tr>
</tbody>
</table>
PROVISIONS THAT REQUIRE, ENABLE OR EXEMPT A PERMIT
EASEMENTS, RESTRICTIONS AND RESERVES

Purpose

To enable the removal and variation of an easement or restriction to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

Permit requirement

A permit is required before a person proceeds:

- Under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.


- Under Section 36 of the Subdivision Act 1988 to acquire or remove an easement or remove a right of way.

This does not apply:

- If the action is required or authorised by the schedule to this clause.

- In the circumstances set out in Section 6A(3) of the Planning and Environment Act 1987.

- If the person proceeds under Section 362A of the Land Act 1958.

- In the case of a person proceeding under Section 36 of the Subdivision Act 1988, if the council or a referral authority gives a written statement in accordance with Section 36(1)(a) or (b) of the Subdivision Act 1988.

In this clause, restriction has the same meaning as in the Subdivision Act 1988.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider the interests of affected people.

Note: Section 23 of the Subdivision Act 1988 provides that either the council or the person benefiting from the direction must lodge a certified plan at the Titles Office for registration.
SCHEDULE TO CLAUSE 52.02

1.0

Under Section 23 of the Subdivision Act 1988

<table>
<thead>
<tr>
<th>Land</th>
<th>Easement or restriction</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Specified</td>
<td>None Specified</td>
<td>None Specified</td>
</tr>
</tbody>
</table>

2.0

Under Section 24A of the Subdivision Act 1988

<table>
<thead>
<tr>
<th>Land</th>
<th>Person</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Specified</td>
<td>None Specified</td>
<td>None Specified</td>
</tr>
</tbody>
</table>

3.0

Under Section 36 of the Subdivision Act 1988

<table>
<thead>
<tr>
<th>Land</th>
<th>Easement or right of way</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Specified</td>
<td>None Specified</td>
<td>None Specified</td>
</tr>
</tbody>
</table>
SATELLITE DISH

Purpose
To provide an opportunity to consider the impact of a satellite dish attached to a building or structure listed in a schedule to the Heritage Overlay.

To provide an opportunity to consider the effect of a satellite dish on the amenity of residential areas.

Application
This clause applies to:

- A building or structure listed in a schedule to the Heritage Overlay.
- Land in a Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Low Density Residential Zone, Mixed Use Zone or Township Zone.

Permit requirement
A permit is required to use land or to construct or install or carry out works for a satellite dish (whether or not it forms part of a network) even if it is ancillary to another use on the land.

This does not apply to a satellite dish with a diameter:

- Less than 1.2 metres.
- Between 1.2 metres and 2.4 metres provided:
  - The dish is not visible from the street (other than a lane) or a public park,
  - The dish is setback from the side or rear boundary 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, and
  - The dish is setback at least 3 metres from the boundary where it is opposite an existing habitable room window.

Decision guidelines
Before deciding on an application, in addition to Clause 15.01-2S and the decision guidelines in clause 65, the responsible authority must consider the effect of the satellite dish on the visual amenity of nearby land.
**Signs**

**Purpose**

To regulate the development of land for signs and associated structures.

To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.

To ensure signs do not contribute to excessive visual clutter or visual disorder.

To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

**Application**

This clause applies to the development of land for signs.

**Requirements**

**Sign categories**

Clauses 52.05-11 to 52.05-14 specify categories of sign control. The zone provisions specify which category of sign control applies to the zone.

Each category is divided into three sections.

If a sign can be interpreted in more than one way, the most restrictive requirement must be met.

**Section 1**

A sign in Section 1 of the category may be constructed or put up for display without a permit, but all the conditions opposite the sign must be met. If the conditions are not met, the sign is in Section 2.

Some overlays require a permit for Section 1 signs.

**Section 2**

A permit is required to construct or put up for display a sign in Section 2.

This does not apply to a sign specified in Clause 52.05-10.

All the conditions opposite the sign must be met. If the conditions are not met, the sign is prohibited.

**Section 3**

A sign in Section 3 is prohibited and must not be constructed or put up for display.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct or put up for display a sign in an industrial zone, commercial zone, Special Use Zone, Comprehensive Development Zone, Docklands Zone, Priority Development Zone or Activity Centre Zone if:</td>
<td></td>
</tr>
<tr>
<td>The sign is not within 30 metres of land (not a road) which is in a residential zone.</td>
<td>Clause 59.09</td>
</tr>
</tbody>
</table>
Class of application

- The sign is not a pole sign, a sky sign, a reflective sign, internally illuminated sign, floodlit sign, electronic sign or animated sign.
- The display area of the sign does not exceed 10 square metres.

Referral of applications

An application to construct or put up for display an animated or electronic sign within 60 metres of a freeway or arterial road declared under the *Road Management Act 2004* must be referred in accordance with section 55 of the Act to the referral authority specified in Clause 66.03 or a schedule to that clause.

Expiry of permits

A permit for a sign other than a major promotion sign expires on the date specified in the permit. If no date is specified, the expiry date is 15 years from the date of issue of the permit.

Existing signs

A sign that was lawfully displayed on the approval date or that was being constructed or put up for display on that date may be displayed or continue to be displayed and may be repaired and maintained.

The content of a lawfully displayed sign may be renewed or replaced. However, a permit is required if:
- The display area is to be increased.
- The renewal or replacement would result in a different type of sign.

A major promotion sign displayed in accordance with a permit granted between 19 September 1995 and 18 September 1997 may continue to be displayed:
- until 31 December 2008; or
- where a permit application seeking permission to display the sign is lodged before 31 December 2008, until the permit application is finally determined.

Application requirements

An application must be accompanied by the following information, as appropriate:

Site context

- A site context report, using a site plan, photographs or other methods to accurately describe:
  - The location of the proposed sign on the site or building and distance from property boundaries.
  - The location and size of existing signage on the site including details of any signs to be retained or removed.
  - The location and form of existing signage on abutting properties and in the locality.
  - The location of closest traffic control signs.
  - Identification of any view lines or vistas that could be affected by the proposed sign.
Sign details

- The location, dimensions, height above ground level and extent of projection of the proposed sign.
- The height, width, depth of the total sign structure including method of support and any associated structures such as safety devices and service platforms.
- Details of associated on-site works.
- Details of any form of illumination, including details of baffles and the times at which the sign would be illuminated.
- The colour, lettering style and materials of the proposed sign.
- The size of the display (total display area, including all sides of a multi-sided sign).
- The location of any logo box and proportion of display area occupied by such a logo box.
- For animated or electronic signs, a report addressing the decision guidelines at Clause 52.05-8 relating to road safety.
- Any landscaping details.

Signs with a display area of 18 square metres or more

- For a sign with a display area of 18 square metres or more:
  - A description of the existing character of the area including built form and landscapes.
  - The location of any other signs over 18 square metres, or scrolling, electronic or animated signs within 200 metres of the site.
  - Any existing identifiable advertising theme in the area.
  - Photo montages or a streetscape perspective of the proposed sign.
  - Level of illumination including:
    - Lux levels for any sign on or within 60 metres of a Road Zone or a residential zone or public land zone.
    - The dwell and change time for any non-static images.
  - The relationship to any significant or prominent views and vistas.

Exemption from notice and review

An application for a sign is 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 provided the sign:

- Is to be constructed or displayed on land specified in the schedule to this clause.
- Meets any condition specified in the schedule to this clause.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

All signs

- The character of the area including:
  - The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.
- The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.
- The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.
- The consistency with any identifiable outdoor advertising theme in the area.

- **Impacts on views and vistas:**
  - The potential to obscure or compromise important views from the public realm.
  - The potential to dominate the skyline.
  - The potential to impact on the quality of significant public views.
  - The potential to impede views to existing signs.

- **The relationship to the streetscape, setting or landscape:**
  - The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.
  - The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.
  - The ability to screen unsightly built or other elements.
  - The ability to reduce the number of signs by rationalising or simplifying signs.
  - The ability to include landscaping to reduce the visual impact of parts of the sign structure.

- **The relationship to the site and building:**
  - The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.
  - The extent to which the sign displays innovation relative to the host site and host building.
  - The extent to which the sign requires the removal of vegetation or includes new landscaping.

- **The impact of structures associated with the sign:**
  - The extent to which associated structures integrate with the sign.
  - The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area.

- **The impact of any illumination:**
  - The impact of glare and illumination on the safety of pedestrians and vehicles.
  - The impact of illumination on the amenity of nearby residents and the amenity of the area.
  - The potential to control illumination temporally or in terms of intensity.

- **The impact of any logo box associated with the sign:**
  - The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign.
  - The suitability of the size of the logo box in relation to its identification purpose and the size of the sign.

- **The need for identification and the opportunities for adequate identification on the site or locality.**

- **The impact on road safety. A sign is a safety hazard if the sign:**
- Obstructs a driver’s line of sight at an intersection, curve or point of egress from an adjacent property.

- Obstructs a driver’s view of a traffic control device, or is likely to create a confusing or dominating background that may reduce the clarity or effectiveness of a traffic control device.

- Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.

- Is at a location where particular concentration is required, such as a high pedestrian volume intersection.

- Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows.

- Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.

- Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely.

- Is within 100 metres of a rural railway crossing.

- Has insufficient clearance from vehicles on the carriageway.

- Could mislead drivers or be mistaken as an instruction to drivers.

**Major promotion signs**

- The effect of the proposed major promotion sign on:
  - Significant streetscapes, buildings and skylines.
  - The visual appearance of a significant view corridor, viewline, gateway location or landmark site identified in a framework plan or local policy.
  - Residential areas and heritage places.
  - Open space and waterways.

- When determining the effect of a proposed major promotion sign, the following locational principles must be taken into account:
  - Major promotion signs are encouraged in commercial and industrial locations in a manner that complements or enhances the character of the area.
  - Major promotion signs are discouraged along forest and tourist roads, scenic routes or landscaped sections of freeways.
  - Major promotion signs are discouraged within open space reserves or corridors and around waterways.
  - Major promotion signs are discouraged where they will form a dominant visual element from residential areas, within a heritage place or where they will obstruct significant viewlines.
  - In areas with a strong built form character, major promotion signs are encouraged only where they are not a dominant element in the streetscape and except for transparent feature signs (such as neon signs), are discouraged from being erected on the roof of a building.
Mandatory conditions

All signs

A permit for a sign that includes an expiry date must include a condition that provides that on expiry of the permit the sign and structures built specifically to support and illuminate it must be removed.

Major promotion signs

A permit for a major promotion sign must include conditions that specify:

- That the sign must not:
  - Dazzle or distract drivers due to its colouring.
  - Be able to be mistaken for a traffic signal because it has, for example, red circles, octagons, crosses or triangles.
  - Be able to be mistaken as an instruction to drivers.

- An expiry date that is 15 years from the date the permit is issued unless otherwise specified in this clause. This does not apply to a permit for major promotion sign for a special event or temporary building shrouding.

A permit for a major promotion sign may specify an expiry date other than 15 years, but the date must not be less than 10 years or more than 25 years from the date the permit is issued. Before deciding to alter the specified expiry date of 15 years, the responsible authority must consider, as appropriate:

- The purpose of the sign.
- The existing or desired character of the area.
- The Municipal Planning Strategy and the Planning Policy Framework in terms of the extent to which the proposed sign is consistent with any relevant policy direction and the extent to which the area may be expected to change over time.
- The extent to which the signage is physically and visually integrated into the architecture of the building.

Signs not requiring a permit

Despite any provision in a zone, overlay, or other particular provision of this scheme, a permit is not required to construct or put up for display any of the following signs:

- A sign identifying the functions or property of a government department, public authority or municipal council, but not a promotion sign displayed at the direction of any of these bodies.

- A sign controlling traffic on a public road, railway, tramway, water or in the air, provided it is displayed at the direction of a government department, public authority or municipal council.

- A sign at a hospital that gives direction to emergency facilities.

- A sign in a road reserve that gives direction or guidance about a tourist attraction, service or facility of interest to road users. The sign must be displayed to the satisfaction of the road authority.

- A sign required by statute or regulation, provided it is strictly in accordance with the requirement.

- A sign at a railway station or bus terminal that provides information or direction for people using the station or terminal.

- A sign on a showground, on a motor racing track or on a major sports and recreation facility, provided the sign’s display cannot be seen from nearby land.
• A sign with a display area not exceeding 1 square metre to each premises that provides information about a place of worship. It must not be an animated or internally illuminated sign.

• A sign inside a building that cannot generally be seen outside.

• A sign with a display area not exceeding 2 square metres concerning construction work on the land. Only one sign may be displayed, it must not be an animated or internally illuminated sign and it must be removed when the work is completed.

• A sign with a display area not exceeding 5 square metres publicising a local educational, cultural, political, religious, social or recreational event not held for commercial purposes. Only one sign may be displayed on the land, it must not be an animated or internally illuminated sign and it must not be displayed longer than 14 days after the event is held or 3 months, whichever is sooner. A sign publicising a local political event may include information about a candidate for an election.

• A sign publicising a special event on the land or in the building on which it is displayed, provided no more than 8 signs are displayed in a calendar year and the total number of days the signs are displayed does not exceed 28 in that calendar year. The sign must be removed when the event is finished.

• A sign with a display area not exceeding 2 square metres publicising the sale of goods or livestock on the land or in the building on which it is displayed, provided the land or building is not normally used for that purpose. Only one sign may be displayed, it must not be an animated or internally illuminated sign and it must not be displayed longer than 3 months without a permit.

• A sign with an display area not exceeding 10 square metres publicising the sale or letting of the property on which it is displayed. Only one sign may be displayed, it must not be an animated sign and it must not be displayed longer than 7 days after the sale date. A permit may be granted for:
  - The display area to exceed 10 square metres if the sign concerns more than 20 lots.
  - The sign to be displayed on land excised from the subdivision and transferred to the municipal council.
  - The sign to be displayed longer than 7 days after the sale date.

No permit is required to fly the Australian flag or to display the flag on a building, painted or otherwise represented, provided it is correctly dimensioned and coloured in accordance with the *Flags Act 1953.*

**Category 1 - Commercial areas**

Minimum limitation

**Purpose**

To provide for identification and promotion signs and signs that add vitality and colour to commercial areas.

**Section 1 - Permit not required**

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast sign</td>
<td>The total display area of all signs to each premises must not exceed 8 sqm. This does not include a sign with a display area not exceeding 1.5 sqm that is below a verandah or, if no verandah, that is less than 3.7 m above pavement level.</td>
</tr>
<tr>
<td>Business identification sign</td>
<td></td>
</tr>
<tr>
<td>Home based business sign</td>
<td></td>
</tr>
<tr>
<td>Promotion sign</td>
<td></td>
</tr>
</tbody>
</table>
### Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction sign</td>
<td>None specified</td>
</tr>
<tr>
<td>Internally illuminated sign</td>
<td>The total display area to each premises must not exceed 1.5 sqm.</td>
</tr>
<tr>
<td></td>
<td>No part of the sign may be above a verandah or, if no verandah, more than 3.7 m above pavement level.</td>
</tr>
<tr>
<td></td>
<td>The sign must be more than 30 m from a residential zone or pedestrian or traffic lights.</td>
</tr>
</tbody>
</table>

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any sign not in Section 1</td>
<td>None specified</td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td>None specified</td>
</tr>
</tbody>
</table>

#### Category 2 - Office and industrial

**Low limitation**

**Purpose**

To provide for adequate identification signs and signs that are appropriate to office and industrial areas.

### Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast sign</td>
<td>The total display area of all signs to each premises must not exceed 8 sqm. This does not include a direction sign.</td>
</tr>
<tr>
<td>Business identification sign</td>
<td></td>
</tr>
<tr>
<td>Home based business sign</td>
<td></td>
</tr>
<tr>
<td>Pole sign</td>
<td></td>
</tr>
<tr>
<td>Direction sign</td>
<td>Only one to each premises.</td>
</tr>
<tr>
<td>Internally illuminated sign</td>
<td>The display area must not exceed 1.5 sqm. The sign must be more than 30 m from a residential zone or pedestrian or traffic lights.</td>
</tr>
</tbody>
</table>

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any sign not in Section 1</td>
<td>None specified</td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Category 3 - High amenity areas

Medium limitation

Purpose

To ensure that signs in high amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast sign</td>
<td>Only one to each premises.</td>
</tr>
<tr>
<td>Home based business sign</td>
<td>The display area must not exceed 0.2 sqm.</td>
</tr>
<tr>
<td>Direction sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above-verandah sign</td>
<td>None specified</td>
</tr>
<tr>
<td>Business identification sign</td>
<td></td>
</tr>
<tr>
<td>Electronic sign</td>
<td>The display area must not exceed 3 sqm.</td>
</tr>
<tr>
<td>Floodlit sign</td>
<td>None specified</td>
</tr>
<tr>
<td>High-wall sign</td>
<td>Must be a business logo or street number.</td>
</tr>
<tr>
<td>Internally illuminated sign</td>
<td>None specified</td>
</tr>
<tr>
<td>Pole sign</td>
<td></td>
</tr>
<tr>
<td>Promotion sign</td>
<td>The display area must not exceed 3 sqm.</td>
</tr>
<tr>
<td>Reflective sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any sign not in Sections 1 or 2</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Category 4 - Sensitive areas

Maximum limitation

Purpose

To provide for unobtrusive signs in areas requiring strong amenity control.
### Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast sign</td>
<td>Only one to each premises.</td>
</tr>
<tr>
<td>Home based business sign</td>
<td>The display area must not exceed 0.2 sqm.</td>
</tr>
<tr>
<td>Direction sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business identification sign</td>
<td>The total display area to each premises must not exceed 3 sqm.</td>
</tr>
<tr>
<td>Floodlit sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any sign not in Sections 1 or 2</td>
<td>None specified</td>
</tr>
</tbody>
</table>
## SCHEDULE TO CLAUSE 52.05 ADVERTISING SIGNS

<table>
<thead>
<tr>
<th>Land</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>
CAR PARKING

Purpose
To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Scope
Clause 52.06 applies to:

- a new use; or
- an increase in the floor area or site area of an existing use; or
- an increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

Clause 52.06 does not apply to:

- the extension of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone; or
- the construction and use of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone unless the zone or a schedule to the zone specifies that a permit is required to construct or extend one dwelling on a lot.

Provision of car parking spaces
Before:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,

the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- on the land; or
- in accordance with a permit issued under Clause 52.06-3; or
- in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under Clause 52.06-3.

Permit requirement
A permit is required to:
- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.

- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.

- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

A permit is not required if a schedule to the Parking Overlay specifies that a permit is not required under this clause.

A permit is not required to reduce the number of car parking spaces required for a new use of land if the following requirements are met:

- The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the new use is less than or equal to the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land.

- The number of car parking spaces currently provided in connection with the existing use is not reduced after the new use commences.

A permit is not required to reduce the required number of car parking spaces for a new use of an existing building if the following requirements are met:

- The building is in the Commercial 1 Zone, Commercial 2 Zone, Commercial 3 Zone or Activity Centre Zone.

- The gross floor area of the building is not increased.

- The reduction does not exceed 10 car parking spaces.

- The building is not in a Parking Overlay with a schedule that allows a financial contribution to be paid in lieu of the provision of the required car parking spaces for the use.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause to reduce the required number of car parking spaces by no more than 10 car parking spaces is a class of VicSmart application and must be assessed against Clause 59.10.

**Exemption from notice and review**

An application under Clause 52.06-3 is 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 if:

- the application is only for a permit under Clause 52.06-3; or

- the application is also for a permit under another provision of the planning scheme and in respect of all other permissions sought, the application is 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.

**Number of car parking spaces required under Table 1**

Table 1 of this clause sets out the car parking requirement that applies to a use listed in the Table. A car parking requirement in Table 1 may be calculated as either:

- a number of car parking spaces; or

- a percentage of the total site area that must be set aside for car parking.
A car parking requirement in Table 1 is calculated by multiplying the figure in Column A or Column B (whichever applies) by the measure (for example square metres, number of patrons or number of bedrooms) in Column C.

Column A applies unless Column B applies.

Column B applies if:

- any part of the land is identified as being within the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps (State Government of Victoria, August 2018); or
- a schedule to the Parking Overlay or another provision of the planning scheme specifies that Column B applies.

Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced.

If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number.

Where the car parking requirement specified in Table 1 is calculated as a percentage of the total site area, the area to be provided for car parking includes an accessway that directly abuts any car parking spaces, but does not include any accessway or portion of an accessway that does not directly abut any car parking spaces.

The car parking requirement specified in Table 1 includes disabled car parking spaces. The proportion of spaces to be allocated as disabled spaces must be in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia.

The car parking requirement specified for a use listed in Table 1 does not apply if:

- a car parking requirement for the use is specified under another provision of the planning scheme; or
- a schedule to the Parking Overlay specifies the number of car parking spaces required for the use.

### Table 1: Car parking requirement

<table>
<thead>
<tr>
<th>Use</th>
<th>Rate Column A</th>
<th>Rate Column B</th>
<th>Car Parking Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Art &amp; craft centre</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Bar</td>
<td>0.4</td>
<td>3.5</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Space to each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Betting agency</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Bowling green</td>
<td>6</td>
<td>6</td>
<td>To each rink plus 50 per cent of the relevant requirement of any ancillary use</td>
</tr>
<tr>
<td>Child care centre</td>
<td>0.22</td>
<td>0.22</td>
<td>To each child</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td>0.3</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>0.3</td>
<td>3.5</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Use</td>
<td>Rate Column A</td>
<td>Rate Column B</td>
<td>Car Parking Measure</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>---------------</td>
<td>---------------</td>
<td>----------------------------------------------------------------</td>
</tr>
<tr>
<td>Convenience shop if the leasable floor area exceeds 80 sq m</td>
<td>10</td>
<td>3.5</td>
<td>To each premises</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Display home centre</td>
<td>5</td>
<td></td>
<td>To each dwelling for five or fewer contiguous dwellings, plus</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 To each additional contiguous dwelling</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of floor area</td>
</tr>
<tr>
<td>Dwelling</td>
<td>1</td>
<td>1</td>
<td>To each one or two bedroom dwelling, plus</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>2</td>
<td>To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>0</td>
<td>For visitors to every 5 dwellings for developments of 5 or more dwellings</td>
</tr>
<tr>
<td>Education centre other than listed in this table</td>
<td>0.4</td>
<td>0.3</td>
<td>To each student that is part of the maximum number of students on the site at any time</td>
</tr>
<tr>
<td>Food and drink premises other than listed in this table</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Freezing and cool storage, other than listed in this table</td>
<td>1.5</td>
<td>1</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Fuel depot</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Funeral Parlour</td>
<td>0.3</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Gambling premises other than listed in this table</td>
<td>0.4</td>
<td></td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Golf course</td>
<td>4</td>
<td>4</td>
<td>To each hole plus 50 per cent of the relevant requirement of any ancillary uses.</td>
</tr>
<tr>
<td>Home based business</td>
<td>1</td>
<td>0</td>
<td>To each employee not a resident of the dwelling</td>
</tr>
<tr>
<td>Hotel</td>
<td>0.4</td>
<td></td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Industry other than listed in this table</td>
<td>2.9</td>
<td>1</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Mail centre</td>
<td>3.5</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Market</td>
<td>8</td>
<td>3.5</td>
<td>To each 100 sq m of site area</td>
</tr>
<tr>
<td>Materials recycling</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Medical centre</td>
<td>5</td>
<td></td>
<td>To the first person providing health services plus</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td></td>
<td>To every other person providing health services</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Milk depot</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Use</td>
<td>Rate Column A</td>
<td>Rate Column B</td>
<td>Car Parking Measure</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>---------------</td>
<td>---------------</td>
<td>-------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Motel</td>
<td>1</td>
<td>1</td>
<td>To each unit, and one to each manager dwelling, plus 50 per cent of the relevant requirement of any ancillary use</td>
</tr>
<tr>
<td>Motor repairs</td>
<td>3</td>
<td>3</td>
<td>To each 100 sq m of net floor area plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>1</td>
<td>For each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be serviced, repaired, fitted with accessories or collected by owners</td>
</tr>
<tr>
<td>Office other than listed in this table</td>
<td>3.5</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Place of assembly other than listed in this table</td>
<td>0.3</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Postal agency</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Primary produce sales</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Primary school</td>
<td>1</td>
<td>1</td>
<td>To each employee that is part of the maximum number of employees on the site at any time</td>
</tr>
<tr>
<td>Research and development centre</td>
<td>3.5</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td>0.3</td>
<td>0.3</td>
<td>To each lodging room</td>
</tr>
<tr>
<td>Residential village</td>
<td>1</td>
<td>1</td>
<td>To each one or two bedroom dwelling plus</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>2</td>
<td>To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>0</td>
<td>For visitors to every five dwellings for developments of five or more dwellings</td>
</tr>
<tr>
<td>Retirement village</td>
<td>1</td>
<td>1</td>
<td>To each one or two bedroom dwelling plus</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>2</td>
<td>To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>0</td>
<td>For visitors to every five dwellings for developments of five or more dwellings</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0.4</td>
<td></td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td>3</td>
<td>2.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Rooming house</td>
<td>1</td>
<td>1</td>
<td>To each four bedrooms</td>
</tr>
<tr>
<td>Saleyard</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Secondary school</td>
<td>1.2</td>
<td>1.2</td>
<td>To each employee that is part of the maximum number of employees on the site at any time</td>
</tr>
<tr>
<td>Shop other than listed in this table</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Squash court – other than in conjunction with a dwelling</td>
<td>3</td>
<td>3</td>
<td>To each court plus 50 per cent of the relevant requirement of any ancillary use</td>
</tr>
<tr>
<td>Use</td>
<td>Rate Column A</td>
<td>Rate Column B</td>
<td>Car Parking Measure</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>---------------</td>
<td>---------------</td>
<td>----------------------------------------------------------</td>
</tr>
<tr>
<td>Store other than listed in this table</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Supermarket</td>
<td>5</td>
<td>5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Swimming pool – other than in conjunction with a dwelling</td>
<td>5.6</td>
<td>5.6</td>
<td>To each 100 sq m of the site</td>
</tr>
<tr>
<td>Tennis court – other than in conjunction with a dwelling</td>
<td>4</td>
<td>4</td>
<td>To each court plus 50% of the requirement of any ancillary use</td>
</tr>
<tr>
<td>Trade supplies</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Veterinary centre</td>
<td>5</td>
<td></td>
<td>To the first person providing animal health services plus</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td></td>
<td>To every other person providing animal health services</td>
</tr>
<tr>
<td></td>
<td>3.5</td>
<td></td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Warehouse other than listed in this table</td>
<td>2</td>
<td>2</td>
<td>To each premises plus</td>
</tr>
<tr>
<td></td>
<td>1.5</td>
<td>1</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Winery</td>
<td>0.4</td>
<td></td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td>3.5</td>
<td></td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
</tbody>
</table>

**Number of car parking spaces required for other uses**

Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority. This does not apply to the use of land for a temporary portable land sales office located on the land for sale.

**Application requirements and decision guidelines for permit applications**

For applications to reduce the car parking requirement

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- new use; or
- increase in the floor areas or site area of the existing use; or
- increase to the existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

Before granting a permit to reduce the number of spaces, the responsible authority must consider the following, as appropriate:

- The Car Parking Demand Assessment.
- Any relevant local planning policy or incorporated plan.
- The availability of alternative car parking in the locality of the land, including:
  - Efficiencies gained from the consolidation of shared car parking spaces.
  - Public car parks intended to serve the land.
  - On street parking in non residential zones.
  - Streets in residential zones specifically managed for non-residential parking.
- On street parking in residential zones in the locality of the land that is intended to be for residential use.
- The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.
- Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.
- The future growth and development of any nearby activity centre.
- Any car parking deficiency associated with the existing use of the land.
- Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.
- Local traffic management in the locality of the land.
- The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.
- The need to create safe, functional and attractive parking areas.
- Access to or provision of alternative transport modes to and from the land.
- The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.
- The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.
- Any other matter specified in a schedule to the Parking Overlay.
- Any other relevant consideration.
For applications to allow some or all of the required car parking spaces to be provided on another site

Before granting a permit to allow some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay to be provided on another site, the responsible authority must consider the following, as appropriate:

- The proximity of the car parking on the alternate site to the subject site.
- The likelihood of the long term provision and availability of the car parking spaces.
- Whether the location of the car parking spaces is consistent with any relevant local policy or incorporated plan.
- Any other matter specified in a schedule to the Parking Overlay.

For applications to provide more than the maximum parking provision specified in a schedule to the Parking Overlay

An application to provide more than the maximum parking provision specified in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed use or increase to the existing use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

Requirement for a car parking plan

Plans must be prepared to the satisfaction of the responsible authority before any of the following occurs:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The plans must show, as appropriate:

- All car parking spaces that are proposed to be provided (whether on the land or on other land).
- Access lanes, driveways and associated works.
- Allocation of car parking spaces to different uses or tenancies, if applicable.
- Any landscaping and water sensitive urban design treatments.
- Finished levels, if required by the responsible authority.
• Any other matter specified in a schedule to the Parking Overlay.

Plans must be provided to the responsible authority under Clause 52.06-8 wherever Clause 52.06 applies, whether or not a permit application is being made under Clause 52.06-3 or any other provision of the planning scheme.

Where an application is being made for a permit under Clause 52.06-3 or another provision of the planning scheme, the information required under Clause 52.06-8 may be included in other plans submitted with the application.

Clause 52.06-8 does not apply where no car parking spaces are proposed to be provided.

52.06-9
19/09/2017
VC132

Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design standard 1 – Accessways

Accessways must:

• Be at least 3 metres wide.

• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.

• Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.

• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.

• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.

• Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.

• Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.

If entry to the car space is from a road, the width of the accessway may include the road.

Design standard 2 – Car parking spaces

Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.

Table 2: Minimum dimensions of car parking spaces and accessways

<table>
<thead>
<tr>
<th>Angle of car parking spaces to access way</th>
<th>Accessway width</th>
<th>Car space width</th>
<th>Car space length</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parallel</td>
<td>3.6 m</td>
<td>2.3 m</td>
<td>6.7 m</td>
</tr>
<tr>
<td>45º</td>
<td>3.5 m</td>
<td>2.6 m</td>
<td>4.9 m</td>
</tr>
</tbody>
</table>
### Table 2: Dimensions of Car Parking Spaces

<table>
<thead>
<tr>
<th>Angle of car parking spaces to access way</th>
<th>Accessway width</th>
<th>Car space width</th>
<th>Car space length</th>
</tr>
</thead>
<tbody>
<tr>
<td>60°</td>
<td>4.9 m</td>
<td>2.6 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td>90°</td>
<td>6.4 m</td>
<td>2.6 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td></td>
<td>5.8 m</td>
<td>2.8 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td></td>
<td>5.2 m</td>
<td>3.0 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td></td>
<td>4.8 m</td>
<td>3.2 m</td>
<td>4.9 m</td>
</tr>
</tbody>
</table>

Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).

A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked ‘clearance required’ on Diagram 1, other than:

- A column, tree or tree guard, which may project into a space if it is within the area marked ‘tree or column permitted’ on Diagram 1.
- A structure, which may project into the space if it is at least 2.1 metres above the space.

#### Diagram 1 Clearance to car parking spaces

Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.

Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.

Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.

Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.
Design standard 3: Gradients

Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.

Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.

Table 3: Ramp gradients

<table>
<thead>
<tr>
<th>Type of car park</th>
<th>Length of ramp</th>
<th>Maximum grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public car parks</td>
<td>20 metres or less</td>
<td>1:5 (20%)</td>
</tr>
<tr>
<td></td>
<td>longer than 20 metres</td>
<td>1:6 (16.7%)</td>
</tr>
<tr>
<td>Private or residential car parks</td>
<td>20 metres or less</td>
<td>1:4 (25%)</td>
</tr>
<tr>
<td></td>
<td>longer than 20 metres</td>
<td>1:5 (20%)</td>
</tr>
</tbody>
</table>

Where the difference in grade between two sections of ramp or floor is greater that 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.

Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.

Design standard 4: Mechanical parking

Mechanical parking may be used to meet the car parking requirement provided:

- At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle height of at least 1.8 metres.
- Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation.
- The design and operation is to the satisfaction of the responsible authority.

Design standard 5: Urban design

Ground level car parking, garage doors and accessways must not visually dominate public space. Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.

Design of car parks must take into account their use as entry points to the site.

Design of new internal streets in developments must maximise on street parking opportunities.

Design standard 6: Safety

Car parking must be well lit and clearly signed.

The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.

Pedestrian access to car parking areas from the street must be convenient.

Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.
Design standard 7: Landscaping

The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.

Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.

Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.

Decision guidelines

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

- The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.
- The ease and safety with which vehicles access and circulate within the parking area.
- The provision for pedestrian movement within and around the parking area.
- The provision of parking facilities for cyclists and disabled people.
- The protection and enhancement of the streetscape.
- The provisions of landscaping for screening and shade.
- The measures proposed to enhance the security of people using the parking area particularly at night.
- The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.
- The workability and allocation of spaces of any mechanical parking arrangement.
- The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.
- The type and size of vehicle likely to use the parking area.
- Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.
- The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.
- Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).
- The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.
- Any other matter specified in a schedule to the Parking Overlay.

Construction of car parking

Where a plan is required under Clause 52.06-8, the car parking spaces, access lanes, driveways and associated works and landscaping shown on the plan must be:

- constructed and available for use in accordance with the plan approved by the responsible authority; and
- formed to such levels and drained so that they can be used in accordance with the plan; and
- treated with an all-weather seal or some other durable surface; and
- line-marked or provided with some other adequate means of showing the car parking spaces, before any of the following occurs:
  - the new use commences; or
  - the floor area or site area of the existing use is increased; or
  - the existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.
EARTH AND ENERGY RESOURCES INDUSTRY

Purpose

To encourage land to be used and developed for exploration and extraction of earth and energy resources in accordance with acceptable environmental standards.

To ensure that mineral extraction, geothermal energy extraction, greenhouse gas sequestration and petroleum extraction are not prohibited land uses.

To ensure that planning controls for the use and development of land for the exploration and extraction of earth and energy resources are consistent with other legislation governing these land uses.

Permit requirement

A permit is required to use and develop land for earth and energy resources industry unless the table to this clause specifically states that a permit is not required.

Table of exemptions

<table>
<thead>
<tr>
<th>Mineral exploration</th>
<th>Complies with Section 43(3) of the Mineral Resources (Sustainable Development) Act 1990.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mineral extraction</td>
<td>Complies with Section 42(7) or Section 42A Mineral Resources (Sustainable Development) Act 1990; or Complies with Section 47A of the Electricity Industry Act 1993.</td>
</tr>
<tr>
<td>Stone exploration</td>
<td>Must not be costeasing or bulk sampling.</td>
</tr>
<tr>
<td>Stone extraction</td>
<td>Complies with Section 77T of the Mineral Resources (Sustainable Development) Act 1990.</td>
</tr>
<tr>
<td>Geothermal energy exploration</td>
<td>Complies with the Geothermal Energy Resources Act 2005.</td>
</tr>
<tr>
<td>Geothermal energy extraction</td>
<td>Complies with Section 62 of the Geothermal Energy Resources Act 2005.</td>
</tr>
<tr>
<td>Petroleum exploration</td>
<td>Complies with Section 118 of the Petroleum Act 1998.</td>
</tr>
<tr>
<td>Petroleum extraction</td>
<td>Complies with Section 120 of the Petroleum Act 1998.</td>
</tr>
</tbody>
</table>

Application requirements for mineral extraction

An application to use and develop land for mineral extraction must be accompanied by:

- A copy of a work plan or a variation to an approved work plan that has received statutory endorsement under section 77TD of the Mineral Resources (Sustainable Development) Act 1990.

- The written notice of statutory endorsement under section 77TD(1) of the Mineral Resources (Sustainable Development) Act 1990.

- Any conditions specified under section 77TD(3) of the Mineral Resources (Sustainable Development) Act 1990.
Referral requirements for mineral extraction

Before deciding on any applications to use and develop land for mineral extraction the Responsible Authority must refer the application to the referral authorities specified under section 55 of the Planning and Environment Act 1987.

Unless the referral authority is the Roads Corporation, the referral requirements of Clause 52.08-2 do not apply to an application to use and develop land for mineral extraction if a copy of the work plan or a variation to an approved work plan was previously referred to the referral authority listed in Clause 66 under section 77TE of the Mineral Resources (Sustainable Development) Act 1990.
STONE EXTRACTION AND EXTRACTIVE INDUSTRY INTEREST AREAS

Purpose
To ensure that use and development of land for stone extraction does not adversely affect the environment or amenity of the area during or after extraction.
To ensure that excavated areas can be appropriately rehabilitated.
To ensure that sand and stone resources, which may be required by the community for future use, are protected from inappropriate development.

Application
These provisions apply to planning permit applications for:

- The use and development of land for stone extraction.
- The use and development of land within an extractive industry interest area.
- The use and development of land within 500 metres of stone extraction.

Permit exemptions for stone extraction
A permit to use and develop land for stone extraction will not be required if the conditions in the table to Clause 52.08-1 are met.

Application requirements
An application to use and develop land for stone extraction must be accompanied by:

- A copy of a work plan or a variation to an approved work plan that has received statutory endorsement under section 77TD of the Mineral Resources (Sustainable Development) Act 1990.
- The written notice of statutory endorsement under section 77TD(1) of the Mineral Resources (Sustainable Development) Act 1990.
- Any conditions specified under section 77TD(3) of the Mineral Resources (Sustainable Development) Act 1990.

These requirements do not apply to an application to use and develop land for stone extraction which is exempt from:

- The requirement to obtain a work plan under Section 77G of the Mineral Resources (Sustainable Development) Act 1990, or
- The provisions of the Mineral Resources (Sustainable Development) Act 1990 under Section 5AA of that Act.

Referral requirements
Before deciding on any applications to use and develop land for stone extraction the responsible authority must refer the application to the referral authorities specified under section 55 of the Planning and Environment Act 1987.

Unless the referral authority is the Roads Corporation, the referral requirements of Clause 52.09-4 do not apply to an application to use and develop land for stone extraction if a copy of the work plan or a variation to an approved work plan was previously referred to the referral authority listed in Clause 66 under section 77TE of the Mineral Resources (Sustainable Development) Act 1990.
### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, responsible authority must consider, as appropriate:

- The effect of the proposed stone extraction on any native flora and fauna on and near the land.
- The impact of the stone extraction operations on sites of cultural and historic significance, including any effects on Aboriginal places.
- The effect of the stone extraction operation on the natural and cultural landscape of the surrounding land and the locality generally.
- The ability of the stone extraction operation to contain any resultant industrial emissions within the boundaries of the subject land in accordance with the Regulations associated with the *Mineral Resources (Sustainable Development) Act 1990* and other relevant regulations.
- The effect of vehicular traffic, noise, blasting, dust and vibration on the amenity of the surrounding area.
- The ability to rehabilitate the affected land to a form or for a use which is compatible with the natural systems or visual appearance of the surrounding area.
- The ability to rehabilitate the land so it can be used for a purpose or purposes beneficial to the community.
- The effect of the proposed stone extraction on groundwater and quality and the impact on any affected water uses.
- The impact of the proposed stone extraction on surface drainage and surface water quality.
- Any proposed provisions, conditions or requirements in a work plan that has received statutory endorsement issued under the *Mineral Resources (Sustainable Development) Act 1990*.

### Permit conditions for stone extraction

A permit for the use and development of land for stone extraction must not include conditions which require the use to cease by a specified date unless either:

- The subject land is situated in or adjoins land which is being developed or is proposed to be developed for urban purposes.
- Such condition is suggested by the applicant.

A permit for the use and development of land for stone extraction must include conditions which are consistent with the requirements specified in Clause 52.09-7.

### Requirements for the use and development of land for stone extraction

#### Boundary setback

Except with a permit, no alteration may be made to the natural condition or topography of the land within 20 metres of the boundary of the land. This does not apply to driveways, drains, bund walls or landscaping.

#### Screen planting

Shrubs and trees must be planted and maintained to screen activity on the site to the satisfaction of the responsible authority.

#### Parking areas

Parking areas must be provided for employees’ cars and all vehicles used on the site to the satisfaction of the responsible authority.
Notice of an application

Notice of the kinds of application listed below must be given under section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.05:

- An application to use or subdivide land or construct a building for Accommodation, Childcare centre, Education centre or Hospital:
  - Within an Extractive Industry Interest Area.
  - On land which is within 500 metres of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

- An application to construct a building or construct or carry out works on land for which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

These requirements do not apply to an extension to buildings or works.
[NO CONTENT]
HOME BASED BUSINESS

Purpose
To ensure that the amenity of the neighbourhood is not adversely affected by a business conducted in or from a dwelling.

Requirements to be met
A home based business must meet the following requirements:

- The person conducting the home based business must use the dwelling as their principal place of residence.
- No more than two persons who does not live in the dwelling may work in the home based business at any one time.
- The net floor area used in conducting the business including the storage of any materials or goods must not exceed 100 square metres or one-third of the net floor area of the dwelling, whichever is the lesser. The net floor area includes out-buildings and works normal to a dwelling.
- The business must not impose a load on any utility greater than normally required for domestic use.
- The business must not adversely affect the amenity of the neighbourhood in any way including:
  - The appearance of any building, works or materials used.
  - The parking of motor vehicles.
  - The transporting of materials or goods to or from the dwelling.
  - The hours of operation.
  - Electrical interference.
  - The storage of chemicals, gasses or other hazardous materials.
  - Emissions from the site.
- No motor vehicle may be adjusted, modified, serviced or repaired for gain.
- Only one commercial vehicle (a commercial goods vehicle, commercial passenger vehicle or tow truck within the meaning of the Transport Act 1983), not exceeding 2 tonnes capacity and with or without a trailer registered to a resident of the dwelling may be present at any time. The vehicle must not be fuelled or repaired on the site.
- No goods other than goods manufactured or serviced in the home based business may be offered for sale. This requirement does not apply to goods offered for sale online.
- Materials used or goods manufactured, serviced or repaired in the home based business must be stored within a building.
- No goods manufactured, serviced or repaired may be displayed so that they are visible from outside the site.
- Any goods offered for sale online must not be collected from the dwelling.

Permit requirement
Despite the requirements of Clause 52.11-1, a permit may be granted for a home occupation:

- Which allows no more than three people who do not live in the dwelling to work in the occupation at any one time; or
- Which has a floor area not exceeding 200 square metres or one-third of the net floor area of the dwelling, whichever is the lesser.
- Which allows no more than one additional commercial vehicle (a commercial goods vehicle, commercial passenger vehicle or tow truck within the meaning of the Transport Act 1983), not exceeding two tonnes capacity and with or without a trailer registered to a resident of the dwelling, to be present at any time.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether there is a need for additional parking or loading facilities.
- The effect of any vehicle parking, storage or washing facilities on the amenity and character of the street.
- Whether the site is suitable for the particular home based business and is compatible with the surrounding use and development.
- Whether there is a need for landscaping to screen any outbuildings or car parking or loading areas or any other area relating to the home based business.
BUSHFIRE PROTECTION: EXEMPTIONS

Exemption to create defendable space around buildings used for accommodation

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to:

- The removal, destruction or lopping of any vegetation within 10 metres of an existing building used for accommodation that was:
  - constructed before 10 September 2009; or
  - approved by a permit issued under this scheme before 10 September 2009; or
  - approved by a building permit issued under the Building Act 1993 before 10 September 2009; or
  - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

This does not apply to land covered by the Banyule, Bayside, Boroondara, Brimbank, Darebin, Glen Eira, Greater Dandenong, Hobsons Bay, Kingston, Knox, Maribyrnong, Maroondah, Melbourne, Monash, Moonee Valley, Moreland, Port of Melbourne, Port Phillip, Stonnington, Whitehorse and Yarra planning schemes unless the land is included in a Bushfire Management Overlay or is specified in a schedule to this clause.

- The removal, destruction or lopping of any vegetation, except trees, within 30 metres of an existing building used for accommodation that was:
  - constructed before 10 September 2009; or
  - approved by a permit issued under this scheme before 10 September 2009; or
  - approved by a building permit issued under the Building Act 1993 before 10 September 2009; or
  - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

This does not apply to land covered by the Banyule, Bayside, Boroondara, Brimbank, Darebin, Glen Eira, Greater Dandenong, Hobsons Bay, Kingston, Knox, Maribyrnong, Maroondah, Melbourne, Monash, Moonee Valley, Moreland, Port of Melbourne, Port Phillip, Stonnington, Whitehorse and Yarra planning schemes unless the land is specified in a schedule to this clause.

- The removal, destruction or lopping of any vegetation, except trees, within 50 metres of an existing building used for accommodation where land is within the Bushfire Management Overlay and where the existing building was:
  - constructed before 10 September 2009 or lawfully erected before 18 November 2011 without the need for a planning permit; or
  - approved by a permit issued under this scheme before 10 September 2009 and erected before 18 November 2011; or
  - approved by a building permit issued under the Building Act 1993 before 10 September 2009 and erected before 18 November 2011; or
  - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.
52.12-2 Exemption for vegetation removal along a fenceline

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to:

- The removal, destruction or lopping of any vegetation for a combined maximum width of 4 metres either side of an existing fence on a boundary between properties in different ownership that was constructed before 10 September 2009.

This does not apply to land covered by the Banyule, Bayside, Boroondara, Brimbank, Darebin, Glen Eira, Greater Dandenong, Hobsons Bay, Kingston, Knox, Maribyrnong, Maroondah, Melbourne, Monash, Moonee Valley, Moreland, Port of Melbourne, Port Phillip, Stonnington, Whitehorse and Yarra planning schemes unless the land is included in a Bushfire Management Overlay.

52.12-3 Exemption for buildings and works associated with a community fire refuge

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works does not apply to modifying an existing building to create a community fire refuge in accordance with Ministerial Direction No. 4, Construction Requirements for a Community Fire Refuge (1 August 2012).

52.12-4 Exemption for buildings and works associated with a private bushfire shelter

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works does not apply to buildings and works associated with a private bushfire shelter (a Class 10c building within the meaning of the Building Regulations 2006), provided the total area of all buildings and works does not exceed 30 square metres.

This clause does not apply to land in the Urban Floodway Zone, Erosion Management Overlay, Floodway Overlay, Land Subject to Inundation Overlay, Special Building Overlay or Heritage Overlay.

52.12-5 Exemption to create defendable space for a dwelling approved under Clause 44.06 of this planning scheme

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to the removal, destruction or lopping of vegetation to construct a dwelling and create its defendable space if all of the following requirements are met:

- Land is in the Bushfire Management Overlay.
- Land is in the General Residential Zone, Residential Growth Zone, Neighbourhood Residential Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone, Rural Living Zone, Farming Zone or Rural Activity Zone.
- The removal, destruction or lopping of vegetation:
  - Does not exceed the distance specified in Table 1 to Clause 53.02-3 of this planning scheme, based on the bushfire attack level determined by a relevant building surveyor in deciding an application for a building permit under the Building Act 1993 for a dwelling or alteration or extension to the dwelling; or
Is required to be undertaken by a condition in a planning permit issued after 31 July 2014 under Clause 44.06 of this scheme for a dwelling or an alteration or extension to the dwelling.
# SCHEDULE TO CLAUSE 52.12 BUSHFIRE PROTECTION: EXEMPTIONS

## Exemptions for vegetation removal

<table>
<thead>
<tr>
<th>Land</th>
<th>None specified</th>
</tr>
</thead>
</table>


2009 BUSHFIRE - RECOVERY EXEMPTIONS

Purpose
To support recovery operations following the 2009 Victorian bushfires.

Scope
This clause applies to a use or development specified in Clause 52.13-3 carried out for the purposes of recovery from a bushfire that occurred after 1 January 2009.

Exemptions from planning scheme requirements
Any requirement of the scheme to obtain a permit or any provision in the scheme which prohibits the use or development of land or requires the use or development of land to be carried out in a particular manner does not apply to a use or development specified in Clause 52.13-3 provided the following requirements are met:

- Works must only be constructed or carried out for bushfire recovery or in association with the construction of a building under this provision to be used for temporary accommodation.
- A building constructed under this provision must only be used:
  - To provide temporary accommodation for a person or persons whose normal place of residence was damaged or destroyed by bushfire; or
  - For a use that is directly associated with bushfire recovery.
- A building constructed under this provision to be used for temporary accommodation must be located on the same lot as a building used for accommodation that was damaged or destroyed by bushfire unless the building is being constructed by or on behalf of a municipality, the Victorian Bushfire Reconstruction and Recovery Authority or other public authority.
- The construction of a building or the construction or carrying out of works must be completed prior to 31 March 2011.
- Native vegetation must only be removed, destroyed or lopped:
  - To provide access to, make safe or remove building and demolition rubble from a property; or
  - To enable emergency and bushfire recovery works undertaken by or on behalf of a municipality, the Victorian Bushfire Reconstruction and Recovery Authority, other public authority or a utility service provider in the exercise of any power conferred on them under any Act.
- Native vegetation must not be removed, destroyed or lopped after 31 March 2011.
- Any sign displayed must be directly associated with bushfire recovery.
- Any sign displayed must be removed prior to 31 March 2011.

Use and development
The requirements of Clause 52.13-2 apply to the following types of development:

- Demolition or removal of a building.
- Construction of a building.
- Construction or carrying out of works.
- Removal, destruction or lopping of vegetation.
- Display of a sign.
The requirements of Clause 52.13-2 apply to the following uses:

- Temporary accommodation.
- Any use directly associated with bushfire recovery.

**Land in a Heritage Overlay**

For land within a Heritage Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to:

- Demolishing or removing a building;
- Externally altering a building by structural work;
- Internally altering a building if the schedule to the Heritage Overlay identifies the heritage place as one where internal alteration controls apply;
- Carrying out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials; or
- Removing, destroying or lopping a tree if the schedule to the Heritage Overlay identifies the heritage place as one where tree controls apply.

**Land in a Land Management Overlay**

For land within a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to constructing a building or constructing and carrying out works.

For land within an Erosion Management Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to:

- Constructing a building or constructing and carrying out works; or
- Removing, destroying or lopping vegetation.

**Land in an Environmental Audit Overlay**

For land within an Environmental Audit Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to commencing a sensitive use (residential use, child care centre, pre school centre or primary school).

**Cessation of use**

A use must not continue after 31 March 2020 unless in accordance with the requirements of this scheme.

A building must not be used after 31 March 2020 unless in accordance with the requirements of this scheme.

**Decision guidelines**

Before deciding on an application to allow the retention or continuing use of a building, in addition to the decision guidelines in Clause 65 and any other requirements of the Act, the responsible authority must consider the extent to which compliance can be reasonably achieved with all requirements of this scheme.
2009 BUSHFIRE - REPLACEMENT BUILDINGS

Purpose
To support the rebuilding of dwellings, dependent persons’ units and buildings used for agriculture damaged or destroyed by the 2009 Victorian bushfires.

Scope
This clause applies to:

- The construction of a building or the construction and carrying out of works, associated with rebuilding:
  - a dwelling or dependent person’s unit; or
  - a building used for agriculture,
  
  that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

- The use of land for:
  - a dwelling or dependent person’s unit that is rebuilt in accordance with this clause; or
  - agriculture to the extent that the use relates to a building that was destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009 and that use cannot continue unless that building is rebuilt.

- The removal, destruction or lopping of vegetation to enable the construction, use and maintenance of a building rebuilt in accordance with this Clause.

This clause does not apply to land in a Heritage Overlay.

For the avoidance of doubt, any planning permit exemption provided by the scheme continues to apply to the use and development specified in this Clause.

If any use or development is within the scope of both this Clause 52.14 and Clause 52.13, then this Clause 52.14 prevails over Clause 52.13 in the event of any inconsistency.

Exemption from planning scheme requirements
Any requirement of the scheme to obtain a permit or any provision in the scheme which prohibits the use or development of land or requires the use or development of land to be carried out in a particular manner does not apply to the use and development specified in Clause 52.14-1 provided the following requirements are met:

Site plan
Before the commencement of construction of a building or the construction or carrying out of works, a site plan must be provided to and approved by the responsible authority. The site plan must show:

- The boundaries of the property.

- The location of any damaged or destroyed dwelling, dependent person’s unit or building used for agriculture.

- The proposed location of the replacement dwelling, dependent person’s unit or building used for agriculture.

- The existing and proposed access to the lot.
Vegetation to be removed destroyed or lopped to enable rebuilding including construction of vehicle access, water storage and waste water treatment.

For replacement dwellings and dependent persons’ units on land in a Farming Zone, Rural Conservation Zone, Rural Activity Zone, Green Wedge Zone, Green Wedge A Zone or the Rural Living Zone:

- The location and dimensions of vehicle access.
- The location and storage of water for potable and fire fighting purposes if the dwelling or dependent person’s unit cannot be connected to a reticulated potable water supply.
- The location of the waste water treatment system if waste water is to be retained and treated on site.

The site plan must be submitted to the responsible authority by 30 September 2017.

**Commencement of development**

- The development must commence within two years after the approval of a site plan by the responsible authority and must be completed within two years after the development commences. The responsible authority may allow an extension of time on the request of the owner or the occupier of the land to which the approved site plan applies, provided that request is made before the expiry of the applicable period or within three months of the expiry of the applicable period.

**Compliance with site plan**

- The development must comply with the approved site plan.

**Use and development conditions**

- The land must not be used for more than the number of dwellings or dependent persons’ units that were damaged or destroyed.
- The removal, destruction or lopping of vegetation to enable the maintenance of a building must not exceed 10 metres beyond the building.
- For land in the Farming Zone, Rural Conservation Zone, Rural Activity Zone, Green Wedge Zone, Green Wedge A Zone or the Rural Living Zone:
  - Access to the dwelling or dependent person’s unit must be provided via an all weather road with dimensions adequate to accommodate emergency vehicles.
  - The dwelling or dependent person’s unit must be connected to a reticulated sewerage system or if not available, the waste water must be managed to the satisfaction of the responsible authority.
  - The dwelling or dependent person’s unit must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
  - The dwelling or dependent person’s unit must be connected to a reticulated electricity supply or have an alternative energy source.
- A building must be constructed of materials that are non-reflective and of muted tones in the following locations:
  - Land in an Environmental Significance Overlay, Design and Development Overlay or Significant Landscape Overlay.
  - Land in a Green Wedge Zone, Green Wedge A Zone or Rural Conservation Zone in the municipal districts of the Shire of Yarra Ranges and the Shire of Nillumbik.
- For land in a Restructure Overlay, a building must be consistent with any Restructure Plan.
- For land adjacent to a Road Zone, Category 1, or Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road, access must not be created or altered.

### Land in an Erosion Management Overlay

For land in an Erosion Management Overlay in the municipal district of the Shire of Yarra Ranges, in addition to the requirements specified in Clause 52.14-2, the written authorisation of the responsible authority must be obtained prior to:

- Constructing a building or constructing and carrying out works; or
- Removing, destroying or lopping vegetation.

### Land in a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay

For land in a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay, in addition to the requirements specified in Clause 52.14-2, the written authorisation of the relevant floodplain management authority must be obtained prior to the commencement of construction of a building or the construction or carrying out of works.

### Decision guidelines

Before deciding on approval of the site plan, in addition to the decision guidelines in Clause 65 and any other requirements of the Act, the responsible authority must consider, as appropriate:

- The extent to which the siting of the building and associated development can reasonably achieve compliance with other relevant requirements of this scheme.
- The extent to which the replacement dwelling or dependent person's unit can be located on the land to assist the minimisation of risk to life and property from bushfire.
HELIPORT AND HELICOPTER LANDING SITE

Purpose

To ensure the amenity impacts of a heliport and a helicopter landing site on surrounding areas is considered.

Permit requirement

A permit is required to use or develop any land for a heliport or a helicopter landing site even if it is ancillary to another use on the land, unless the table to this Clause specifically states that a permit is not required.

Table of exemptions for use

<table>
<thead>
<tr>
<th>Exemption</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency services</td>
<td>The helicopter landing site is used by a helicopter engaged in the provision of emergency service operations.</td>
</tr>
<tr>
<td>Agriculture</td>
<td>The helicopter landing site is used by a helicopter engaged in agricultural activity in conjunction with the use of any land for agriculture.</td>
</tr>
<tr>
<td>Public land management</td>
<td>The helicopter landing site is used by a helicopter engaged in the provision of public land management activities conducted by or on behalf of any of the following:</td>
</tr>
<tr>
<td></td>
<td>• The Department of Environment, Land, Water and Planning;</td>
</tr>
<tr>
<td></td>
<td>• The Department of Economic Development, Jobs, Transport and Resources; or</td>
</tr>
<tr>
<td></td>
<td>• Parks Victoria, whether on private land or not.</td>
</tr>
<tr>
<td>General</td>
<td>The helicopter landing site where either:</td>
</tr>
<tr>
<td></td>
<td>• The landing point is located more than 500 metres from a building used for a sensitive use (accommodation, child care centre, education centre and hospital) that is not associated with the helicopter operation and more than 200 metres from a shipping channel in the Port of Melbourne, provided:</td>
</tr>
<tr>
<td></td>
<td>• The number of flight movements does not exceed eight in a 30 day period and four in a 24 hour period (for the purposes of this provision the take off and landing of a helicopter are separate flight movements).</td>
</tr>
<tr>
<td></td>
<td>• Flight movements do not take place before 7am or after sunset on a weekday.</td>
</tr>
<tr>
<td></td>
<td>• Flight movements do not take place before 8am or after sunset on a weekend or holiday; or</td>
</tr>
<tr>
<td></td>
<td>• The landing point is located more than 1000 metres from a building used for a sensitive use that is not associated with the helicopter operation and more than 200 metres from a shipping channel in the Port of Melbourne.</td>
</tr>
</tbody>
</table>

Application requirements

An application to use or develop land for a heliport or a helicopter landing site must be accompanied by the following information, as appropriate:

- A site plan, including:
  - Site boundaries and dimensions.
  - The current land use.
  - The existing siting and layout of buildings and works.
  - The proposed siting and layout of buildings and works.
  - Existing vegetation and proposed vegetation removal.
Vehicle and pedestrian access.

An application to use land for a heliport or a helicopter landing site must be accompanied by the following information:

- A location plan, including:
  - The siting and use of buildings on adjacent properties.
  - The direction and distance to any building used for a sensitive use (accommodation, child care centre, education centre and hospital) that is not associated with the helicopter operation and is located within 500 metres of the proposed heliport or helicopter landing site.

- A written report which:
  - Demonstrates a suitable separation distance between the landing point of a heliport or helicopter landing site and any building used for a sensitive use that is not associated with the helicopter operation by either:
    - Locating the proposed heliport or helicopter landing site at least 150 metres for helicopters of less than 2 tonnes all-up weight, or 250 metres for helicopters of less than 15 tonnes all-up weight, or
    - Providing an acoustic report by a suitably qualified consultant.
  - Includes details of the proposed frequency of flight movements.
  - Includes the proposed hours of operation.

### Decision guidelines

Before deciding on an application to use land for a heliport or a helicopter landing site, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposal achieves a suitable separation distance from a nearby sensitive use, having regard to the Noise Control Guidelines (Environment Protection Authority, 2008).
- The effect of the proposal on nearby sensitive uses in terms of the proposed frequency of flight movements and hours of operation.
NATIVE VEGETATION PRECINCT PLAN

Purpose

To provide for the protection, management and removal of native vegetation through the use of a native vegetation precinct plan incorporated into this scheme.

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the *Guidelines*):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Application

This clause applies to land if a native vegetation precinct plan corresponding to that land is incorporated into this scheme and listed in the schedule to this clause.

Native vegetation precinct plans

A native vegetation precinct plan is a plan relating to native vegetation within a defined area which is incorporated into this scheme and listed in the schedule to this clause.

A native vegetation precinct plan may form part of a more general strategic or precinct structure plan.

A native vegetation precinct plan must include the information and provide for the matters set out in section 10.1 of the *Guidelines*.

Permit requirement

A permit is required to remove, destroy or lop any native vegetation, including dead native vegetation. This does not apply:

- If the removal, destruction or lopping of native vegetation is in accordance with a native vegetation precinct plan incorporated into this scheme. Any conditions or requirements specified in the plan must be met.
- To the removal, destruction or lopping of native vegetation specified in the table to Clause 52.16-8, unless a native vegetation precinct plan specifies otherwise.

Application requirements

An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the *Guidelines*.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines at Clause 65, the responsible authority must consider the decision guidelines specified in the *Guidelines* as appropriate.
Offset requirements

If a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset in accordance with the Guidelines. The conditions on the permit for the removal, destruction or lopping of native vegetation must specify the offset requirement and timing to secure the offset.

Transitional provisions

The requirements of this clause in force immediately before the commencement of Amendment VC138 continue to apply to an application for:

- A permit lodged before that date.
- An amendment to a permit if:
  - the original permit application was lodged before that date; or
  - the original permit application was one that benefited from the following transitional provision.
- A permit lodged within 12 months after that date, if the Secretary to the Department of Environment, Land Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987) has stated in writing that a report about the proposed removal, destruction or lopping of native vegetation has been generated by the Department of Environment, Land, Water and Planning’s native vegetation information systems within 12 months before that date.

Table of exemptions

The requirement to obtain a permit does not apply to:

| Conservation work | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of conservation work:
|                  | which provides an overall improvement for biodiversity; and
|                  | with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). |
| Crown land       | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to manage Crown land:
|                  | by or on behalf of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987), or Parks Victoria, and in accordance with the Procedure for the removal, destruction or lopping of native vegetation on Crown land; or
|                  | with written permission from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). |
| Emergency works  | Native vegetation that is to be removed, destroyed or lopped:
|                  | in an emergency by or on behalf of a public authority or municipal council to create an emergency access associated with emergency works; or
|                  | where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption. |
| Fire protection  | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of the following fire protection activities:
|                  | fire fighting;
|                  | planned burning;
|                  | making or maintenance of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres; |
The requirement to obtain a permit does not apply to:

- making a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987);
- in accordance with a fire prevention notice issued under either:
  - section 65 of the Forests Act 1958; or
- keeping native vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the Electricity Safety Act 1998;
- minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by or on behalf of that authority, in accordance with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forest and Lands Act 1987). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the Road Management Act 2004.

*Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.*

<table>
<thead>
<tr>
<th>Geothermal energy exploration and extraction</th>
<th>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Geothermal Energy Resources Act 2005.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenhouse gas sequestration and exploration</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Greenhouse Gas Geological Sequestration Act 2008.</td>
</tr>
<tr>
<td>Land management or directions notice</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the Catchment and Land Protection Act 1994.</td>
</tr>
<tr>
<td>Land use conditions</td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the Catchment and Land Protection Act 1994.</td>
</tr>
</tbody>
</table>
| Mineral exploration and extraction         | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration mining, prospecting, or retention license issued under the Mineral Resources (Sustainable Development) Act 1990:
  - that is low impact exploration within the meaning of Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990; or
  - in accordance with a work plan approved under Part 3 of the Mineral Resources (Sustainable Development) Act 1990.
  *Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.* |
| Pest animal burrows                        | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows in accordance with the written agreement of an officer of the department responsible for administering the Flora and Fauna Guarantee Act 1988. |
| Planted vegetation                         | Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding. |
| Railways                                  | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). |
### The requirement to obtain a permit does not apply to:

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
</table>
| **Regrowth**              | Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is:  
- bracken (*Pteridium esculentum*); or  
- within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation.  
This exemption does not apply to land where native vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster. |
| **Road safety**           | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). |
| **Stone exploration**     |  
- Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration.  
The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:  
  - 1 hectare of native vegetation which does not include a tree.  
  - 15 native trees with trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.  
  - 5 native trees with trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.  
This exemption does not apply to costeaming and bulk sampling activities. |
| **Stone extraction**      | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licensed surveyor (within the meaning of section 3 of the *Surveying Act 2004*) using hand-held tools to establish a sightline for the measurement of land. |
| **Surveying**             | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a utility service provider to maintain or construct a utility installation in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). |
| **Traditional owners**    | Native vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:  
  - a natural resource agreement under Part 6 of the *Traditional Owner Settlement Act 2010*; or  
  - an authorisation order made under sections 82 or 84 of the *Traditional Owner Settlement Act 2010* as those sections were in force immediately before the commencement of section 24 of the *Traditional Owner Settlement Amendment Act in 2016* (1 May 2017). |
| **Utility installations** | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary:  
  - to maintain the safe and efficient function of a Minor utility installation; or  
  - by or on behalf of a utility service provider to maintain or construct a utility installation in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). |
SCHEDULE TO CLAUSE 52.16

Native vegetation precinct plan

<table>
<thead>
<tr>
<th>Name of plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
</tr>
</tbody>
</table>
NATIVE VEGETATION

Purpose

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Permit requirement

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Application requirements

An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines.

Property vegetation plans

A permit granted to remove, destroy or lop native vegetation in accordance with a property vegetation plan must include the following condition:

“This permit will expire if one of the following circumstances applies:

- The removal, destruction or lopping of native vegetation does not start within two years of the date of this permit.
- The removal, destruction or lopping of native vegetation is not completed within ten years of the date of this permit.”

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the decision guidelines specified in the Guidelines as appropriate.

Offset requirements

If a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset, in accordance with the Guidelines. The conditions on the permit for the removal, destruction or lopping of native vegetation must specify the offset requirement and the timing to secure the offset.
Transitional provisions

The requirements of this clause in force immediately before the commencement of Amendment VC138 continue to apply to an application for:

- A permit lodged before that date.
- An amendment to a permit if:
  - the original permit application was lodged before that date; or
  - the original permit application was one that benefited from the following transitional provision.
- A permit lodged within 12 months after that date, if the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987) has stated in writing that a report about the proposed removal, destruction or lopping of native vegetation has been generated by the Department of Environment, Land, Water and Planning’s native vegetation information systems within 12 months before that date.

Table of exemptions

The requirement to obtain a permit does not apply to:

**Conservation work**

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of conservation work:

- which provides an overall improvement for biodiversity; and
- with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).

**Crown land**

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to manage Crown land:

- by or on behalf of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987), or Parks Victoria, and in accordance with the Procedure for the removal, destruction or lopping of native vegetation on Crown land; or
- with written permission from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).

**Dead native vegetation**

Native vegetation that is dead.

This exemption does not apply to a standing dead tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

**Emergency works**

Native vegetation that is to be removed, destroyed, or lopped:

- in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access associated with emergency works; or
- where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.
<table>
<thead>
<tr>
<th>The requirement to obtain a permit does not apply to:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing buildings</strong></td>
<td>Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the use or maintenance of a building constructed in accordance with a planning or building permit issued before 15 September 2008. This exemption does not apply to:</td>
</tr>
<tr>
<td></td>
<td>- the operation or maintenance of a fence; or</td>
</tr>
<tr>
<td></td>
<td>- native vegetation located more than 10 metres measured from the outermost point of the building.</td>
</tr>
<tr>
<td><strong>Existing buildings and works in the Farming Zone and Rural Activity Zone</strong></td>
<td>Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the use or maintenance of an existing building or works used for Agricultural production, including a dam, utility service, bore, horticultural trellising and accessway in the Farming Zone or the Rural Activity Zone. This exemption does not apply to:</td>
</tr>
<tr>
<td></td>
<td>- the use or maintenance of a Dwelling; or</td>
</tr>
<tr>
<td></td>
<td>- the operation or maintenance of a fence; or</td>
</tr>
<tr>
<td></td>
<td>- native vegetation located more than 10 metres measured from the outermost point of the building or works.</td>
</tr>
<tr>
<td><strong>Fences</strong></td>
<td>Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable:</td>
</tr>
<tr>
<td></td>
<td>- the operation or maintenance of an existing fence; or</td>
</tr>
<tr>
<td></td>
<td>- the construction of a boundary fence between properties in different ownership. The clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.</td>
</tr>
<tr>
<td><strong>Fire protection</strong></td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to carry out any of the following fire protection activities:</td>
</tr>
<tr>
<td></td>
<td>- fire fighting;</td>
</tr>
<tr>
<td></td>
<td>- planned burning;</td>
</tr>
<tr>
<td></td>
<td>- making or maintenance of a fuelbreak or firefighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;</td>
</tr>
<tr>
<td></td>
<td>- making a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987);</td>
</tr>
<tr>
<td></td>
<td>- in accordance with a fire prevention notice issued under either:</td>
</tr>
<tr>
<td></td>
<td>- Section 65 of the Forests Act 1958; or</td>
</tr>
<tr>
<td></td>
<td>- Section 41 of the Country Fire Authority Act 1958.</td>
</tr>
<tr>
<td></td>
<td>- keeping native vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the Electricity Safety Act 1998;</td>
</tr>
</tbody>
</table>
The requirement to obtain a permit does not apply to:

- minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by or on behalf of that authority, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the Road Management Act 2004.

*Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.*

| Geothermal energy exploration and extraction | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Geothermal Energy Resources Act 2005. |
| Grasses | Native grass that is to be mowed or slashed for maintenance only, provided that the grass is: |
| | - located within a lawn, garden or other landscaped area; or |
| | - maintained at a height of at least 10 centimetres above ground level. |
| Grazing | Native vegetation that is to be removed, destroyed or lopped by domestic stock grazing on: |
| | - freehold land; or |
| | - Crown land in accordance with a license, permit or lease granted under applicable legislation. |
| Greenhouse gas sequestration and exploration | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Greenhouse Gas Geological Sequestration Act 2008. |
| Harvesting for timber production – naturally established native vegetation | Naturally established native vegetation that is to be removed, destroyed or lopped to enable timber harvesting operations and associated activities that are in accordance with the Code of Practice for Timber Production 2014 and are: |
| | - undertaken on public land under a licence or permit issued under section 52 of the Forests Act 1958; or |
| Land management or directions notice | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the Catchment and Land Protection Act 1994. |
| Land use conditions | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the Catchment and Land Protection Act 1994. |
| Lopping and pruning for maintenance | Lopping or pruning native vegetation, for maintenance only, provided no more than 1/3 of the foliage of each individual plant is lopped or pruned. |
| | This exemption does not apply to: |
| | - the pruning or lopping of the trunk of a native tree; or |
| | - native vegetation on a roadside or railway reservation. |
The requirement to obtain a permit does not apply to:

<table>
<thead>
<tr>
<th>Mineral exploration and extraction</th>
<th>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention license issued under the Mineral Resources (Sustainable Development) Act 1990:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>- that is low impact exploration within the meaning of Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990; or</td>
</tr>
<tr>
<td></td>
<td>- in accordance with a work plan approved under Part 3 of the Mineral Resources (Sustainable Development) Act 1990.</td>
</tr>
<tr>
<td>Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>New buildings and works in the Farming Zone and Rural Activity Zone</th>
<th>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the construction of a building or works used for Agricultural production, including a dam, utility service, bore and accessway, in the Farming Zone or the Rural Activity Zone.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:</td>
<td></td>
</tr>
<tr>
<td>- 1 hectare of native vegetation which does not include a tree.</td>
<td></td>
</tr>
<tr>
<td>- 15 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.</td>
<td></td>
</tr>
<tr>
<td>- 5 native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.</td>
<td></td>
</tr>
<tr>
<td>This exemption does not apply to the construction or operation of a pivot irrigation system or horticultural trellising.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>New dwellings in the Farming Zone and Rural Activity Zone</th>
<th>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the construction of a dwelling in the Farming Zone or Rural Activity Zone.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The maximum extent of native vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:</td>
<td></td>
</tr>
<tr>
<td>- 300 square metres of native vegetation which does not include a tree.</td>
<td></td>
</tr>
<tr>
<td>- 5 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.</td>
<td></td>
</tr>
<tr>
<td>- 1 native tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.</td>
<td></td>
</tr>
<tr>
<td>This exemption does not apply native vegetation removed, destroyed or lopped to enable the construction of a swimming pool, tennis court or horse ménage.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Personal use</th>
<th>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to obtain reasonable amounts of wood for personal use by the owner or lawful occupier of the land.</th>
</tr>
</thead>
<tbody>
<tr>
<td>For the purpose of this exemption personal use means uses such as heating and cooking, building and fence construction on land, and hobbies such as arts and craft.</td>
<td></td>
</tr>
<tr>
<td>This exemption does not apply to:</td>
<td></td>
</tr>
<tr>
<td>- contiguous land in one ownership that has an area of less than 10 hectares;</td>
<td></td>
</tr>
</tbody>
</table>
The requirement to obtain a permit does not apply to:

- the removal, destruction or lopping of native vegetation by means other than cutting or chopping; or
- a standing native tree (including a dead tree) with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

<table>
<thead>
<tr>
<th>Pest animal burrows</th>
<th>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows in the Farming Zone or the Rural Activity Zone:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>in accordance with written agreement of an officer of the department responsible for administering the <em>Flora and Fauna Guarantee Act 1988</em>; or</td>
</tr>
<tr>
<td></td>
<td>provided the maximum extent of native vegetation removed, destroyed or lopped on contiguous land in the same ownership in a five year period does not exceed any of the following:</td>
</tr>
<tr>
<td></td>
<td>- 1 hectare of native vegetation which does not include a tree; or</td>
</tr>
<tr>
<td></td>
<td>- 15 native trees with a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.</td>
</tr>
</tbody>
</table>

| Planted vegetation | Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding. |

| Railways | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). |

<table>
<thead>
<tr>
<th>Regrowth</th>
<th>Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>less than 10 years old; or</td>
</tr>
<tr>
<td></td>
<td>bracken (<em>Pteridium esculentum</em>); or</td>
</tr>
<tr>
<td></td>
<td>within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation; or</td>
</tr>
<tr>
<td></td>
<td>less than ten years old at the time of a property vegetation plan being signed by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <em>Conservation, Forests and Lands Act 1987</em>), and is:</td>
</tr>
<tr>
<td></td>
<td>- shown on that plan as being 'certified regrowth'; and</td>
</tr>
<tr>
<td></td>
<td>- on land that is to be used or maintained for cultivation or pasture during the term of that plan.</td>
</tr>
</tbody>
</table>

This exemption does not apply to land where native vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.
<table>
<thead>
<tr>
<th>The requirement to obtain a permit does not apply to:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Road safety</strong></td>
</tr>
<tr>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by and on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <em>Conservation, Forests and Lands Act 1987</em>).</td>
</tr>
<tr>
<td><strong>Site area</strong></td>
</tr>
<tr>
<td>Native vegetation that is to be removed, destroyed or lopped on land, together with all contiguous land in one ownership, which has an area of less than 0.4 hectares.</td>
</tr>
<tr>
<td>This exemption does not apply to native vegetation on a roadside or rail reservation.</td>
</tr>
<tr>
<td><strong>Stock movements on roads</strong></td>
</tr>
<tr>
<td>Native vegetation that is to be removed, or destroyed by stock being moved along a road.</td>
</tr>
<tr>
<td>This exemption does not apply to grazing as a result of holding stock in a temporary fence (including an electric fence) on a roadside for the purpose of feeding.</td>
</tr>
<tr>
<td><strong>Stone exploration</strong></td>
</tr>
<tr>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration.</td>
</tr>
<tr>
<td>The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:</td>
</tr>
<tr>
<td>- 1 hectare of native vegetation which does not include a tree.</td>
</tr>
<tr>
<td>- 15 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.</td>
</tr>
<tr>
<td>- 5 native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.</td>
</tr>
<tr>
<td>This exemption does not apply to costeining and bulk sampling activities.</td>
</tr>
<tr>
<td><strong>Stone extraction</strong></td>
</tr>
<tr>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone extraction in accordance with a work plan approved under the <em>Mineral Resources (Sustainable Development) Act 1990</em> and authorised by a work authority under that Act.</td>
</tr>
<tr>
<td><strong>Surveying</strong></td>
</tr>
<tr>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the <em>Surveying Act 2004</em>) using hand-held tools to establish a sightline for the measurement of land.</td>
</tr>
<tr>
<td><strong>Traditional owners</strong></td>
</tr>
<tr>
<td>Native vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:</td>
</tr>
<tr>
<td>- a natural resource agreement under Part 6 of the <em>Traditional Owner Settlement Act 2010</em>; or</td>
</tr>
<tr>
<td>- an authorisation order made under sections 82 or 84 of the <em>Traditional Owner Settlement Act 2010</em> as those sections were in force immediately before the commencement of section 24 of the <em>Traditional Owner Settlement Amendment Act</em> in 2016 (1 May 2017).</td>
</tr>
<tr>
<td><strong>Utility installations</strong></td>
</tr>
<tr>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary:</td>
</tr>
<tr>
<td>- to maintain the safe and efficient function a Minor utility installation; or</td>
</tr>
</tbody>
</table>
The requirement to obtain a permit does not apply to:

- by or on behalf of a utility service provider to maintain or construct a utility installation in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).

<table>
<thead>
<tr>
<th>Vehicle access from public roads</th>
<th>Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This exemption only applies to properties which share a common boundary with the road reserve, and the total width of clearing must not exceed 6 metres.</td>
</tr>
<tr>
<td></td>
<td>This exemption does not apply where there is a practical opportunity to site the accessway to avoid the removal, destruction or lopping of native vegetation.</td>
</tr>
<tr>
<td></td>
<td>In this exemption, roadside and public road have the same meanings as in section 3 of the Road Management Act 2004.</td>
</tr>
<tr>
<td></td>
<td>Note: Under the Road Management Act 2004 the written consent of the coordinating road authority is required to conduct any works, including removing a tree or other vegetation, in, on, under or over a road.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Weeds</th>
<th>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal or destruction of a weed listed in the schedule to Clause 52.17.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:</td>
</tr>
<tr>
<td></td>
<td>- 1 hectare of native vegetation which does not include a tree.</td>
</tr>
<tr>
<td></td>
<td>- 15 native trees with a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.</td>
</tr>
</tbody>
</table>
### SCHEDULE TO CLAUSE 52.17

#### 1.0 Scheduled area

<table>
<thead>
<tr>
<th>Area</th>
<th>Description of native vegetation for which no permit is required to remove, destroy or lop</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

#### 2.0 Scheduled weed

<table>
<thead>
<tr>
<th>Area</th>
<th>Description of weed</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

#### 3.0 Utility installation code of practice

<table>
<thead>
<tr>
<th>Name of code of practice</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>
TELECOMMUNICATIONS FACILITY

Purpose

To ensure that telecommunications infrastructure and services are provided in an efficient and cost effective manner to meet community needs.

To facilitate an effective statewide telecommunications network in a manner consistent with orderly and proper planning.

To encourage the provision of telecommunications facilities with minimal impact on the amenity of the area.

Permit requirement

A permit is required to construct a building or construct or carry out works for a Telecommunications facility. This does not apply to buildings and works for:

- A low-impact facility as described in the Telecommunications (Low-impact) Facilities Determination 1997 (Cth).
- The inspection and maintenance of a Telecommunications facility as defined in the Telecommunications Act 1997 (Cth).
- A facility authorised by a Facilities Installation Permit issued under the Telecommunications Act 1997 (Cth).
- A temporary defence facility.
- The connection of a building, structure, caravan or mobile home to a Telecommunications line forming part of a Telecommunications network.
- A Telecommunications facility that complies with the requirements of section 5 of A Code of Practice for Telecommunications Facilities in Victoria, July 2004.
- An activity authorised under clause 6(2) of Division 3 of Schedule 3 of the Telecommunications Act 1997 (Cth).
- An activity carried out by a body listed in sections 46 to 51 (inclusive) of the Telecommunications Act 1997 (Cth) pursuant to legislation applying to that body.

Land in public ownership

An application affecting land in a public land zone must be accompanied by written confirmation from the public land manager that the public land manager consents generally or conditionally:

- To the application being made; or
- To the application being made and to the proposed development.

This requirement does not apply if the applicant is the public land manager.

Exemption from notice and review

An application is 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 unless:

- The Telecommunications facility is a radio communications dish greater than 1.2 metres in diameter; or
- The Telecommunications facility is a Telecommunications tower (other than a low-impact facility described in the Telecommunications (Low-impact Facilities) Determination 1997 (Cth)); or
- The land is located in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, a Design and Development Overlay or an Erosion Management Overlay; or
- The land is public land not in a public land zone and the responsible authority is not the public land manager.

An application under any provision of this scheme to use or develop land for a Telecommunications facility is 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 if the Telecommunications facility is funded, or partly funded, by:
- The Commonwealth through the Mobile Black Spot Program; or
- The State of Victoria.

### Application requirements

An application must be accompanied by the following information as appropriate to the proposal and the location:

- A site analysis and design response explaining how the proposed facility addresses the principles for the design, siting, construction and operation of telecommunications facilities and the requirements in *A Code of Practice for Telecommunications Facilities in Victoria, July 2004*.
- Site boundaries and dimensions.
- The purpose and location of all buildings and works required in the construction of the facility.
- The location of all existing buildings and works to be retained and demolished.
- The location of all proposed buildings and works including dimensions, elevations, materials, colours and finishes.
- The location and use of all buildings on adjoining properties.
- The location of all adjoining streets and access ways.
- Australian Height Datum levels.
- Natural drainage lines, watercourses, coastal dunes, beach systems and wetlands.
- Proposals for the rehabilitation of the land on which development is to occur.
- Roads and parking areas.
- Materials, landscaping, external lighting, colour and reflectivity.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The principles for the design, siting, construction and operation of a Telecommunications facility set out in *A Code of Practice for Telecommunications Facilities in Victoria, July 2004*.
- The effect of the proposal on adjacent land.
- If the Telecommunications facility is located in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, a Design and Development Overlay or an Erosion Management Overlay, the decision guidelines in those overlays and the schedules to those overlays.
PRIVATE TENNIS COURT

Purpose

To ensure that tennis courts used in association with a dwelling are sited and constructed to minimise the effects of the development on nearby properties.

To ensure that the use of tennis courts in association with a dwelling does not cause unreasonable disturbance to adjoining residents or adversely affect the residential amenity of adjoining areas.

Application

This clause applies to any private tennis court which is used in association with a dwelling.

Permit requirement

A permit is not required under any provision of this scheme to construct, use or illuminate a private tennis court if the performance requirements specified in the Code of Practice - Private Tennis Court Development Revision 1 March 1999 are met.

A permit is required to construct, use or illuminate a private tennis court:

- If any of the performance requirements specified in the Code of Practice - Private Tennis Court Development Revision 1 March 1999 are not met.

- If the land is in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, an Urban Floodway Zone, a Floodway Overlay or a Land Subject to Inundation Overlay and a permit is required for any of the following:
  - To construct a building or construct or carry out works.
  - To remove, destroy, prune or lop a tree or vegetation.

Application requirements

Unless the circumstances do not require, an application under this clause must be accompanied by the following information:

- A copy of title of the land.

- A layout plan to a scale of not less than 1:200.

- The location of dwellings on adjoining land within 10 metres of the court site showing habitable room windows.

- Existing and proposed site levels.

- Location of vegetation to be removed.

- Proposed landscaping.

- Illumination levels and the position and height of light poles and fencing.

- Description of fencing material.

- The location of easements.

- Volume of excavated material to be brought to or removed from the site.

- Means of access to the site.

- Construction method and timing.
Notice provisions

An application for a permit to construct, use or illuminate a private tennis court under any provision of this scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d) of the Act.

In accordance with section 52(1)(c) of the Act notice of an application to construct, use or illuminate a private tennis court under any provision of this scheme must be given by ordinary post to the owners and occupiers of adjoining and opposite properties.

Decision guidelines

Before deciding on an application under this Clause, in addition to the decision guidelines in Clause 65, the responsible authority must consider the relevant objectives and considerations specified in the Code of Practice - Private Tennis Court Development Revision 1 March 1999.
COMMUNITY CARE ACCOMMODATION

Purpose
To facilitate the establishment of community care accommodation.
To support the confidentiality of community care accommodation.

Application
This clause applies to the use and development of land for community care accommodation.

Use exemption
Any requirement in the Activity Centre Zone, Capital City Zone, Commercial 1 Zone, General Residential Zone, Low Density Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone, Rural Living Zone or Township Zone to obtain a permit to use land for community care accommodation does not apply if all of the following requirements are met:

- Any condition opposite the use ‘community care accommodation’ in the table of uses in the zone or schedule to the zone is met.
- The use is funded by, or conducted by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.
- No more than 20 clients are accommodated. This does not include staff.
- No more than 5 persons at any one time who are not residents may access support services provided on the land.

Buildings and works exemption
Any requirement in the General Residential Zone, Low Density Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone, Rural Living Zone or Township Zone to obtain a permit to construct a building or construct or carry out works for community care accommodation does not apply if all of the following requirements are met:

- The development is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.
- If the development is in the General Residential Zone or Neighbourhood Residential Zone, a garden area is provided in accordance with the minimum garden area requirement specified in the zone.
- If the development is in the General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone, standards B6, B17, B18, B19, B20, B21 and B22 of Clause 55 are met.

Exemption from notice and review
An application under any provision of this planning scheme to use land or construct a building or construct or carry out works for community care accommodation is 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 if the application is made by or on behalf of a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.
52.23

ROOMING HOUSE

Purpose

To facilitate the establishment of domestic-scale rooming houses.

52.23-1

Application

This clause applies to use and development of land for a rooming house.

52.23-2

Use exemption

Any requirement in the Activity Centre Zone, Capital City Zone, Commercial 1 Zone, General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone to obtain a permit to use land for a rooming house does not apply if all of the following requirements are met:

- Any condition opposite the use ‘rooming house’ in the table of uses in the zone or schedule to the zone is met.
- The total floor area of all buildings on the land does not exceed 300 square metres, excluding outbuildings.
- No more than 12 persons are accommodated.
- No more than 9 bedrooms are provided.

52.23-3

Buildings and works exemption

Any requirement in the General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone to obtain a permit to construct a building or construct or carry out works for a rooming house does not apply if all of the following requirements are met:

- No more than 9 bedrooms are developed on the land.
- Bedrooms can only be accessed from within the building.
- The total floor area of all buildings on the land does not exceed 300 square metres, excluding outbuildings.
- If the development is in the General Residential Zone or Neighbourhood Residential Zone, a garden area is provided in accordance with the minimum garden area requirement specified in the zone.
- Shared entry facilities and common areas, including a kitchen and living area, are provided.
CREMATORIUM

Purpose
To ensure that crematoria in cemeteries are developed and used in an appropriate manner.

Permit required
A permit is required to develop and use a crematorium on land that is used for cemetery purposes. This does not apply to land in the Springvale Crematorium.

Decision guidelines
Before deciding on an application to use and develop land for a crematorium, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The provision of landscaping and screen planting.
- The location and design of the buildings to be constructed.
- The effect on traffic movement generated by the use.
- The provision of parking facilities.
52.26
31/07/2018
VC148

[NO CONTENT]
LICENCED PREMISES

Purpose
To ensure that licensed premises are situated in appropriate locations.
To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.

Scope
These provisions apply to premises licensed, or to be licensed, under the Liquor Control Reform Act 1998.

Permit required
A permit is required to use land to sell or consume liquor if any of the following apply:

- A licence is required under the Liquor Control Reform Act 1998.
- A different licence or category of licence is required from that which is in force.
- The hours of trading allowed under a licence are to be extended.
- The number of patrons allowed under a licence is to be increased.
- The area that liquor is allowed to be consumed or supplied under a licence is to be increased.

This does not apply:
- To a limited licence.
- To a licence to manufacture liquor.
- If the schedule to this clause specifies that a permit is not required to use land to sell or consume liquor under a particular type of licence.
- To a variation that reduces the hours of trading allowed under a licence.
- To a variation that reduces the number of patrons allowed under a licence.
- To a variation that reduces the area within which liquor is allowed to be consumed or supplied under a licence.
- To a variation of licence at the initiative of the Victorian Commission for Gambling and Liquor Regulation, pursuant to Section 58 of the Liquor Control Reform Act 1998.
- To a variation of licence for a variation prescribed in Part 6, Regulation 31 of the Liquor Control Reform Regulations 2009.
- If a different licence or category of licence is required solely as a result of changes to licence categories.
- To a licence to sell only packaged liquor for consumption elsewhere issued before 8 April 2011.

The schedule to this clause may specify that a permit may not be granted to use land to sell or consume liquor under a particular type of licence.

Referral of applications
An application must be referred and notice of the application must be given in accordance with Clause 66 of this scheme.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

• The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.

• The impact of the hours of operation on the amenity of the surrounding area.

• The impact of the number of patrons on the amenity of the surrounding area.

• The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.
## SCHEDULE TO CLAUSE 52.27

### Permit not required

<table>
<thead>
<tr>
<th>Land</th>
<th>Type of licence</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Specified</td>
<td>None Specified</td>
</tr>
</tbody>
</table>

### Permit may not be granted

<table>
<thead>
<tr>
<th>Land</th>
<th>Type of licence</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Specified</td>
<td>None Specified</td>
</tr>
</tbody>
</table>
GAMING

Purpose
To ensure that gaming machines are situated in appropriate locations and premises.
To ensure the social and economic impacts of the location of gaming machines are considered.
To prohibit gaming machines in specified shopping complexes and strip shopping centres.

Gaming objectives
A schedule to this clause may specify objectives to be achieved in relation to the installation or use of a gaming machine.

Permit requirement
A permit is required to install or use a gaming machine.

This does not apply in either of the following circumstances:
- Clause 52.28-4 or Clause 52.28-5 specifically prohibit a gaming machine.
- the gaming machine is in an approved venue under the Gambling Regulation Act 2003 on 18 October 2006 and the maximum number of gaming machines for the approved venue on 18 October 2006 is not exceeded.

Prohibition of a gaming machine in a shopping complex
Installation or use of a gaming machine is prohibited on land specified in a schedule to this clause.

This does not apply to a gaming machine in an approved venue under the Gambling Regulation Act 2003 on 18 October 2006; and the maximum number of gaming machines for the approved venue on 18 October 2006 is not exceeded.

Prohibition of a gaming machine in a strip shopping centre
Installation or use of a gaming machine is prohibited in a strip shopping centre if:
- the strip shopping centre is specified in the schedule to this clause.
- the schedule provides that a gaming machine is prohibited in all strip shopping centres on land covered by this planning scheme.

This does not apply to a gaming machine in an approved venue under the Gambling Regulation Act 2003 on 18 October 2006; and the maximum number of gaming machines for the approved venue on 18 October 2006 is not exceeded.

A strip shopping centre is an area that meets all of the following requirements:
- it is zoned for commercial use;
- it consists of at least two separate buildings on at least two separate and adjoining lots;
- it is an area in which a significant proportion of the buildings are shops;
- it is an area in which a significant proportion of the lots abut a road accessible to the public generally;

but it does not include the Capital City Zone in the Melbourne Planning Scheme.

Locations for gaming machines
A schedule to this clause may specify guidelines relating to locations for gaming venues and machines.
Venues for gaming machines
A schedule to this clause may specify guidelines relating to venues for gaming machines.

Application requirements
An application must be accompanied by any information specified in a schedule to this overlay.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The compatibility of the proposal with adjoining and nearby land uses.
- The capability of the site to accommodate the proposal.
- Whether the gaming premises provides a full range of hotel facilities or services to patrons or a full range of club facilities or services to members and patrons.
- Any other matters specified in the schedule to this clause.
SCHEDULE TO CLAUSE 52.28 GAMING

Prohibition of a gaming machine in a shopping complex

Installation or use of a gaming machine as specified in Clause 52.28-3 is prohibited on land described in Table 1 below.

Table 1

<table>
<thead>
<tr>
<th>Name of shopping complex and locality</th>
<th>Land description</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

Prohibition of a gaming machine in a strip shopping centre

A gaming machine as specified in Clause 52.28-4 is prohibited in all strip shopping centres on land covered by this planning scheme.
LAND ADJACENT TO A ROAD ZONE, CATEGORY 1, OR A PUBLIC ACQUISITION OVERLAY FOR A CATEGORY 1 ROAD

Purpose
To ensure appropriate access to identified roads.
To ensure appropriate subdivision of land adjacent to identified roads.

Application
This clause applies to land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Permit requirement
A permit is required to:

- Create or alter access to:
  - A road in a Road Zone, Category 1.
  - Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

- Subdivide land adjacent to:
  - A road in a Road Zone, Category 1.
  - Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Permit not required
A permit is not required to:

- Realign a boundary.

- Subdivide an existing building, provided the building is already connected to services and no new access is required.

- Subdivide land into two lots, provided no new access is required.

Referral of applications
An application to create or alter access to, or to subdivide land adjacent to, a road declared as a freeway or arterial road under the *Road Management Act 2004*, land owned by the Roads Corporation for the purpose of a road, or land in a Public Acquisition Overlay if the Roads Corporation is the acquiring authority for the land, must be referred to the Roads Corporation under section 55 of the Act.

Any other application must be referred to the owner of, or the acquiring authority for, the adjacent land in the Road Zone, Category 1, or the Public Acquisition Overlay.

Exemption from notice and review
An application is 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.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
- Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the *Road Management Act 2004* regarding access between a controlled access road and adjacent land.
WIND ENERGY FACILITY

Purpose
To facilitate the establishment and expansion of wind energy facilities, in appropriate locations, with minimal impact on the amenity of the area.

Application
This clause applies to land used and developed or proposed to be used and developed for a Wind energy facility.

Use and development of land
A permit is required to use and develop land for a Wind energy facility.

The use and development of land for a Wind energy facility is prohibited at a location listed in the table to this clause unless the condition opposite the location specified in the table is met.

Table to Clause 52.32-2

<table>
<thead>
<tr>
<th>Location</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>On land where any turbine (measured from the centre of the tower at ground level) that forms part of the facility is located within one kilometre of an existing dwelling. This does not apply to a Wind energy facility that is located on land in a residential zone, an industrial zone, a commercial zone or a special purpose zone.</td>
<td>Must meet the requirements of clause 52.32-3.</td>
</tr>
<tr>
<td>Land described in a schedule to the National Parks Act 1975</td>
<td>Must be principally used to supply electricity to a facility used in conjunction with conservation, recreation, administration or accommodation use of the land.</td>
</tr>
<tr>
<td>Land declared a Ramsar wetland as defined under section 17 of the Environment Protection and Biodiversity Conservation Act 1999 (Cwth)</td>
<td>Must be on land in a residential zone, industrial zone, commercial zone or special purpose zone and must be integrated as part of the development of the land.</td>
</tr>
<tr>
<td>Land listed in a schedule to Clause 52.32-2</td>
<td></td>
</tr>
</tbody>
</table>

Turbine within one kilometre of a dwelling
An application that includes a proposed turbine within one kilometre of an existing dwelling must be accompanied by:

- A plan showing all dwellings within one kilometre of a proposed turbine (measured from the centre of the tower at ground level).

- Evidence of the written consent of any owner as at the date of that application of an existing dwelling located within one kilometre of a proposed turbine (measured from the centre of the tower at ground level) that forms part of a Wind energy facility. This does not apply to an application to amend such a permit under section 72 or section 97I of the Act unless the amendment of the permit would:
  - increase the number of turbines; or
- change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.

This does not apply to a Wind energy facility that is located on land in a residential zone, an industrial zone, a commercial zone or a special purpose zone.

Application requirements
An application must be accompanied by the following information as appropriate:

Site and context analysis
A site and context analysis may use a site plan, photographs or other techniques to accurately describe the site and surrounding area and must include the following information:

- In relation to the site:
  - Site shape, dimensions and size
  - Orientation and contours
  - Current land use
  - The existing use and siting of buildings or works on the land
  - Existing vegetation types, condition and coverage
  - The landscape of the site
  - Sites of cultural heritage significance
  - Wind characteristics
  - Any other notable features, constraints or other characteristics of the site.

- In relation to the surrounding area:
  - Existing land uses
  - Above-ground utilities
  - Access to infrastructure
  - Direction and distances to nearby dwellings, townships, urban areas, significant conservation and recreation areas, water features, tourist routes and walking tracks, major roads, airports, aerodromes and existing and proposed wind energy facilities
  - The siting and use of buildings on adjacent properties
  - Views to and from the site, including views from existing dwellings and key vantage points including major roads, walking tracks, tourist routes and regional population growth corridors
  - Sites of flora and fauna listed under the Flora and Fauna Guarantee Act 1988 and Environment Protection and Biodiversity Conservation Act 1999 (Cwlth), including significant habitat corridors, and movement corridors for these fauna
  - Sites of cultural heritage significance
  - National Parks, State Parks, Coastal Reserves and other land subject to the National Parks Act 1975
  - Land declared a Ramsar wetland as defined under section 17 of the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)
- Location of any land included in the schedule to clause 52.32-2 of the planning scheme
- Any other notable features or characteristics of the area
- Bushfire risks.

**Design response**

- Detailed plans of the proposed development.
- Plans and elevations of transmission infrastructure and electricity utility works required to connect the facility to the electricity network, and access road options.
- Accurate visual simulations illustrating the development in the context of the surrounding area and from key public view points.
- A rehabilitation plan for the site.
- A written report(s), including:
  - A description of the proposal.
  - An explanation of how the proposed design derives from and responds to the site analysis.
  - A description of how the proposal responds to any significant landscape features for the area identified in the planning scheme.
  - An assessment of:
    - the visual impact of the proposal on the surrounding landscape.
    - the visual impact on abutting land that is described in a schedule to the *National Parks Act 1975* and Ramsar wetlands and coastal areas.
    - the impact of the proposal on any species (including birds and bats) listed under the *Flora and Fauna Guarantee Act 1988* or the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth).
    - the noise impacts of the proposal prepared in accordance with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise, including an assessment of whether a high amenity noise limit is applicable, as assessed under Section 5.3 of the Standard.
    - the impacts upon Aboriginal or non-Aboriginal cultural heritage.
  - A statement of why the site is suitable for the wind energy facility.
  - An environmental management plan including any rehabilitation and monitoring requirements.

If in the opinion of the responsible authority a requirement of the site and context analysis or design response is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

An application must be accompanied by the following information:

**Mandatory noise assessment**

- A pre-construction (predictive) noise assessment report demonstrating that the proposal can comply with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise, including an assessment of whether a high amenity noise limit is applicable under Section 5.3 of the Standard.
- An environmental audit report of the pre-construction (predictive) noise assessment report prepared under Part IXD, Section 53V of the *Environment Protection Act 1970* by an environmental auditor appointed under Part IXD of the *Environment Protection Act 1970*. The environmental audit report must verify that the acoustic assessment undertaken for the purpose
of the pre-construction (predictive) noise assessment report has been conducted in accordance with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise.

### Mandatory condition

A permit to use or develop land for a wind energy facility must include the following conditions:

- A post-construction noise assessment report prepared in accordance with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise demonstrating whether the wind energy facility complies with the Standard, must be submitted to the Responsible Authority. If the wind energy facility is constructed in stages, additional post-construction noise assessment reports for each stage must be submitted to the Responsible Authority.

- Each post-construction noise assessment report must be accompanied by an environmental audit report prepared under Part IXD, Section 53V of the Environment Protection Act 1970 by an environmental auditor appointed under Part IXD of the Environment Protection Act 1970. The environmental audit report must verify that the acoustic assessment undertaken for the purpose of the post-construction noise assessment report has been conducted in accordance with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:


- The effect of the proposal on the surrounding area in terms of noise, blade glint, shadow flicker and electromagnetic interference.

- The impact of the development on significant views, including visual corridors and sightlines.

- The impact of the facility on the natural environment and natural systems.

- The impact of the facility on cultural heritage.

- The impact of the facility on aircraft safety.


### Anemometer

Despite anything to the contrary in this scheme a permit may be granted to use and develop land for the purpose of wind measurement by an anemometer for a period of more than three years.

### Application to amend a permit under section 72 of the Act

An application to amend a permit made under section 72 of the Act is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the amendment of the permit does not:

- increase the number of turbines; or

- change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.
Application to amend a permit under section 97I of the Act

An application to amend a referred wind energy facility permit made under section 97I of the Act is wholly exempt from the requirements of section 97E(1) of the Act if the application does not seek to:

- increase the total number of turbines; or
- increase the maximum height of any turbine; or
- change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.

The requirements of section 97E(1) of the Act are modified so as to require referral of objections and submissions to an advisory committee established under section 151 of the Act if an application to amend a referred wind energy facility permit made under section 97I of the Act does not seek to:

- increase the total number of turbines by more than 15%; or
- increase the maximum height of any turbine by more than 20%; or
- change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.
SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY

1.0 Wind energy facility prohibition

<table>
<thead>
<tr>
<th>Land where a Wind energy facility is prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
</tr>
</tbody>
</table>
POST BOXES AND DRY STONE WALLS

Purpose
To conserve historic post boxes and dry stone walls.

Permit requirement
A permit is required to demolish or remove a post box constructed before 1930.
A permit is required to demolish, remove or alter a dry stone wall constructed before 1940 on land specified in the schedule to this provision. This does not apply to:

- Dry stone structures other than walls and fences.
- The demolition or removal of a section of a dry stone wall to install a gate.
- The reconstruction of damaged or collapsing walls which are undertaken to the same specifications and using the same materials as the existing walls.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The significance of the post box or dry stone wall.
- Any applicable heritage study, statement of significance and conservation policy.
- Whether the proposal will adversely affect the significance of the post box or dry stone wall.
- Whether the proposal will adversely affect the significance, character or appearance of the area.
SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

Permit requirement for dry stone walls

<table>
<thead>
<tr>
<th>Land</th>
<th>None specified</th>
</tr>
</thead>
</table>
BICYCLE FACILITIES

Purpose
To encourage cycling as a mode of transport.
To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Provision of bicycle facilities
A new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.
Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use.

Permit requirement
A permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

Exemption from notice and review
An application is 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.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposed number, location and design of bicycle facilities meets the purpose of this clause.
- The location of the proposed land use and the distance a cyclist would need to travel to reach the land.
- The users of the land and their opportunities for bicycle travel.
- Whether showers and change rooms provided on the land for users other than cyclists are available to cyclists.
- The opportunities for sharing of bicycle facilities by multiple uses, either because of variation of bicycle parking demand over time or because of efficiencies gained from the consolidation of shared bicycle facilities.
- Any relevant bicycle parking strategy or equivalent.

Required bicycle facilities
Tables 1, 2 and 3 to this clause set out the number and type of bicycle facilities required. Bicycle facilities are required if the use is listed in column 1 of the table. The number of bicycle facilities required for a use is the sum of columns 2 and 3 of the tables.
If in calculating the number of bicycle facilities the result is not a whole number, the required number of bicycle facilities is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.
A bicycle space for an employee or resident must be provided either in a bicycle locker or at a bicycle rail in a lockable compound.
A bicycle space for a visitor, shopper or student must be provided at a bicycle rail.

Table 1 to Clause 52.34-5 Bicycle spaces

<table>
<thead>
<tr>
<th>Use</th>
<th>Employee/Resident</th>
<th>Visitor/Shopper/Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
<td>None</td>
<td>2 plus 1 to each 50 sq m of net floor area</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>1 to each 25 sq m of floor area available to the public</td>
<td>2</td>
</tr>
<tr>
<td>Dwelling</td>
<td>In developments of four or more storeys, 1 to each 5 dwellings</td>
<td>In developments of four or more storeys, 1 to each 10 dwellings</td>
</tr>
<tr>
<td>Education centre (excluding Child care centre) other than specified in this table</td>
<td>1 to each 20 employees</td>
<td>1 to each 20 full-time students</td>
</tr>
<tr>
<td>Hospital</td>
<td>1 to each 15 beds</td>
<td>1 to each 30 beds</td>
</tr>
<tr>
<td>Hotel</td>
<td>1 to each 25 sq m of bar floor area available to the public</td>
<td>1 to each 25 sq m of bar floor area available to the public, plus 1 to each 100 sq m of lounge floor area available to the public</td>
</tr>
<tr>
<td>Industry other than specified in this table</td>
<td>1 to each 1000 sq m of net floor area</td>
<td>None</td>
</tr>
<tr>
<td>Library</td>
<td>1 to each 500 sq m of net floor area</td>
<td>4 plus 2 to each 200 sq m of net floor area</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
<td>1 to each 1500 spectator places</td>
<td>1 to each 250 spectator places</td>
</tr>
<tr>
<td>Market</td>
<td>1 to each 50 stalls</td>
<td>1 to each 10 stalls</td>
</tr>
<tr>
<td>Medical centre</td>
<td>1 to each 8 practitioners</td>
<td>1 to each 4 practitioners</td>
</tr>
<tr>
<td>Minor sports and recreation facility</td>
<td>1 per 4 employees</td>
<td>1 to each 200 sq m of net floor area</td>
</tr>
<tr>
<td>Motel</td>
<td>1 to each 40 rooms</td>
<td>None</td>
</tr>
<tr>
<td>Office other than specified in this table</td>
<td>1 to each 300 sq m of net floor area if the net floor area exceeds 1000 sq m</td>
<td>1 to each 1000 sq m of net floor area if the net floor area exceeds 1000 sq m</td>
</tr>
<tr>
<td>Place of assembly other than specified in this table</td>
<td>1 to each 1500 sq m of net floor area</td>
<td>2 plus 1 to each 1500 sq m of net floor area</td>
</tr>
<tr>
<td>Primary school</td>
<td>1 to each 20 employees</td>
<td>1 to each 5 pupils over year 4</td>
</tr>
<tr>
<td>Residential building other than specified in this table</td>
<td>In developments of four or more storeys, 1 to each 10 lodging rooms</td>
<td>In developments of four or more storeys, 1 to each 10 lodging rooms</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1 to each 100 sq m of floor area available to the public</td>
<td>2 plus 1 to each 200 sq m of floor area available to the public if the floor area exceeds 400 sq m.</td>
</tr>
<tr>
<td>Retail premises other than specified in this table</td>
<td>1 to each 300 sq m of leasable floor area</td>
<td>1 to each 500 sq m of leasable floor area</td>
</tr>
<tr>
<td>Secondary school</td>
<td>1 to each 20 employees</td>
<td>1 to each 5 pupils</td>
</tr>
<tr>
<td>Service industry</td>
<td>1 to each 800 sq m of net floor area</td>
<td>None</td>
</tr>
<tr>
<td>Shop</td>
<td>1 to each 600 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres</td>
<td>1 to each 500 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres</td>
</tr>
</tbody>
</table>
### Table 2 to Clause 52.34-5 Showers

<table>
<thead>
<tr>
<th>USE</th>
<th>Employee/Resident</th>
<th>Visitor/Shopper/Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use listed in Table 1</td>
<td>If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.</td>
<td>None</td>
</tr>
</tbody>
</table>

### Table 3 to Clause 52.34-5 – Change rooms

<table>
<thead>
<tr>
<th>USE</th>
<th>Employee/Resident</th>
<th>Visitor/Shopper/Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use listed in Table 1</td>
<td>1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room.</td>
<td>None</td>
</tr>
</tbody>
</table>

### Design of bicycle spaces

Bicycle spaces should:
- Provide a space for a bicycle of minimum dimensions of 1.7 metres in length, 1.2 metres in height and 0.7 metres in width at the handlebars.
- Be located to allow a bicycle to be ridden to within 30 metres of the bicycle parking space.
- Be located to provide convenient access from surrounding bicycle routes and main building entrances.
- Not interfere with reasonable access to doorways, loading areas, access covers, furniture, services and infrastructure.
- Not cause a hazard.
- Be adequately lit during periods of use.

### Bicycle rails

A bicycle rail must:
- Be securely fixed to a wall or to the floor or ground.
- Be in a highly visible location for bicycle security (when not in a compound).
- Be of a shape that allows a cyclist to easily lock the bicycle frame and wheels.
- Be located to allow easy access to park, lock and remove the bicycle.

### Bicycle compounds and lockers

A bicycle compound or a bicycle locker must:
- Be located to provide convenient access to other bicycle facilities including showers and change rooms.
- Be fully enclosed.
- Be able to be locked.
- If outside, provide weather protection for the bicycle.

A bicycle locker must provide a bicycle parking space for at least one bicycle.

A bicycle compound must:
- Include wall or floor rails for bicycle parking.
- Provide an internal access path of at least 1.5 metres in width.

**Bicycle signage**

If bicycle facilities are required by this clause, bicycle signage that directs the cyclists to the bicycle facilities must be provided to the satisfaction of the responsible authority.

Bicycle signage should:

- Be at least 0.3 metres wide and 0.45 metres high.
- Display a white bicycle on a blue background on the top half of the sign.
- Display information about the direction of facilities on the bottom half of the sign.
**PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION**

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the *Subdivision Act 1988*.

**Exemption from public open space requirement specified in the scheme**

A subdivision is exempt from a public open space requirement specified in this scheme if:

- It is one of the following classes of subdivision:
  - Class 1: The subdivision of a building used for residential purposes provided each lot contains part of the building. The building must have been constructed or used for residential purposes immediately before 30 October 1989 or a planning permit must have been issued for the building to be constructed or used for residential purposes immediately before that date.
  - Class 2: The subdivision of a commercial or industrial building provided each lot contains part of the building.

- It is for the purpose of excising land to be transferred to a public authority, council or a Minister for a utility installation.

- It subdivides land into two lots and the council considers it unlikely that each lot will be further subdivided.

**Exemption from public open space requirement under section 18(8)(a) of the Subdivision Act 1988**

For the purposes of section 18(8)(a) of the *Subdivision Act 1988*, the following classes of subdivision are exempt from the public open space requirement:

- Class 1: The subdivision of a building used for residential purposes provided each lot contains part of the building. The building must have been constructed or used for residential purposes immediately before 30 October 1989 or a planning permit must have been issued for the building to be constructed or used for residential purposes immediately before that date.

- Class 2: The subdivision of a commercial or industrial building provided each lot contains part of the building.

*Note: Check section 18A of the Subdivision Act 1988 for other requirements that apply to a public open space requirement specified in the planning scheme.*
## SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

### 1.0

#### Subdivision and public open space contribution

<table>
<thead>
<tr>
<th>Type or location of subdivision</th>
<th>Amount of contribution for public open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Specified</td>
<td>None Specified</td>
</tr>
</tbody>
</table>

---

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BUSHFIRE PLANNING

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

Application
This clause applies to an application under Clause 44.06 - Bushfire Management Overlay, unless the application meets all of the requirements specified in a schedule to Clause 44.06.
Clause 53.02-3 applies to an application to construct a single dwelling or construct or carry out works associated with a single dwelling if all of the following requirements are met:

- The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone.
- There is only one dwelling on the lot.
- The application meets all of the approved measures contained in Clause 53.02-3.

Clause 53.02-4 applies to all other applications.

Operation
The provisions of this clause contain:

- Objectives. An objective describes the outcome that must be achieved in a completed development.
- Approved measures (AM). An approved measure meets the objective.
- Alternative measures (AltM). An alternative measure may be considered where the responsible authority is satisfied that the objective can be met. The responsible authority may consider other unspecified alternative measures.
- Decision guidelines. The decision guidelines set out the matters that the responsible authority must consider before deciding on an application, including whether any proposed alternative measure is appropriate.

A schedule to Clause 44.06 may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines.

A substitute approved measure specified in a schedule to Clause 44.06 substitutes the applicable approved measure contained in this clause.

Dwellings in existing settlements – Bushfire protection objective
To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.
Approved measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AM 1.1</strong></td>
<td>A building is sited to ensure the site best achieves the following:</td>
</tr>
<tr>
<td></td>
<td>• The maximum separation distance between the building and the bushfire hazard.</td>
</tr>
<tr>
<td></td>
<td>• The building is in close proximity to a public road.</td>
</tr>
<tr>
<td></td>
<td>• Access can be provided to the building for emergency service vehicles.</td>
</tr>
<tr>
<td><strong>AM 1.2</strong></td>
<td>A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.</td>
</tr>
<tr>
<td></td>
<td>A building is constructed to the bushfire attack level:</td>
</tr>
<tr>
<td></td>
<td>• That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5, or</td>
</tr>
<tr>
<td></td>
<td>• The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5 where all of the following apply:</td>
</tr>
<tr>
<td></td>
<td>  • A private bushfire shelter (a Class 10c building within the meaning of the Building Regulations 2006) is constructed on the same land as the dwelling.</td>
</tr>
<tr>
<td></td>
<td>  • A minimum bushfire attack level of BAL12.5 is provided in all circumstances.</td>
</tr>
<tr>
<td><strong>AM 1.3</strong></td>
<td>A building is provided with:</td>
</tr>
<tr>
<td></td>
<td>• A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.</td>
</tr>
<tr>
<td></td>
<td>• Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</td>
</tr>
</tbody>
</table>

53.02-3.1 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

• The Municipal Planning Strategy and the Planning Policy Framework.

• The bushfire hazard site assessment and the bushfire management statement submitted with the application.

• Whether all of the the approved measures have been incorporated into the application.

53.02-4

Bushfire protection objectives

53.02-4.1 Landscape, siting and design objectives

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.
## Approved measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM 2.1</td>
<td>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</td>
</tr>
<tr>
<td>AM 2.2</td>
<td>A building is sited to ensure the site best achieves the following:</td>
</tr>
<tr>
<td></td>
<td>- The maximum separation distance between the building and the bushfire hazard.</td>
</tr>
<tr>
<td></td>
<td>- The building is in close proximity to a public road.</td>
</tr>
<tr>
<td></td>
<td>- Access can be provided to the building for emergency service vehicles.</td>
</tr>
<tr>
<td>AM 2.3</td>
<td>A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.</td>
</tr>
</tbody>
</table>

### 53.02-4.2 Defendable space and construction objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

## Approved measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM 3.1</td>
<td>A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person’s unit, industry, office or retail premises is provided with defendable space in accordance with:</td>
</tr>
<tr>
<td></td>
<td>- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or</td>
</tr>
<tr>
<td></td>
<td>- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.</td>
</tr>
<tr>
<td></td>
<td>The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.</td>
</tr>
<tr>
<td>AM 3.2</td>
<td>A building used for accommodation (other than a dwelling or dependent person’s unit), a child care centre, an education centre, a hospital, leisure and recreation or a place of assembly is:</td>
</tr>
<tr>
<td></td>
<td>- Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.</td>
</tr>
<tr>
<td></td>
<td>- Constructed to a bushfire attack level of BAL12.5.</td>
</tr>
</tbody>
</table>

### Alternative measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AltM 3.3</td>
<td>Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.</td>
</tr>
<tr>
<td>AltM 3.4</td>
<td>Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.</td>
</tr>
</tbody>
</table>
A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:

- The lot has access to urban, township or other areas where:
  - Protection can be provided from the impact of extreme bushfire behaviour.
  - Fuel is managed in a minimum fuel condition.
  - There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat.
- Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.
- The dwelling is constructed to a bushfire attack level of BAL FZ.

This alternative measure only applies where the requirements of AM 3.1 cannot be met.

A building used for accommodation (other than a dwelling or dependent person’s unit), child care centre, education centre, hospital, leisure and recreation or place of assembly may provide defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 where it can be demonstrated that:

- An integrated approach to risk management has been adopted that considers:
  - The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.
  - The intended frequency and nature of occupation.
  - The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation.
- Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.

53.02-4.3 Water supply and access objectives

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AM 4.1</strong></td>
<td>A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person’s unit, industry, office or retail premises is provided with:</td>
</tr>
<tr>
<td></td>
<td>- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.</td>
</tr>
<tr>
<td></td>
<td>- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</td>
</tr>
<tr>
<td></td>
<td>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.</td>
</tr>
<tr>
<td><strong>AM 4.2</strong></td>
<td>A building used for accommodation (other than a dwelling or dependent person’s unit), child care centre, education centre, hospital, leisure and recreation or place of assembly is provided with:</td>
</tr>
<tr>
<td>Measure</td>
<td>Requirement</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>AM 5.1</td>
<td>An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:</td>
</tr>
<tr>
<td></td>
<td>- The defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5.</td>
</tr>
<tr>
<td></td>
<td>- The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3.</td>
</tr>
<tr>
<td>AM 5.2</td>
<td>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</td>
</tr>
<tr>
<td></td>
<td>- Each lot satisfies the approved measure in AM 2.1.</td>
</tr>
<tr>
<td></td>
<td>- A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defendable space in accordance with:</td>
</tr>
<tr>
<td></td>
<td>- Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or</td>
</tr>
<tr>
<td></td>
<td>- Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.</td>
</tr>
<tr>
<td></td>
<td>The bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.</td>
</tr>
<tr>
<td></td>
<td>- Defendable space wholly contained within the boundaries of the proposed subdivision.</td>
</tr>
<tr>
<td></td>
<td>- Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space.</td>
</tr>
<tr>
<td></td>
<td>- Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.</td>
</tr>
<tr>
<td></td>
<td>- Water supply and vehicle access that complies with AM 4.1.</td>
</tr>
<tr>
<td>AM 5.3</td>
<td>An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.</td>
</tr>
</tbody>
</table>
RequirementMeasure
A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

Alternative measure

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AltM 5.5</td>
<td>A building envelope for a subdivision that creates 10 or more lots required under AM 5.2 may show defendable space in accordance with Table 2 Column C and Table 6 to Clause 53.02-5 where it can be demonstrated that:</td>
</tr>
<tr>
<td></td>
<td>- All other requirements of AM 5.2 have been met.</td>
</tr>
<tr>
<td></td>
<td>- Less defendable space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.</td>
</tr>
</tbody>
</table>

53.02-4.5 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement submitted with the application.
- The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.
- Whether the proposed development meets the objectives of Clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.
- Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.
- Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.
- If one or more of the objectives in Clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.
- Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.
### Tables: Defendable space, construction, water supply, vehicle access, vegetation management and outbuilding construction requirements

#### Table 1: Defendable space and construction

<table>
<thead>
<tr>
<th>Slope Type</th>
<th>Vegetation Type</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Column A</td>
<td>Column B</td>
</tr>
<tr>
<td>All upslopes and flat land (0 degrees)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest</td>
<td>48</td>
<td>35</td>
</tr>
<tr>
<td>Woodland</td>
<td>33</td>
<td>24</td>
</tr>
<tr>
<td>Scrub</td>
<td>27</td>
<td>19</td>
</tr>
<tr>
<td>Shrubland</td>
<td>19</td>
<td>13</td>
</tr>
<tr>
<td>Mallee/ Mulga</td>
<td>17</td>
<td>12</td>
</tr>
<tr>
<td>Rainforest</td>
<td>23</td>
<td>16</td>
</tr>
<tr>
<td>Grassland</td>
<td>19</td>
<td>13</td>
</tr>
<tr>
<td>Downslope &gt;0 to 5 degrees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest</td>
<td>57</td>
<td>43</td>
</tr>
<tr>
<td>Woodland</td>
<td>41</td>
<td>29</td>
</tr>
<tr>
<td>Scrub</td>
<td>31</td>
<td>22</td>
</tr>
<tr>
<td>Shrubland</td>
<td>22</td>
<td>15</td>
</tr>
<tr>
<td>Mallee/ Mulga</td>
<td>20</td>
<td>13</td>
</tr>
<tr>
<td>Rainforest</td>
<td>29</td>
<td>20</td>
</tr>
<tr>
<td>Grassland</td>
<td>22</td>
<td>15</td>
</tr>
<tr>
<td>Downslope &gt;5 to 10 degrees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest</td>
<td>69</td>
<td>53</td>
</tr>
<tr>
<td>Woodland</td>
<td>50</td>
<td>37</td>
</tr>
<tr>
<td>Scrub</td>
<td>35</td>
<td>24</td>
</tr>
<tr>
<td>Shrubland</td>
<td>25</td>
<td>17</td>
</tr>
<tr>
<td>Mallee/ Mulga</td>
<td>23</td>
<td>15</td>
</tr>
<tr>
<td>Rainforest</td>
<td>36</td>
<td>26</td>
</tr>
<tr>
<td>Grassland</td>
<td>25</td>
<td>17</td>
</tr>
<tr>
<td>Downslope &gt;10 to 15 degrees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest</td>
<td>82</td>
<td>64</td>
</tr>
<tr>
<td>Woodland</td>
<td>60</td>
<td>45</td>
</tr>
<tr>
<td>Scrub</td>
<td>39</td>
<td>28</td>
</tr>
<tr>
<td>Shrubland</td>
<td>28</td>
<td>19</td>
</tr>
</tbody>
</table>
Defendable space distance from building facade (metres)  

<table>
<thead>
<tr>
<th>Vegetation Type</th>
<th>Column A</th>
<th>Column B</th>
<th>Column C</th>
<th>Column D</th>
<th>Column E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mallee/Mulga</td>
<td>26</td>
<td>18</td>
<td>11</td>
<td>8</td>
<td>&lt; 8</td>
</tr>
<tr>
<td>Rainforest</td>
<td>45</td>
<td>33</td>
<td>23</td>
<td>17</td>
<td>&lt; 17</td>
</tr>
<tr>
<td>Grassland</td>
<td>28</td>
<td>20</td>
<td>13</td>
<td>9</td>
<td>&lt; 9</td>
</tr>
<tr>
<td>Forest (&gt;15 to 20 degrees)</td>
<td>98</td>
<td>78</td>
<td>61</td>
<td>50</td>
<td>&lt; 50</td>
</tr>
<tr>
<td>Woodland</td>
<td>73</td>
<td>56</td>
<td>41</td>
<td>32</td>
<td>&lt; 32</td>
</tr>
<tr>
<td>Scrub</td>
<td>43</td>
<td>31</td>
<td>21</td>
<td>15</td>
<td>&lt; 15</td>
</tr>
<tr>
<td>Shrubland</td>
<td>31</td>
<td>22</td>
<td>15</td>
<td>10</td>
<td>&lt; 10</td>
</tr>
<tr>
<td>Mallee/Mulga</td>
<td>29</td>
<td>20</td>
<td>13</td>
<td>9</td>
<td>&lt; 9</td>
</tr>
<tr>
<td>Rainforest</td>
<td>56</td>
<td>42</td>
<td>29</td>
<td>22</td>
<td>&lt; 22</td>
</tr>
<tr>
<td>Grassland</td>
<td>32</td>
<td>23</td>
<td>15</td>
<td>11</td>
<td>&lt; 11</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Slope</th>
<th>Vegetation Type</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downslope &gt;20 degrees</td>
<td>All vegetation</td>
<td>Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.</td>
</tr>
<tr>
<td>All slopes</td>
<td>Low threat vegetation</td>
<td>Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 12.5.</td>
</tr>
<tr>
<td>All slopes</td>
<td>Modified vegetation</td>
<td>Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 29.</td>
</tr>
</tbody>
</table>

Note 1: Slope and vegetation type is determined through the bushfire hazard site assessment.

Note 2: Modified vegetation is vegetation that doesn’t fit into the vegetation classifications in AS3959:2009 Construction of buildings in bushfire prone areas (the standard) because it:
- has been modified, altered or is managed due to urban development, or gardening,
- has different fuel loads from those assumed in the standard,
- has limited or no understorey vegetation, or
- is not low-threat or low-risk vegetation as defined in the standard.

Table 2 Defendable space and construction

<table>
<thead>
<tr>
<th>Slope</th>
<th>Vegetation</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>All upslopes and flat land (0 degrees)</td>
<td>Forest</td>
<td>48                                             35</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>33                                             24</td>
</tr>
</tbody>
</table>

Note: BALZ, BAL40, BAL60, BALFZ, BAL19, BAL12.5, BAL9, BAL4, BAL1.
### Defendable space distance from building facade (metres)

<table>
<thead>
<tr>
<th>Slope</th>
<th>Vegetation</th>
<th>Defendable space distance from building facade (metres)</th>
<th>Column A</th>
<th>Column B</th>
<th>Column C</th>
<th>Column D</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Downslope &gt;0 to 5</td>
<td>Forest</td>
<td>57</td>
<td>43</td>
<td>32</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>degrees</td>
<td>Woodland</td>
<td>41</td>
<td>29</td>
<td>21</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>31</td>
<td>22</td>
<td>15</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Shrubland</td>
<td>22</td>
<td>15</td>
<td>10</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mallee/ Mulga</td>
<td>20</td>
<td>13</td>
<td>9</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rainforest</td>
<td>29</td>
<td>20</td>
<td>14</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>22</td>
<td>15</td>
<td>10</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Downslope &gt;5 to 10</td>
<td>Forest</td>
<td>69</td>
<td>53</td>
<td>39</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>degrees</td>
<td>Woodland</td>
<td>50</td>
<td>37</td>
<td>26</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>35</td>
<td>24</td>
<td>17</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Shrubland</td>
<td>25</td>
<td>17</td>
<td>11</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mallee/ Mulga</td>
<td>23</td>
<td>15</td>
<td>10</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rainforest</td>
<td>36</td>
<td>26</td>
<td>18</td>
<td>13</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>25</td>
<td>17</td>
<td>11</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>Downslope &gt;10 to 15</td>
<td>Forest</td>
<td>82</td>
<td>64</td>
<td>49</td>
<td>39</td>
<td></td>
</tr>
<tr>
<td>degrees</td>
<td>Woodland</td>
<td>60</td>
<td>45</td>
<td>33</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>39</td>
<td>28</td>
<td>19</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Shrubland</td>
<td>28</td>
<td>19</td>
<td>13</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mallee/ Mulga</td>
<td>26</td>
<td>18</td>
<td>11</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rainforest</td>
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<td>33</td>
<td>23</td>
<td>17</td>
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<tr>
<td></td>
<td>Grassland</td>
<td>28</td>
<td>20</td>
<td>13</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Downslope &gt;15 to 20</td>
<td>Forest</td>
<td>98</td>
<td>78</td>
<td>61</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>degrees</td>
<td>Woodland</td>
<td>73</td>
<td>56</td>
<td>41</td>
<td>32</td>
<td></td>
</tr>
<tr>
<td>Slope</td>
<td>Vegetation</td>
<td>Defendable space distance from building facade (metres)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------</td>
<td>------------</td>
<td>--------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Column A</td>
<td>Column B</td>
<td>Column C</td>
<td>Column D</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>43</td>
<td>31</td>
<td>21</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Shrubland</td>
<td>31</td>
<td>22</td>
<td>15</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mallee/ Mulga</td>
<td>29</td>
<td>20</td>
<td>13</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rainforest</td>
<td>56</td>
<td>42</td>
<td>29</td>
<td>22</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>32</td>
<td>23</td>
<td>15</td>
<td>11</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BAL12.5</th>
<th>BAL19</th>
<th>BAL29</th>
<th>BAL40</th>
</tr>
</thead>
<tbody>
<tr>
<td>All slopes</td>
<td>All vegetation</td>
<td>Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.</td>
<td></td>
</tr>
<tr>
<td>All slopes</td>
<td>Low threat vegetation</td>
<td>Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 12.5.</td>
<td></td>
</tr>
<tr>
<td>All slopes</td>
<td>Modified vegetation</td>
<td>Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 29.</td>
<td></td>
</tr>
</tbody>
</table>

**Note 1:**  
Slope and vegetation type is determined through the bushfire hazard site assessment.

**Note 2:**  
Modified vegetation is vegetation that doesn’t fit into the vegetation classifications in AS3959:2009 Construction of buildings in bushfire prone areas (the standard) because it:
- has been modified, altered or is managed due to urban development, or gardening,
- has different fuel loads from those assumed in the standard,
- has limited or no understorey vegetation, or
- is not low-threat or low-risk vegetation as defined in the standard.

**Table 3 Defendable space**

<table>
<thead>
<tr>
<th>Vegetation class</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Upslope and flat land (0 degrees)</td>
</tr>
<tr>
<td></td>
<td>&gt;0-5</td>
</tr>
<tr>
<td>Forest</td>
<td>60</td>
</tr>
<tr>
<td>Woodland</td>
<td>40</td>
</tr>
<tr>
<td>Shrubland</td>
<td>25</td>
</tr>
<tr>
<td>Scrub</td>
<td>35</td>
</tr>
<tr>
<td>Mallee/Mulga</td>
<td>23</td>
</tr>
<tr>
<td>Rainforest</td>
<td>30</td>
</tr>
</tbody>
</table>
### Vegetation class

<table>
<thead>
<tr>
<th>Vegetation class</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Upslope and flat land (0 degrees)</td>
</tr>
<tr>
<td></td>
<td>&gt;0-5</td>
</tr>
<tr>
<td>Grassland</td>
<td>35</td>
</tr>
</tbody>
</table>

**Table 4 Water supply requirements**

**Capacity, fittings and access**

<table>
<thead>
<tr>
<th>Lot sizes (square meters)</th>
<th>Hydrant available</th>
<th>Capacity (litres)</th>
<th>Fire authority fittings and access required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 500</td>
<td>Not applicable</td>
<td>2,500</td>
<td>No</td>
</tr>
<tr>
<td>500-1,000</td>
<td>Yes</td>
<td>5,000</td>
<td>No</td>
</tr>
<tr>
<td>500-1,000</td>
<td>No</td>
<td>10,000</td>
<td>Yes</td>
</tr>
<tr>
<td>1,001 and above</td>
<td>Not applicable</td>
<td>10,000</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Note 1:** A hydrant is available if it is located within 120 metres of the rear of the building.

**Fire authority requirements**

Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

**Table 5 Vehicle access design and construction**

Vehicle access (or part thereof) of a length specified in Column A implements the design and construction requirements specified in Column B.

<table>
<thead>
<tr>
<th>Column A</th>
<th>Column B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Length of access is less than 30</td>
<td>There are no design and construction requirements if fire authority access</td>
</tr>
<tr>
<td>metres</td>
<td>to the water supply is not required under <strong>AM4.1</strong>.</td>
</tr>
<tr>
<td>Column A</td>
<td>Column B</td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>Length of access is less than 30 metres</td>
<td>Where fire authority access to the water supply is required under AM4.1, fire authority vehicles should be able to get within 4 metres of the water supply outlet.</td>
</tr>
</tbody>
</table>
| Length of access is greater than 30 metres | The following design and construction requirements apply:  
  - All-weather construction.  
  - A load limit of at least 15 tonnes.  
  - Provide a minimum trafficable width of 3.5 metres.  
  - Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.  
  - Curves must have a minimum inner radius of 10 metres.  
  - The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.  
  - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle. |
| Length of access is greater than 100 metres | A turning area for fire fighting vehicles must be provided close to the building by one of the following:  
  - A turning circle with a minimum radius of eight metres.  
  - A driveway encircling the dwelling.  
  - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle. |
| Length of access is greater than 200 metres | Passing bays must be provided at least every 200 metres.  
  - Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres. |

Note 1: The length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer.

Table 6 Vegetation management requirement

Vegetation management requirement

Defendable space is provided and is managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
**Vegetation management requirement**

- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.

---

**Table 7 Outbuilding construction requirement**

### Building construction condition

The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

i. Doorways – by FLR -/60/30 self-closing fire doors

ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position

iii. Other openings – by construction with a FRL of not less than -/60/-

*Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with item iii.*

---

**Note 1:** These conditions are required for some non habitable outbuildings ancillary to a dwelling that do not require referral to the relevant fire authority. Applications for non habitable outbuildings can also use the bushfire protection measures in Clause 53.02 however referral to the relevant fire authority will be required.
BROTHELS

Purpose

To provide consistent planning controls for the establishment and expansion of brothels throughout Victoria coordinated with the provisions of the *Sex Work Act 1994*.

Permit requirement

A permit for a brothel must include a condition that specifies that the use or development must not commence until a licence is granted under the *Sex Work Act 1994*.

Decision guidelines

Responsible authorities should consider the matters set out in section 73 of the *Sex Work Act 1994* before deciding an application to use or develop land for a brothel.

Responsible authorities should refuse a permit to use or develop land for a brothel in accordance with the restrictions contained in section 74 of the *Sex Work Act 1994*, unless section 76(2) of *Sex Work Act 1994* applies.

If the effect of:

- A request to amend a permit in accordance with section 87 or section 87A of the *Planning and Environment Act 1987*, or
- An application to amend a permit in accordance with Part 4 Division 1A of the *Planning and Environment Act 1987*, or
- A request to amend plans, drawings or other documents under a permit in accordance with:
  - Section 216 of the *Planning and Environment Act 1987*, or
  - Any condition in a planning permit which allows such an amendment

is to expand or extend the use or development of a brothel, the application or request should be determined as if it were an application for a permit for use or development of land for the purposes of the operation of a brothel in accordance with Part 4 of the *Sex Work Act 1994*. 
CONVENIENCE RESTAURANT AND TAKE-AWAY FOOD PREMISES

Application

These requirements only apply to land in a residential zone.

Decision guidelines

Before deciding on an application to use land for a convenience restaurant or take-away food premises or to construct a building or construct or carry out works associated with a convenience restaurant or take-away food premises, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any policy in this scheme relating to convenience restaurants or take-away food premises.
- Whether the location is appropriate for a convenience restaurant or take-away food premises having regard to:
  - Amenity of the neighbourhood.
  - Proximity of the land to non-residential uses and zones.
  - Effect of the use on heritage and environment features.
  - Capacity of the land to contain significant off-site effects.
  - Access to land in a Road Zone.
  - The suitability of the land for a residential use.
- The effect on the amenity or character of the street or neighbourhood having regard to:
  - Massing and proportions of any building.
  - Ground floor height above ground level.
  - Ceiling heights.
  - Roof form and pitch.
  - Facade articulation.
  - Window and door proportions.
  - Building features including verandas, towers, eaves, parapets and decorative elements.
  - Building materials, patterns textures and colours.
- Whether the site layout and the design of buildings, noise attenuation measures, landscaping, car parking, vehicle access lanes, loading bays, rubbish bins, plant and equipment, lights, signs, drive through facilities and playgrounds are designed to prevent significant loss of amenity to adjoining land due to noise, emission of noise, emission of light or glare, loss of privacy, litter or odour.
- Whether any special measure may be necessary to protect the amenity of adjoining land in residential use, including buffer planting, noise attenuation measures and litter collection arrangements.
- The adequacy of traffic measures to:
  - Provide safe pedestrian movement.
  - Achieve safe, efficient vehicle movement on site and access to and egress from the land.
  - Avoid disruption to traffic flow on land in a Road Zone.
  - Prevent inappropriate use of local residential streets.
- The adequacy of car parking, loading and drive through queuing spacing to accommodate customers at peak periods and employee requirements on the land.
FREEWAY SERVICE CENTRE

Purpose
To ensure that freewayservice centres are appropriately designed and located.
To ensure that access to a freewayservice centre from a freeway is designed to the requirements of the Roads Corporation.
To ensure that freewayservice centres with access to a rural freeway provide only essential services and facilities which encourage drivers to stop and take an effective break at appropriate intervals in the interests of driver safety.
To ensure that any new freewayservice centre meets an identifiable need to provide essential services and facilities along a freeway where those services and facilities are not readily available.
To ensure that the use of land for a freewayservice centre does not adversely affect the amenity of surrounding land uses.

Requirements to be met
Facilities and services
A freewayservice centre must provide only essential services and facilities. These essential services and facilities must be available at all times. Essential services and facilities that a freewayservice centre must include are:
- Designated parking areas.
- Undercover fuel sales area for petrol, diesel and LPG.
- An area of not more than 240 square metres for the sale of food, drinks and other convenience goods.
- An indoor sit-down eating area.
- A safe play area for children.
- Public toilets.
- A public telephone.
A freewayservice centre with access to a rural freeway must also provide local and regional tourist information.
A freewayservice centre must not include:
- Mechanical repairs (other than the emergency repair of vehicles).
- Retail facilities of more than 240 square metres.
- Video hire.
- Post office services or facilities.
- Entertainment facilities, amusement machines or gaming machines.
- The sale, distribution or consumption of alcohol unless associated with a residential hotel/motel.
- Car or truck wash facilities.
A freewayservice centre with access to a rural freeway must not include overnight accommodation (other than for a caretaker or site manager).

Access to freewayservice centres
No vehicular access between a freewayservice centre with access to a metropolitan freeway and the local road network may be permitted.
An application to use or develop land for a freeway service centre must be referred to the Roads Corporation in accordance with section 55 of the Act.

A permit must not be granted for a freeway service centre until approval for access to the freeway has been given by the Roads Corporation.

In accordance with section 62(1)(a) of the Act, a permit granted for a freeway service centre must include the condition:

“This permit will expire if one of the following circumstances applies:

- The development is not commenced within two years of the date of this permit.
- The development is not completed within four years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.”

**Metropolitan freeway service centre adjoining a residential zone**

If the site for a freeway service centre with access to a metropolitan freeway adjoins a residential zone:

- A landscape buffer at least 3 metres wide must be provided on the site along the common boundary and must be planted and maintained to the satisfaction of the responsible authority.
- Except for the landscape buffer strip, all of the site not occupied by buildings must be sealed to prevent dust.
- External lights must be directed away from the residential zone to prevent light spill and glare.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

LIVE MUSIC AND ENTERTAINMENT NOISE

Purpose
To recognise that live music is an important part of the State’s culture and economy.
To protect live music entertainment venues from the encroachment of noise sensitive residential uses.
To ensure that noise sensitive residential uses are satisfactorily protected from unreasonable levels of live music and entertainment noise.
To ensure that the primary responsibility for noise attenuation rests with the agent of change.

Application
This clause applies to an application required under any zone of this scheme to use land for, or to construct a building or construct or carry out works associated with:

- a live music entertainment venue.
- a noise sensitive residential use that is within 50 metres of a live music entertainment venue.

This clause does not apply to:

- the extension of an existing dwelling.
- a noise sensitive residential use that is in an area specified in clause 1.0 of the schedule to this clause.

Meaning of terms
In this clause:

- **live music entertainment venue** means:
  - a food and drink premises, nightclub, function centre or residential hotel that includes live music entertainment
  - a rehearsal studio
  - any other venue used for the performance of music and specified in clause 2.0 of the schedule to this clause, subject to any specified condition or limitation.

- **noise sensitive residential use** means a community care accommodation, dependent person's unit, dwelling, residential aged care facility, residential village, retirement village or rooming house.

Requirements to be met
A live music entertainment venue must be designed, constructed and managed to minimise noise emissions from the premises and provide acoustic attenuation measures that would protect a noise sensitive residential use within 50 metres of the venue.

A noise sensitive residential use must be designed and constructed to include acoustic attenuation measures that will reduce noise levels from any:

- indoor live music entertainment venue to below the noise limits specified in State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2 (SEPP N2).
- outdoor live music entertainment venue to below 45dB(A), assessed as an $L_{eq}$ over 15 minutes.

For the purpose of assessing whether the above noise standards are met, the noise measurement point may be located inside a habitable room of a noise sensitive residential use with windows and doors closed (Schedule B1 of SEPP N2 does not apply).
A permit may be granted to reduce or waive these requirements if the responsible authority is satisfied that an alternative measure meets the purpose of this clause.

**Application requirements**

An application must be accompanied by the following information, as appropriate:

- A site analysis, including plans detailing:
  - the existing and proposed layout of the use, buildings or works, including all external windows and doors
  - the location of any doors, windows and open space areas of existing properties in close proximity to the site.

- If the application is associated with a noise sensitive residential use:
  - the location of any live music entertainment venues within 50 metres of the site
  - the days and hours of operation of identified venues.

- If the application is associated with a live music entertainment venue:
  - the location of any noise sensitive residential uses within 50 metres of the site
  - the days and hours of operation of that venue
  - the times during which live music will be performed.

- Details of existing and proposed acoustic attenuation measures.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- the extent to which the siting, layout, design and construction minimise the potential for noise impacts.

- whether existing or proposed noise sensitive residential uses will be satisfactorily protected from unreasonable live music and entertainment noise.

- whether the proposal adversely affects any existing uses.
SCHEDULE TO CLAUSE 53.06 LIVE MUSIC AND ENTERTAINMENT NOISE

1.0 Areas to which Clause 53.06 does not apply

<table>
<thead>
<tr>
<th>Name of area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

2.0 Other venues to which Clause 53.06 applies

<table>
<thead>
<tr>
<th>Name of venue</th>
<th>Address</th>
<th>Condition or limitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SHIPPING CONTAINER STORAGE

Application

This clause applies to all land except land which is in a Special Use Zone established for the purpose of port and port-related activities, or is in a Port Zone.

Decision guidelines

Before deciding on an application to use land for shipping container storage, or construct a building or carry out works associated with shipping container storage, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the location is appropriate for shipping container storage having regard to:
  - The zoning of the land.
  - Amenity of the neighbourhood.
  - Proximity of the land to residential uses and zones or other sensitive uses.
  - Access to a road in a Road Zone.
  - Access to rail facilities.
  - Capacity and suitability of the road network to accommodate the type and volume of vehicle traffic generated by the use.
  - Capacity of the site to accommodate the proposed use.

- The effect on the environment and the amenity and character of the neighbourhood having regard to:
  - Existing and planned use of land in the neighbourhood.
  - Location, height and setback of shipping container stacks, particularly near road boundaries.
  - Location of facilities for the cleaning, repair, servicing, painting or fumigation of shipping containers.
  - Hours of operation.
  - Design, construction and maintenance of external storage and vehicle movement areas.
  - Treatment and disposal of wastewater.

- Whether the site layout and the design of buildings, landscaping, vehicle access lanes, loading bays, wash bays, lighting and fencing are designed to avoid or minimise any significant off-site impacts due to the emission of noise, light, glare, dust, fumes or drainage.

- Whether any special measure may be necessary to protect the environment and the amenity of nearby sensitive uses, including noise attenuation measures, dust minimisation measures and waste storage arrangements.

- The need for landscaping and fencing to screen or soften the appearance of shipping container storage areas, particularly near road boundaries.

- The adequacy and effect of the landscaping on the appearance of the site, taking into account the streetscape character, the size of the site, and the height, mass and scale of shipping container stacks on the site.

- The adequacy of traffic measures to:
  - Achieve safe, efficient vehicle movement on site and access to and egress from the land.
  - Prevent inappropriate use of local residential streets.
- The adequacy of truck parking, loading and truck queuing spacing to accommodate truck movements at peak periods and employee requirements on the land.
CATTLE FEEDLOT

Purpose
To facilitate the establishment and expansion of cattle feedlots in Victoria in a manner which is consistent with orderly and proper planning and the protection of the environment.

Requirements to be met
All use and development of cattle feedlots must comply with the Victorian Code for Cattle Feedlots - August 1995.
The Code must be complied with to the satisfaction of the responsible authority.
POULTRY FARM

Purpose

To facilitate the establishment and expansion of poultry farms, including broiler farms, in a manner that is consistent with orderly and proper planning and the protection of the environment.

Application

This clause applies to permit applications to use land or construct a building or construct or carry out works for a poultry farm, including to increase the farm capacity of an existing poultry farm.

Permit not required – Outdoor range area for existing broiler farm

Any requirement of this scheme relating to the use of land or to the construction of a building or the construction or carrying out of works does not apply to the use and development of land for an outdoor range area in association with an existing broiler farm provided the following requirements are met:

- There are no more than 150,000 chickens permitted on the land at any time.
- The number of chickens on the land is not increased.

This exemption does not apply to the requirements of any overlay that applies to the land.

Requirement – Broiler farm

An application to use land or construct a building or construct or carry out works for a broiler farm must comply with the Victorian Code for Broiler Farms 2009 (plus 2018 amendments).

This requirement does not apply if:

- There are no more than 10,000 chickens permitted on the land at any time; or
- The number of chickens on the land is not increased.

Exemption from notice and review

The following applications are 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:

- An application to use land or construct a building or construct or carry out works for a new broiler farm, or to increase the farm capacity of an existing broiler farm, if the application meets the requirements of a “Class A Broiler Farm”, as specified in the Victorian Code for Broiler Farms 2009 (plus 2018 amendments).
- An application to use land or construct a building or construct or carry out works for a poultry farm for the production of chicken meat or chicken eggs, if the application meets the following requirements:
  - The number of chickens does not exceed 5,000 for egg production or 10,000 for meat production.
  - The outdoor stocking density does not exceed 1,500 chickens per hectare.
  - A Nutrient Management Plan demonstrates chickens are kept outdoors on paddocks with:
    - A minimum of 50% ground cover; and
    - Mobile housing and feeding infrastructure that is relocated at least every two weeks.
  - An area used as a poultry range, including associated buildings and works, meets the setback requirements specified in Table 1.
Table 1 Minimum setbacks

<table>
<thead>
<tr>
<th>Chicken numbers</th>
<th>Minimum distance to a building used for a sensitive use (accommodation, child care centre, education centre and hospital)</th>
<th>Minimum distance to land in a residential zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,000 chickens or less</td>
<td>50 metres</td>
<td>200 metres</td>
</tr>
<tr>
<td>More than 1,000 chickens</td>
<td>100 metres</td>
<td>400 metres</td>
</tr>
</tbody>
</table>

Notice of an application

Notice of an application to use or develop land to establish a new broiler farm, or to increase the farm capacity of an existing broiler farm, that meets the requirements of a Special Class Broiler Farm or Farm Cluster as specified in the *Victorian Code for Broiler Farms 2009 (plus 2018 amendments)*, must be given under Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.05.

Decision guidelines

Before deciding on an application to use land or construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The purpose of the relevant zone.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The need to protect amenity of existing uses on adjoining land.
- The impact of the use of the land on the surrounding area, including from the emission of noise, light, vibration, odour, dust, or waste products.
- The impact of the proposal on any wetlands, waterways or water bodies.
- The likely environmental impact on the natural physical features and biodiversity of the land, including consideration of any Nutrient Management Plan submitted with the application.
- Whether the development will support and enhance agricultural production.
- The requirements of the *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (June 2018).
USES WITH ADVERSE AMENITY POTENTIAL

Purpose

To define those types of industries and warehouses which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.

Threshold Distance

The threshold distance referred to in the table to this clause is the minimum distance from any part of the land of the proposed use or buildings and works to land (not a road) in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

NOTE 1 of the table: The threshold distance is variable, dependent on the processes to be used and the materials to be processed or stored.

NOTE 2 of the table: An assessment of risk to the safety of people located off the land may be required.

Table to Clause 53.10-1

<table>
<thead>
<tr>
<th>Type of Production, Use Or Storage (Purpose)</th>
<th>Threshold Distance (metres)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Basic Metal Products</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Production of non-ferrous metals as:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- aluminium by electrolysis</td>
<td>2,000</td>
<td></td>
</tr>
<tr>
<td>- other non-ferrous metals in amounts:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- up to 100 tonnes a year</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>- between 100 &amp; 2,000 tonnes a year</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>- exceeding 2,000 tonnes a year</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>Works producing iron or steel products in amounts:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- up to 1,000,000 tonnes a year</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>- exceeding 1,000,000 tonnes a year</td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td><strong>Chemical, Petroleum &amp; Coal Products</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ammunition, explosives and fireworks production:</td>
<td>1,000</td>
<td>Note 2</td>
</tr>
<tr>
<td>Biocides production and storage:</td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td>Briquette production:</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Chemical Fertiliser production:</td>
<td>1,000</td>
<td>Note 2</td>
</tr>
<tr>
<td>Chemical products other than those listed within this group:</td>
<td>300</td>
<td>Note 2</td>
</tr>
<tr>
<td>Cosmetics and toilet preparations production:</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Type of Production, Use Or Storage (Purpose)</td>
<td>Threshold Distance (metres)</td>
<td>Notes</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>-----------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Formaldehyde production:</td>
<td>300</td>
<td>Note 2</td>
</tr>
<tr>
<td>Industrial gases production:</td>
<td>1,000</td>
<td>Note 2</td>
</tr>
<tr>
<td>Inks production:</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Inorganic industrial chemicals production other than those listed within this group:</td>
<td>1,000</td>
<td>Note 2</td>
</tr>
<tr>
<td>Organic industrial chemicals production other than those listed within this group:</td>
<td>1,000</td>
<td>Note 2</td>
</tr>
<tr>
<td>Other petroleum or coal production:</td>
<td>500</td>
<td>Note 2</td>
</tr>
<tr>
<td>Paints and inks:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• manufacture</td>
<td>1,000</td>
<td>Note 2</td>
</tr>
<tr>
<td>• blending and mixing only</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Petroleum refinery:</td>
<td>2,000</td>
<td>Note 2</td>
</tr>
<tr>
<td>Pharmaceutical and veterinary production:</td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td>Polyester resins production</td>
<td>1,000</td>
<td>Note 2</td>
</tr>
<tr>
<td>Soap and other detergents production:</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Synthetic resins &amp; rubber production other than those listed within this group:</td>
<td>1,000</td>
<td>Note 2</td>
</tr>
</tbody>
</table>

**Fabricated Metal Products**

<table>
<thead>
<tr>
<th>Abrasive blast cleaning:</th>
<th>Note 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boiler makers</td>
<td>100</td>
</tr>
<tr>
<td>Structural or sheet metal production:</td>
<td>500</td>
</tr>
<tr>
<td>Works producing iron or steel products in amounts:</td>
<td></td>
</tr>
<tr>
<td>• up to 1,000,000 tonnes per year</td>
<td>100</td>
</tr>
<tr>
<td>• exceeding 1,000,000 tonnes per year</td>
<td>1,000</td>
</tr>
</tbody>
</table>

**Food, Beverages & Tobacco**

<p>| Abattoir: | 500 |
| Bakery (other than one ancillary to a shop): | 100 |</p>
<table>
<thead>
<tr>
<th>Type of Production, Use Or Storage (Purpose)</th>
<th>Threshold Distance (metres)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flour mill:</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Food or beverage production other than those listed within this group:</td>
<td>Note 1</td>
<td></td>
</tr>
<tr>
<td>Freezing and cool storage</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>Maltworks:</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Manufacture of milk products:</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Milk depot</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Poultry processing works</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Production of vegetable oils and fats using solvents:</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Seafood processor:</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>Smallgoods production</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Tobacco and cigarette production</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td><strong>Miscellaneous Manufacturing</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fibreglass production:</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Leather and artificial leather goods production:</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Leather tanning and dressing:</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Printing and coating works with heated curing ovens:</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>Rendering and casings works:</td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td>Rubber production, using either organic solvents or carbon black:</td>
<td>300</td>
<td>Note 2</td>
</tr>
<tr>
<td><strong>Non-metallic Mineral Products</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bitumen batching plant:</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>Cement production in amounts:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• up to 5,000 tonnes a year</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>• between 5,000 &amp; 150,000 tonnes a year</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>• exceeding 150,000 tonnes a year</td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td>Type of Production, Use Or Storage (Purpose)</td>
<td>Threshold Distance (metres)</td>
<td>Notes</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>-----------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes a year:</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Concrete article or stone article production:</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Concrete batching plant:</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Glass and glass production including glass wool:</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>Plaster or plaster articles production:</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Rock wool manufacture:</td>
<td>500</td>
<td></td>
</tr>
</tbody>
</table>

**Other Premises**

<table>
<thead>
<tr>
<th>Other Premises</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Panel beating:</td>
<td>100</td>
</tr>
<tr>
<td>Rural industry handling, processing or packing agricultural produce:</td>
<td>300</td>
</tr>
</tbody>
</table>

**Paper & Paper Products:**

<table>
<thead>
<tr>
<th>Paper or paper pulp production:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>involving combustion of sulphur or sulphur containing materials</td>
<td>5,000</td>
</tr>
<tr>
<td>from semi-processed materials</td>
<td>100</td>
</tr>
<tr>
<td>from prepared cellulose &amp; rags</td>
<td>200</td>
</tr>
<tr>
<td>by other methods than above</td>
<td></td>
</tr>
</tbody>
</table>

**Recreation, Personal & Other Services**

<table>
<thead>
<tr>
<th>Recreation, Personal &amp; Other Services</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dry cleaning for commercial and institutional customers, or in bulk quantities:</td>
<td>100</td>
</tr>
<tr>
<td>Laundry for commercial and institutional customers, or in bulk quantities:</td>
<td>100</td>
</tr>
</tbody>
</table>

**Recycling and Resource Recovery**

<table>
<thead>
<tr>
<th>Recycling and Resource Recovery</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Advanced resource recovery technology facility</td>
<td>Note 1</td>
</tr>
<tr>
<td>Combustion, treatment or bio-reaction of waste to produce energy</td>
<td>Note 1</td>
</tr>
<tr>
<td>Commercial and Industrial materials recycling</td>
<td>Note 1</td>
</tr>
<tr>
<td>Type of Production, Use Or Storage (Purpose)</td>
<td>Threshold Distance (metres)</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Composting and other organic materials recycling.</td>
<td></td>
</tr>
<tr>
<td>Construction and demolition materials recycling</td>
<td></td>
</tr>
<tr>
<td>Other resource recovery or recycling operations</td>
<td></td>
</tr>
<tr>
<td>Refuse and used material storage, sorting and recovery in a transfer station:</td>
<td></td>
</tr>
<tr>
<td>• Accepting organic wastes</td>
<td></td>
</tr>
<tr>
<td>• Other</td>
<td>100</td>
</tr>
<tr>
<td>Sanitary and garbage disposal in landfill</td>
<td></td>
</tr>
<tr>
<td>Soil conditioning or blending</td>
<td></td>
</tr>
<tr>
<td>Used metals treatment or processing</td>
<td></td>
</tr>
<tr>
<td>Used paper and cardboard treatment or processing</td>
<td></td>
</tr>
<tr>
<td>Used plastics treatment or processing</td>
<td></td>
</tr>
<tr>
<td><strong>Textiles</strong></td>
<td></td>
</tr>
<tr>
<td>Carpet backing with latex:</td>
<td>300</td>
</tr>
<tr>
<td>Dyeing or finishing of cotton, linen and woollen yarns and textiles:</td>
<td>300</td>
</tr>
<tr>
<td>Production of artificial fibres &amp; textiles:</td>
<td></td>
</tr>
<tr>
<td>• cellulose nitrate or viscose fibre, cellophane or artificial rubber</td>
<td>1,000</td>
</tr>
<tr>
<td>• other synthetic fibres and textiles</td>
<td>500</td>
</tr>
<tr>
<td>Rope, cordage and twine production:</td>
<td>100</td>
</tr>
<tr>
<td>Treatment or production of textiles:</td>
<td></td>
</tr>
<tr>
<td>• using carbon disulphide</td>
<td>500</td>
</tr>
<tr>
<td>• using other substances</td>
<td></td>
</tr>
<tr>
<td>Wool scouring:</td>
<td>200</td>
</tr>
<tr>
<td><strong>Transport and Storage</strong></td>
<td></td>
</tr>
<tr>
<td>Depot for refuse collection vehicles</td>
<td>100</td>
</tr>
<tr>
<td>Type of Production, Use Or Storage (Purpose)</td>
<td>Threshold Distance (metres)</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Grain elevators:</td>
<td>300</td>
</tr>
<tr>
<td>Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes:</td>
<td>1,000</td>
</tr>
<tr>
<td>Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity:</td>
<td></td>
</tr>
<tr>
<td>• with fixed roofs</td>
<td>300</td>
</tr>
<tr>
<td>• with floating roofs</td>
<td>100</td>
</tr>
<tr>
<td>Storage of wet-salted or unprocessed hides:</td>
<td>300</td>
</tr>
<tr>
<td>Temporary storage of industrial wastes:</td>
<td>300</td>
</tr>
<tr>
<td>Treatment of aqueous waste:</td>
<td>200</td>
</tr>
<tr>
<td>Waste incinerator for:</td>
<td></td>
</tr>
<tr>
<td>• Woodwaste</td>
<td>300</td>
</tr>
<tr>
<td>• Plastic or rubber waste</td>
<td>200</td>
</tr>
<tr>
<td>• Chemical, biomedical or organic waste</td>
<td></td>
</tr>
</tbody>
</table>

**Wood, Wood Products & Furniture**

<table>
<thead>
<tr>
<th>Charcoal production:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• by the retort process</td>
<td>500</td>
</tr>
<tr>
<td>• other than by the retort process</td>
<td>1,000</td>
</tr>
<tr>
<td>Joinery:</td>
<td>100</td>
</tr>
<tr>
<td>Sawmill:</td>
<td>500</td>
</tr>
<tr>
<td>Wood preservation plant:</td>
<td>100</td>
</tr>
<tr>
<td>Wood-fibre or wood-chip products:</td>
<td>1,500</td>
</tr>
</tbody>
</table>
TIMBER PRODUCTION

Timber production on Crown land

Any requirement of this scheme which:

- requires timber production to be conducted in a particular way
- requires that a permit be obtained to use or develop land for timber production or to carry out timber production in a particular way
- requires that some aspect of timber production be carried out to the satisfaction of the responsible authority

does not apply to timber production on unalienated land of the Crown managed and controlled by the Minister responsible for administering the Forests Act 1958 and the Sustainable Forests (Timber) Act 2004, or the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forest and Lands Act 1987), whether or not occupied under a licence or other right. All requirements of this scheme apply to Crown land which has been leased.

Timber production to comply with the Code of Practice for Timber Production

All timber production activities (except agroforestry (the simultaneous and substantial production of forest and other agricultural products from the same land unit), windbreaks and commercial plantations of 5 hectares or less) must comply with the Code of Practice for Timber Production (Department of Environment and Primary Industries, 2014). In accordance with Section 6(4A) of the Planning and Environment Act 1987, this applies whether the use of land for timber production is commenced before or after the coming into effect of this requirement.

The Code must be complied with to the satisfaction of the responsible authority.

A permit may require that matters required by the Code must be done to the satisfaction of the responsible authority or a Minister, public authority or referral authority, and may require the responsible authority to seek comments from any other person or authority before making a decision.

Road repairs

After a Timber Harvesting Plan is lodged with the responsible authority under the Code and before the commencement of harvesting operations, the responsible authority, in consultation with the forest owner or manager, must establish the condition of any roads which are proposed to be used as a cartage route.

The forest owner or manager must advise the responsible authority when harvesting operations are complete. After receiving this advice, the responsible authority, in consultation with the forest owner or manager, must establish the condition of any roads which were used as a cartage route.

It is the responsibility of the forest owner or manager to restore any roads which were used as a cartage route to the same condition that they were in before the commencement of harvesting operations to the extent of any damage caused as a result of the harvesting operations.

The cartage of timber associated with harvesting operations is extraordinary traffic for the purpose of Section 112 of the Road Management Act 2004.

Decision guidelines

Before deciding on an application to use or develop land for timber production, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The need to encourage plantation establishment and timber production in locations where it is of significance to national, state and regional economies, and in areas affected by salinity and other forms of land degradation.
The role of native forest and plantations in:
- Protecting water quality.
- Conserving flora and fauna.
- Preventing land degradation, including soil erosion, salinisation and water logging.
- Preventing adverse effects on groundwater recharge.

- The preservation of and impact on the natural environment, cultural heritage and visual amenity.
- Whether it is appropriate to require environmental protection standards greater than those in the Code.
RACING DOG HUSBANDRY

Purpose
To ensure the use and development of land for racing dog husbandry is consistent with orderly and proper planning.

Requirement
An application to use land, or construct a building or construct or carry out works, for racing dog husbandry under a provision of a rural zone must comply with Planning requirements for racing dog keeping and training (Department of Environment, Land, Water and Planning, August 2017). This requirement does not apply to an application to construct a building or construct or carry out works associated with a use that is a Section 1 use in the Table of uses of the zone.

Exemption from notice and review
An application to which the requirement in Clause 53.12-1 applies is 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 if the approved measures specified in Planning requirements for racing dog keeping and training (Department of Environment, Land, Water and Planning, August 2017) are met.
RENEWABLE ENERGY FACILITY (OTHER THAN WIND ENERGY FACILITY)

Purpose
To facilitate the establishment and expansion of renewable energy facilities, in appropriate locations, with minimal impact on the amenity of the area.

Application
This clause applies to an application under any provision of this planning scheme to use or develop land for a renewable energy facility (other than a wind energy facility).

Application requirements
An application must be accompanied by the following information, as appropriate:

- A site and context analysis, including:
  - A site plan, photographs or other techniques to accurately describe the site and the surrounding area.
  - A location plan showing the full site area, local electricity grid, access roads to the site and direction and distance to nearby accommodation, hospital or education centre.

- A design response, including:
  - Detailed plans of the proposed development including, the layout and height of the facility and associated building and works, materials, reflectivity, colour, lighting, landscaping, the electricity distribution starting point (where the electricity will enter the distribution system), access roads and parking areas.
  - Accurate visual simulations illustrating the development in the context of the surrounding area and from key public view points.
  - The extent of vegetation removal and a rehabilitation plan for the site.
  - Written report and assessment, including:
    - An explanation of how the proposed design derives from and responds to the site analysis.
    - A description of the proposal, including the types of process to be utilised, materials to be stored and the treatment of waste.
    - Whether a Works Approval or Licence is required from the Environment Protection Authority.
    - The potential amenity impacts such as noise, glint, light spill, emissions to air, land or water, vibration, smell and electromagnetic interference.
    - The effect of traffic to be generated on roads.
    - The impact upon Aboriginal or non-Aboriginal cultural heritage.
    - A statement of why the site is suitable for a renewable energy facility including, a calculation of the greenhouse benefits.
    - An environmental management plan including, a construction management plan, any rehabilitation and monitoring.
Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The effect of the proposal on the surrounding area in terms of noise, glint, light spill, vibration, smell and electromagnetic interference.
- The impact of the proposal on significant views, including visual corridors and sightlines.
- The impact of the proposal on strategically important agricultural land, particularly within declared irrigation districts.
- The impact of the proposal on the natural environment and natural systems.
- The impact of the proposal on the road network.

Amendment VC161 transitional provisions

Clauses 19.01-2S and 53.13 of this planning scheme, as in force immediately before the approval date of Amendment VC161, continue to apply to an application to use or develop land for a renewable energy facility (other than a wind energy facility) lodged before the approval date of Amendment VC161.

Clauses 14.02-3S and 66.02-12 of this planning scheme do not apply to an application to use or develop land for a renewable energy facility (other than a wind energy facility) lodged before the approval date of Amendment VC161.
RESOURCES RECOVERY

Purpose

To facilitate the establishment and expansion of a Transfer station and/or a Materials recycling facility in appropriate locations with minimal impact on the environment and amenity of the area.

Application

This clause applies to all land used and developed or proposed to be used and developed for:

- A Transfer station;
- A Materials recycling facility.

Application requirements

An application must be accompanied by the following information:

- A location plan showing the site and surrounding uses including distances to nearby sensitive uses such as residential, hospital or education uses.
- A detailed site plan showing the layout and height of buildings and works, materials, reflectivity, colour, lighting, landscaping, access roads and parking areas.
- Plans or other media showing anticipated views of the facility from sensitive use locations.
- A written report(s) including:
  - Identification of the purpose of the use.
  - A description of the proposal including the materials to be processed, the types of processes to be used and any materials to be stored and handled.
  - Proposed hours of operation.
  - Likely traffic generation including heavy vehicles.
  - Consideration of whether a works approval or licence is required from the Environment Protection Authority.
- An assessment of:
  - Potential amenity impacts such as noise, odour, emissions to air, land or water, vibration, dust, light spill, visual impact.
  - The impact of traffic generation on local roads.

Decision Guidelines

Before deciding on an application, in addition to the Decision Guidelines of Clause 65, the responsible authority must consider:

- The contribution of the proposal to achieving resource recovery targets established by the Victorian Government.
- The impact of the proposal on the amenity of the surrounding area.
- The Statewide Waste and Resource Recovery Infrastructure Plan (Sustainability Victoria, 2015).
- Relevant guidelines applicable to the application including the guideline for *Designing, Constructing and Operating Composting Facilities* (Environmental Protection Authority, 2015), the *Guide to Best Practice for Organics Recovery* (Sustainability Victoria, 2009) and the *Guide to Best Practice at Resource Recovery Centres* (Sustainability Victoria, 2009).
STATEMENT OF UNDERLYING PROVISIONS

Purpose

To specify the planning scheme provisions which would have applied to land reserved for a public purpose pursuant to section 6(2)(i) of the Planning and Environment Act 1987 if the land had not been reserved for that purpose.

Application

In relation to any land identified in the schedule to this clause, the provisions of the planning scheme which would have applied to that land if it had not been reserved for a public purpose are the provisions which are contained in the relevant incorporated document, also identified in the schedule to this clause.

The incorporated document may contain some or all of the provisions which would have applied to the relevant land under this scheme if the land had not been reserved for a public purpose.

The incorporated document may also contain a statement or explanation of the strategic basis for those provisions. Alternatively, the incorporated document may make reference to a separate document, not forming part of the incorporated document, which contains a statement or explanation of the strategic basis for those provisions.
SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS

Incorporated statement

<table>
<thead>
<tr>
<th>Land</th>
<th>Incorporated Document</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>
PIG FARM

Purpose
To facilitate the establishment and expansion of pig farms in a manner that is consistent with orderly and proper planning and the protection of the environment.

Application
This clause applies to permit applications to use land or construct a building or construct or carry out works for a pig farm, including to increase the farm capacity of an existing pig farm.

Exemption from notice and review
An application to use land or construct a building or construct or carry out works for a pig farm is 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 if the following requirements are met:

- The number of pigs does not exceed 150 sows or 1,000 Standard Pig Units as calculated in Table 1.
- The outdoor stocking density does not exceed 12 Standard Pig Units per hectare as calculated in Table 1.
- A Nutrient Management Plan demonstrates pigs are kept outdoors on paddocks with:
  - A minimum of 50% ground cover; and
  - Mobile housing and feeding infrastructure that is relocated at least every three months.
- Any area used as a pig range, including associated buildings and works, is setback a minimum distance of:
  - 100 metres from a building used for a sensitive use (accommodation, a child care centre, an education centre or a hospital), and
  - 400 metres from land in a residential zone.

Table 1 Standard Pig Unit conversion factors

<table>
<thead>
<tr>
<th>Pig Class</th>
<th>Mass Range (kg)</th>
<th>Age Range (weeks)</th>
<th>SPU Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gilt</td>
<td>100 – 160</td>
<td>24 – 30</td>
<td>1.8</td>
</tr>
<tr>
<td>Boar</td>
<td>100 – 300</td>
<td>24 – 128</td>
<td>1.6</td>
</tr>
<tr>
<td>Gestating sow</td>
<td>160 – 230</td>
<td>-</td>
<td>1.6</td>
</tr>
<tr>
<td>Lactating sow</td>
<td>160 – 230</td>
<td>-</td>
<td>2.5</td>
</tr>
<tr>
<td>Sucker</td>
<td>1.4 – 8</td>
<td>0 – 4</td>
<td>0.1</td>
</tr>
<tr>
<td>Weaner</td>
<td>8 – 25</td>
<td>4 – 10</td>
<td>0.5</td>
</tr>
<tr>
<td>Grower</td>
<td>24 – 55</td>
<td>10 – 16</td>
<td>1.0</td>
</tr>
<tr>
<td>Finisher</td>
<td>55 – 100</td>
<td>16 – 24</td>
<td>1.6</td>
</tr>
<tr>
<td>Pig Class</td>
<td>Mass Range (kg)</td>
<td>Age Range (weeks)</td>
<td>SPU Factor</td>
</tr>
<tr>
<td>----------------</td>
<td>----------------</td>
<td>------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Heavy Finisher</td>
<td>100 – 130</td>
<td>24 -30</td>
<td>1.8</td>
</tr>
</tbody>
</table>

Note: Adapted from the National Environmental Guidelines for Piggeries 2010

Decision guidelines

Before deciding on an application to use land or construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The purpose of the relevant zone.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The need to protect amenity of existing uses on adjoining land.
- The impact of the use of the land on the surrounding area, including from the emission of noise, light, vibration, odour, dust, or waste products.
- The impact of the proposal on any wetlands, waterways or water bodies.
- The likely environmental impact on the natural physical features and biodiversity of the land, including consideration of any Nutrient Management Plan submitted with the application.
- Whether the development will support and enhance agricultural production.
- The requirements of the Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines (June 2018).
RESIDENTIAL AGED CARE FACILITY

Purpose
To facilitate the development of well-designed residential aged care facilities to meet existing and future needs.
To recognise that residential aged care facilities have a different scale and built form to the surrounding neighbourhood.
To ensure residential aged care facilities do not unreasonably impact on the amenity of adjoining dwellings.

Application
This clause applies to an application to construct a building or construct or carry out works for a residential aged care facility in the General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Application requirements
An application must be accompanied by:
- A site and context description.
- A design response.
- A landscape plan.

Site and context description
The site and context description may use a site plan, photographs or other techniques and must include:
- Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding properties.
- The location of existing buildings on the site and on adjacent properties, including the location and height of walls built to the boundary of the site.
- The use of adjacent buildings and land.
- The location of secluded private open space and habitable room windows of adjacent properties which have an outlook to the site within 9 metres.
- Solar access to the site and to adjacent properties.
- Any contaminated soils and filled areas, where known.
- Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
- Street frontage features such as poles, street trees and kerb crossovers.
- Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Design response
The design response must explain how the proposed design:
- Responds to the site and context description.
- Meets the requirements of this clause.
Landscape plan

The landscape plan must include:

- Landscaping of communal open space for the enjoyment of residents and staff.
- Landscaping along the boundaries of the site.
- On-site management of run-off from paved areas.
- Retaining significant trees where possible.

Development requirements

Operation

If there is any inconsistency between a requirement in this clause and a requirement in another provision of this planning scheme, this clause prevails.

Building height

In the Neighbourhood Residential Zone, General Residential Zone and Township Zone the maximum building height must not exceed 16 metres.

In the Mixed Use Zone and Residential Growth Zone the maximum building height should not exceed 16 metres.

Street setback

Walls of buildings should be set back from streets the distance specified in the table:

<table>
<thead>
<tr>
<th>Development context</th>
<th>Minimum setback from front street (metres)</th>
<th>Minimum setback from a side street (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. This does not include a porte cochère.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td>
<td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. This does not include a porte cochère.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>The site is on a corner.</td>
<td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. This does not include a porte cochère.</td>
<td>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting</td>
</tr>
<tr>
<td>Development context</td>
<td>Minimum setback from front street (metres)</td>
<td>Minimum setback from a side street (metres)</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------------------------------------</td>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>allotment facing the side street or 4 metres, whichever is the lesser.</td>
<td>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td>
</tr>
</tbody>
</table>

### Side and rear setbacks

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries by 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Screens, sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.
Walls on boundaries
A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports; whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abuttting a higher existing or simultaneously constructed wall.

Daylight to existing windows
Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.
Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

North-facing windows

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.
Overshadowing open space

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Solar panel overshadowing

Buildings should be sited and designed to ensure that the capacity of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced.

Overlooking

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.2 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.2 metres above floor level.
- Have permanently fixed external screens to at least 1.2 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.2 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:
- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Noise impacts

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.

Daylight to new windows

A window in a habitable room should be located to face:
- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Site coverage

The site area covered by buildings should not exceed 80 percent.

Access

Access ways should be designed to:
- Provide direct access to on-site designated areas for car and bicycle parking.
- Provide direct access to the building for emergency vehicles.
- Provide access for service and delivery vehicles to on-site loading bays and storage areas.
- Ensure vehicles can enter and exit a development in a forward direction.
Provide a carriageway width of at least 5.5 metres and an internal radius of at least 4 metres at a change of direction.

The number and location of access points from streets to the site and the design of crossovers must be to the requirements of the relevant road authority.

Shared access ways or car parks should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced by 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the access way.

**Building entry**

The main pedestrian entry to a building should:

- Have convenient access from a street.
- Be sheltered from the weather.
- Have convenient access from on-site car parking.
- Have a designated vehicle standing area suitable for use by a community bus and a disabled parking area should be provided in an area that is convenient for the drop-off and pick-up of residents.

**Communal open space**

Accessible and useable communal open space should be provided for residents and staff.

**Front fence**

A front fence within 3 metres of a street should not exceed:

- 2 metres in height in streets in a Road Category 1; and
- 1.5 metres in height on all other streets.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- How the proposed development responds to the site and context description.
- Where the requirements of this clause are not met, the impact on the amenity of the adjoining dwellings.
- The proposed amenity for future residents of the residential aged care facility.
- The effect of overshadowing on an appropriately located existing rooftop solar energy facility on an adjoining lot.
STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

Purpose

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Application

This clause applies to an application under a provision of a zone to subdivide land, construct a building, or construct or carry out works, other than the following applications:

- An application under a provision of the Farming Zone, Green Wedge Zone, Green Wedge A Zone, Low Density Residential Zone, Public Conservation and Resource Zone, Road Zone, Rural Activity Zone, Rural Conservation Zone, Rural Living Zone, Urban Floodway Zone or Urban Growth Zone.
- A VicSmart application.
- An application to subdivide land in a residential zone for residential purposes.
- An application to construct or extend a dwelling, fence or residential building in a residential zone.
- An application for development associated with the use of land for agriculture or earth and energy resources industry.
- An application to construct a building or construct or carry out works associated with one dwelling on a lot.
- An application to alter, extend or make structural changes to an existing building provided the gross floor area of the building is not increased by more than 50 square metres.
- An application to construct a building with a gross floor area not exceeding 50 square metres.
- An application to construct or carry out works with an area not exceeding 50 square metres.
- An application to subdivide land into lots each containing an existing building or car parking space.
- An application to construct a building or to construct or carry out works on a lot if all of the following requirements are met:
  - The lot was created in accordance with a permit granted under this planning scheme.
  - The application for that permit was assessed against the requirements of this clause.
- An application for land affected by a development plan or incorporated plan that was approved or incorporated in this planning scheme before the approval date of Amendment VC154.
- An application lodged before the approval date of Amendment VC154.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC154.

Operation

The provisions of this clause contain:

- Objectives. An objective describes the desired outcome to be achieved in the completed development.
- Standards. A standard contains the requirements to meet the objective.
A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative solution meets the objective, the alternative solution may be considered.

### Requirements

An application to subdivide land:
- Must meet all of the objectives of Clauses 53.18-4 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-4 and 53.18-6.

An application to construct a building or construct or carry out works:
- Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

### Stormwater management objectives for subdivision

To minimise damage to properties and inconvenience to the public from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

### Standard W1

The stormwater management system should be:
- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:
- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.
For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $da \times V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, $da =$ average depth in metres and $V_{ave}$ = average velocity in metres per second).

The design of the local drainage network should:

- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

**Stormwater management objectives for buildings and works**

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

**Standard W2**

The stormwater management system should be designed to:

- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

**Site management objectives**

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.
Standard W3

An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Stormwater.
- Litter, concrete and other construction wastes.
- Chemical contamination.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any relevant water and stormwater management objective, policy or statement set out in this planning scheme.
- The capacity of the site to incorporate stormwater retention and reuse and other water sensitive urban design features.
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
- The capacity of the drainage network to accommodate additional stormwater.
- Whether the stormwater treatment areas can be effectively maintained.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.
ONE DWELLING ON A LOT

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
To encourage residential development that provides reasonable standards of amenity for existing and new residents.
To encourage residential development that is responsive to the site and the neighbourhood.

Application
These provisions apply to an application to construct a building or construct or carry out works associated with one dwelling on a lot under the provisions of:

- A Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.
- A Neighbourhood Character Overlay if the land is in a Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.

Operation
The provisions of this clause contain:

- Objectives. An objective describes the desired outcome to be achieved in the completed development.
- Standards. A standard contains the requirements to meet the objective. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- Decision guidelines. The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements
A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.

If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.
NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

An application must be accompanied by:

- A neighbourhood and site description.
- A design response.

Neighbourhood and site description

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the neighbourhood:
  - The built form, scale and character of surrounding development including front fencing.
  - Architectural and roof styles.
  - Any other notable features or characteristics of the neighbourhood.

- In relation to the site:
  - Site shape, size, orientation and easements.
  - Levels of the site and the difference in levels between the site and surrounding properties.
  - Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
  - The use of surrounding buildings.
  - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
  - Solar access to the site and to surrounding properties.
  - Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
  - Any contaminated soils and filled areas, where known.
  - Views to and from the site.
  - Street frontage features such as poles, street trees and kerb crossovers.
  - Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Satisfactory neighbourhood and site description

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

Design response

The design response must explain how the proposed design:
- Derives from and responds to the neighbourhood and site description.
- Meets the objectives of Clause 54.
- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.
**NEIGHBOURHOOD CHARACTER**

**Neighbourhood character objective**
To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
To ensure that the design responds to the features of the site and the surrounding area.

**Standard A1**
The design response must be appropriate to the neighbourhood and the site.
The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The neighbourhood and site description.
- The design response.

**Integration with the street objective**
To integrate the layout of development with the street.

**Standard A2**
Dwellings should be oriented to front existing and proposed streets.
High fencing in front of dwellings should be avoided if practicable.
Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
SITE LAYOUT AND BUILDING MASSING

Street setback objective
To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard A3
Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table A1.

Porches, pergolas and verandas that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table A1 Street setback

<table>
<thead>
<tr>
<th>Development context</th>
<th>Minimum setback from front street (Metres)</th>
<th>Minimum setback from a side street (Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td>
<td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>The site is on a corner.</td>
<td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties.
- The value of retaining vegetation within the front setback.
Building height objective
To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard A4
The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

Changes of building height between existing buildings and new buildings should be graduated.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.
- The design response.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

Site coverage objective
To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard A5
The site area covered by buildings should not exceed:

- The maximum site coverage specified in a schedule to the zone, or
- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.

Permeability objectives
To reduce the impact of increased stormwater run-off on the drainage system.
To facilitate on-site stormwater infiltration.
Standard A6
The site area covered by pervious surfaces should be at least:

- The minimum area specified in a schedule to the zone; or
- If no minimum area is specified in a schedule to the zone, 20 per cent of the site.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The existing site coverage and any constraints imposed by existing development.
- The capacity of the drainage network to accommodate additional stormwater.
- The capacity of the site to absorb run-off.
- The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.

Energy efficiency protection objectives
To achieve and protect energy efficient dwellings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Standard A7
Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the dwelling, if practicable.

Dwellings should be designed so that solar access to north-facing windows is maximised.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and slope of the lot.
- The existing amount of solar access to abutting properties.
- The extent to which an existing rooftop solar energy facility on an adjoining lot is overshadowed by existing buildings or other permanent structures.
- Whether the existing rooftop solar energy facility on an adjoining lot is appropriately located.
- The effect of overshadowing on an existing rooftop solar energy facility on an adjoining lot.
- The availability of solar access to north-facing windows on the site.
**Significant trees objectives**

To encourage development that respects the landscape character of the neighbourhood.

To encourage the retention of significant trees on the site.

**Standard A8**

Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The health of any trees that were removed or are proposed to be removed.
- Whether a tree was removed to gain a development advantage.
AMENITY IMPACTS

Side and rear setbacks objective
To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard A10
A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Diagram A1 Side and rear setbacks

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.
- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.
- Whether the wall abuts a side or rear lane.

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Walls on boundaries objective
To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard A11
A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary:
- For a length more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
  - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
  - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The extent to which walls on boundaries are part of the neighbourhood character.
- The visual impact of the building when viewed from adjoining properties.
- The impact on the amenity of existing dwellings.
- The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.
- The orientation of the boundary that the wall is being built on.
- The width of the lot.
- The extent to which the slope and retaining walls or fences reduce the effective height of the wall.
- Whether the wall abuts a side or rear lane.
- The need to increase the wall height to screen a box gutter.
Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

Standard A12

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Diagram A2 Daylight to existing windows

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings.

North-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

Standard A13

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.
Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling.
- The impact on the amenity of existing dwellings.

Overshadowing open space objective
To ensure buildings do not unreasonably overshadow existing secluded private open space.

Standard A14
Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings.
- Existing sunlight penetration to the secluded private open space of the existing dwelling.
- The time of day that sunlight is available to the secluded private open space of the existing dwelling.
- The effect of a reduction in sunlight on the existing use of the secluded private open space.

**Overlooking objective**

To limit views into existing secluded private open space and habitable room windows.

**Standard A15**

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or
- Have sill heights of at least 1.7 metres above floor level, or
- Have obscure glazing in any part of the window below 1.7 metres above floor level, or
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

**Diagram A4 Overlooking open space**

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of the secluded private open space or habitable room window.
- The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings.
- The internal daylight to and amenity of the proposed dwelling.
ON-SITE AMENITY AND FACILITIES

Daylight to new windows objective
To allow adequate daylight into new habitable room windows.

Standard A16
A window in a habitable room should be located to face:

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether there are other windows in the habitable room which have access to daylight.

Private open space objective
To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard A17
A dwelling should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability of the private open space, including its size and accessibility.
- The availability of and access to public open space.
- The orientation of the lot to the street and the sun.

Solar access to open space objective
To allow solar access into the secluded private open space of a new dwelling.

Standard A18
The private open space should be located on the north side of the dwelling, if practicable.
The southern boundary of secluded private open space should be set back from any wall on the north of the space at least \((2 + 0.9h)\) metres, where ‘\(h\)’ is the height of the wall.
Diagram A5 Solar access to open space

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the secluded private open space based on the sunlight it will receive.
DETAILED DESIGN

Design detail objective
To encourage design detail that respects the existing or preferred neighbourhood character.

Standard A19
The design of buildings, including:
- Facade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandahs, eaves and parapets,
should respect the existing or preferred neighbourhood character.
Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.
- Whether the design is innovative and of a high architectural standard.

Front fences objective
To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard A20
The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.
A front fence within 3 metres of a street should not exceed:
- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2.

Table A2 Maximum front fence height

<table>
<thead>
<tr>
<th>Street context</th>
<th>Maximum front fence height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streets in a Road Zone, Category 1</td>
<td>2 metres</td>
</tr>
<tr>
<td>Other streets</td>
<td>1.5 metres</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.
- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.
TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
To encourage residential development that provides reasonable standards of amenity for existing and new residents.
To encourage residential development that is responsive to the site and the neighbourhood.

Application
Provisions in this clause apply to an application to:
- Construct a dwelling if there is at least one dwelling existing on the lot,
- Construct two or more dwellings on a lot,
- Extend a dwelling if there are two or more dwellings on the lot,
- Construct or extend a dwelling on common property, or
- Construct or extend a residential building,
in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.

The provisions of this clause apply to an application specified above, in the manner set out in the following table.

<table>
<thead>
<tr>
<th>Application type</th>
<th>Applicable clauses</th>
</tr>
</thead>
<tbody>
<tr>
<td>To construct or extend a dwelling (other than a dwelling in or forming part of an apartment development), or To construct or extend a residential building.</td>
<td>All of Clause 55 except Clause 55.07-1 to 55.07-15 (inclusive).</td>
</tr>
<tr>
<td>To construct or extend an apartment development, or To construct or extend a dwelling in or forming part of an apartment development.</td>
<td>All of Clause 55 except Clause 55.03-5, Clause 55.03-6, Clause 55.04-8, Clause 55.05-1, Clause 55.05-2 and Clause 55.05-6.</td>
</tr>
</tbody>
</table>

These provisions do not apply to an application to construct or extend a development of five or more storeys, excluding a basement or to construct or extend a dwelling in a development of five or more storeys, excluding a basement.

Operation
The provisions of this clause contain:
- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.
- **Standards.** A standard contains the requirements to meet the objective.
  A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements
A development:
Must meet all of the objectives of this clause that apply to the application.

Should meet all of the standards of this clause that apply to the application.

For all of the provisions of Clause 55 other than Clause 55.07 (Apartment developments):

- If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

- If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.

- If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.

The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.

Transitional provisions

Clause 55.03-4 of this planning scheme, as in force immediately before the approval date of Amendment VC154, continues to apply to:

- An application for a planning permit lodged before that date.

- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.
NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

An application must be accompanied by:

- A neighbourhood and site description.
- A design response.

Neighbourhood and site description

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the neighbourhood:
  - The pattern of development of the neighbourhood.
  - The built form, scale and character of surrounding development including front fencing.
  - Architectural and roof styles.
  - Any other notable features or characteristics of the neighbourhood.

- In relation to the site:
  - Site shape, size, orientation and easements.
  - Levels of the site and the difference in levels between the site and surrounding properties.
  - The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
  - The use of surrounding buildings.
  - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
  - Solar access to the site and to surrounding properties.
  - Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known.
  - Any contaminated soils and filled areas, where known.
  - Views to and from the site.
  - Street frontage features such as poles, street trees and kerb crossovers.
  - The location of local shops, public transport services and public open spaces within walking distance.
  - Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Satisfactory neighbourhood and site description

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.
**Design response**

The design response must explain how the proposed design:

- Derives from and responds to the neighbourhood and site description.
- Meets the objectives of Clause 55.
- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.
NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

Neighbourhood character objectives
To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
To ensure that development responds to the features of the site and the surrounding area.

Standard B1
The design response must be appropriate to the neighbourhood and the site.
The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The neighbourhood and site description.
- The design response.

Residential policy objectives
To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

Standard B2
An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.

Dwelling diversity objective
To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard B3
Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:
- Dwellings with a different number of bedrooms.
- At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.

Infrastructure objectives
To ensure development is provided with appropriate utility services and infrastructure.
To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

**Standard B4**

Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The capacity of the existing infrastructure.
- In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.

**Integration with the street objective**

To integrate the layout of development with the street.

**Standard B5**

Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Development should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Development next to existing public open space should be laid out to complement the open space.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
SITE LAYOUT AND BUILDING MASSING

Street setback objective

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard B6

Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table B1.

Porches, pergolas and verandas that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table B1 Street setback

<table>
<thead>
<tr>
<th>Development context</th>
<th>Minimum setback from front street (metres)</th>
<th>Minimum setback from a side street (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td>
<td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>The site is on a corner.</td>
<td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td>
</tr>
</tbody>
</table>

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
• Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.

• The visual impact of the building when viewed from the street and from adjoining properties.

• The value of retaining vegetation within the front setback.

Building height objective
To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard B7
The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

Changes of building height between existing buildings and new buildings should be graduated.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

• Any relevant neighbourhood character objective, policy or statement set out in this scheme.

• Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.

• The design response.

• The effect of the slope of the site on the height of the building.

• The relationship between the proposed building height and the height of existing adjacent buildings.

• The visual impact of the building when viewed from the street and from adjoining properties.

Site coverage objective
To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard B8
The site area covered by buildings should not exceed:

• The maximum site coverage specified in a schedule to the zone, or

• If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

• Any relevant neighbourhood character objective, policy or statement set out in this scheme.

• The design response.

• The existing site coverage and any constraints imposed by existing development or the features of the site.

• The site coverage of adjacent properties.

• The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.
Permeability and stormwater management objectives
To reduce the impact of increased stormwater run-off on the drainage system.
To facilitate on-site stormwater infiltration.
To encourage stormwater management that maximises the retention and reuse of stormwater.

Standard B9
The site area covered by the pervious surfaces should be at least:
- The minimum area specified in a schedule to the zone, or
- If no minimum is specified in a schedule to the zone, 20 percent of the site.
The stormwater management system should be designed to:
- Meet the current best practice performance objectives for stormwater quality as contained in
  the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian
  Stormwater Committee, 1999).
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- The capacity of the site to incorporate stormwater retention and reuse.
- The existing site coverage and any constraints imposed by existing development.
- The capacity of the drainage network to accommodate additional stormwater.
- The capacity of the site to absorb run-off.
- The practicality of achieving the minimum site coverage of pervious surfaces, particularly on
  lots of less than 300 square metres.
- Whether the owner has entered into an agreement to contribute to off-site stormwater
  management in lieu of providing an on-site stormwater management system.

Energy efficiency objectives
To achieve and protect energy efficient dwellings and residential buildings.
To ensure the orientation and layout of development reduce fossil fuel energy use and make
appropriate use of daylight and solar energy.

Standard B10
Buildings should be:
- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots
  is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy facilities on
dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone
or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility
must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the development, if
practicable.
Developments should be designed so that solar access to north-facing windows is maximised.
Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and slope of the lot.
- The existing amount of solar access to abutting properties.
- The availability of solar access to north-facing windows on the site.
- The extent to which an existing rooftop solar energy facility on an adjoining lot is overshadowed by existing buildings or other permanent structures.
- Whether the existing rooftop solar energy facility on an adjoining lot is appropriately located.
- The effect of overshadowing on an existing rooftop solar energy facility on an adjoining lot.

Open space objective
To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

Standard B11
If any public or communal open space is provided on site, it should:

- Be substantially fronted by dwellings, where appropriate.
- Provide outlook for as many dwellings as practicable.
- Be designed to protect any natural features on the site.
- Be accessible and useable.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant plan or policy for open space in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.

Safety objective
To ensure the layout of development provides for the safety and security of residents and property.

Standard B12
Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.

Planting which creates unsafe spaces along streets and accessways should be avoided.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Decision guideline
Before deciding on an application, the responsible authority must consider the design response.

Landscaping objectives
To encourage development that respects the landscape character of the neighbourhood.
To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

**Standard B13**

The landscape layout and design should:

- Protect any predominant landscape features of the neighbourhood.
- Take into account the soil type and drainage patterns of the site.
- Allow for intended vegetation growth and structural protection of buildings.
- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
- Provide a safe, attractive and functional environment for residents.

Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.

Development should meet any additional landscape requirements specified in a schedule to the zone.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Any relevant plan or policy for landscape design in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.
- The location and size of gardens and the predominant plant types in the neighbourhood.
- The health of any trees to be removed.
- Whether a tree was removed to gain a development advantage.

**Access objective**

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

**Standard B14**

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximise the retention of on-street car parking spaces.

The number of access points to a road in a Road Zone should be minimised.

Developments must provide for access for service, emergency and delivery vehicles.
Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the neighbourhood character.
- The reduction of on-street car parking spaces.
- The effect on any significant vegetation on the site and footpath.

Parking location objectives
To provide convenient parking for resident and visitor vehicles.
To protect residents from vehicular noise within developments.

Standard B15
Car parking facilities should:

- Be reasonably close and convenient to dwellings and residential buildings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Decision guideline
Before deciding on an application, the responsible authority must consider the design response.
AMENITY IMPACTS

Side and rear setbacks objective
To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard B17
A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:
- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Diagram B1 Side and rear setbacks

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.

Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.

Whether the wall abuts a side or rear lane.

Walls on boundaries objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard B18

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:

- For a length of more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
  - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
  - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The extent to which walls on boundaries are part of the neighbourhood character.
- The impact on the amenity of existing dwellings.
- The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.
- The orientation of the boundary that the wall is being built on.
- The width of the lot.
- The extent to which the slope and retaining walls or fences reduce the effective height of the wall.
- Whether the wall abuts a side or rear lane.
- The need to increase the wall height to screen a box gutter.

Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.
Standard B19

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Diagram B2 Daylight to existing windows

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings.

North-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

Standard B20

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.
Diagram B3 North-facing windows

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling.
- The impact on the amenity of existing dwellings.

**Overshadowing open space objective**
To ensure buildings do not significantly overshadow existing secluded private open space.

**Standard B21**
Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings.
- Existing sunlight penetration to the secluded private open space of the existing dwelling.
- The time of day that sunlight will be available to the secluded private open space of the existing dwelling.
- The effect of a reduction in sunlight on the existing use of the existing secluded private open space.

**Overlooking objective**

To limit views into existing secluded private open space and habitable room windows.

**Standard B22**

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.

- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

**Diagram B4 Overlooking open space**

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:
The design response.

The impact on the amenity of the secluded private open space or habitable room window.

The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings.

The internal daylight to and amenity of the proposed dwelling or residential building.

**Internal views objective**
To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

**Standard B23**
Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

**Decision guideline**
Before deciding on an application, the responsible authority must consider the design response.

**Noise impacts objectives**
To contain noise sources in developments that may affect existing dwellings.

To protect residents from external noise.

**Standard B24**
Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.

Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.

Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

**Decision guideline**
Before deciding on an application, the responsible authority must consider the design response.
ON-SITE AMENITY AND FACILITIES

Accessibility objective
To encourage the consideration of the needs of people with limited mobility in the design of developments.

Standard B25
The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.

Dwelling entry objective
To provide each dwelling or residential building with its own sense of identity.

Standard B26
Entries to dwellings and residential buildings should:

- Be visible and easily identifiable from streets and other public areas.
- Provide shelter, a sense of personal address and a transitional space around the entry.

Daylight to new windows objective
To allow adequate daylight into new habitable room windows.

Standard B27
A window in a habitable room should be located to face:

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether there are other windows in the habitable room which have access to daylight.

Private open space objective
To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard B28
A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:

- An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or
A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or

A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

The balcony requirements in Clause 55.05-4 do not apply to an apartment development.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability of the private open space, including its size and accessibility.
- The availability of and access to public or communal open space.
- The orientation of the lot to the street and the sun.

Solar access to open space objective
To allow solar access into the secluded private open space of new dwellings and residential buildings.

Standard B29
The private open space should be located on the north side of the dwelling or residential building, if appropriate.

The southern boundary of secluded private open space should be set back from any wall on the north of the space at least \((2 + 0.9h)\) metres, where ‘h’ is the height of the wall.

Diagram B5 Solar access to open space

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the secluded private open space based on the sunlight it will receive.

Storage objective
To provide adequate storage facilities for each dwelling.
Standard B30

Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.
DETAILED DESIGN

Design detail objective
To encourage design detail that respects the existing or preferred neighbourhood character.

Standard B31
The design of buildings, including:
- Facade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandahs, eaves and parapets,
should respect the existing or preferred neighbourhood character.
Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.
- Whether the design is innovative and of a high architectural standard.

Front fences objective
To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard B32
The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.
A front fence within 3 metres of a street should not exceed:
- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

Table B3 Maximum front fence height

<table>
<thead>
<tr>
<th>Street Context</th>
<th>Maximum front fence height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streets in a Road Zone, Category 1</td>
<td>2 metres</td>
</tr>
<tr>
<td>Other streets</td>
<td>1.5 metres</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.
- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.

**Common property objectives**

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

**Standard B33**

Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

**Site services objectives**

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

**Standard B34**

The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.

Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.

Bin and recycling enclosures should be located for convenient access by residents.

Mailboxes should be provided and located for convenient access as required by Australia Post.

**Decision guideline**

Before deciding on an application, the responsible authority must consider the design response.
APARTMENT DEVELOPMENTS

Purpose
Clause 55.07 sets out requirements for an apartment development.

Energy efficiency objectives
To achieve and protect energy efficient dwellings and buildings.
To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.
To ensure dwellings achieve adequate thermal efficiency.

Standard B35
Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

Dwellings located in a climate zone identified Table B4 in should not exceed the maximum NatHERS annual cooling load specified in the following table.

Table B4 Cooling load

<table>
<thead>
<tr>
<th>NatHERS climate zone</th>
<th>NatHERS maximum cooling load</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MJ/M² per annum</td>
</tr>
<tr>
<td>Climate zone 21 Melbourne</td>
<td>30</td>
</tr>
<tr>
<td>Climate zone 22 East Sale</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 27 Mildura</td>
<td>69</td>
</tr>
<tr>
<td>Climate zone 60 Tullamarine</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 62 Moorabbin</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 63 Warmambool</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 64 Cape Otway</td>
<td>19</td>
</tr>
<tr>
<td>Climate zone 66 Ballarat</td>
<td>23</td>
</tr>
</tbody>
</table>

Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
The size, orientation and layout of the site.
- The existing amount of solar access to abutting properties.
- The availability of solar access to north-facing windows on the site.
- The annual cooling load for each dwelling.
- The extent to which an existing rooftop solar energy facility on an adjoining lot is overshadowed by existing buildings or other permanent structures.
- Whether the existing rooftop solar energy facility on an adjoining lot is appropriately located.
- The effect of overshadowing on an existing rooftop solar energy facility on an adjoining lot.

Communal open space objective
To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.

Standard B36
Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is less.

Communal open space should:
- Be located to:
  - Provide passive surveillance opportunities, where appropriate.
  - Provide outlook for as many dwellings as practicable.
  - Avoid overlooking into habitable rooms and private open space of new dwellings.
  - Minimise noise impacts to new and existing dwellings.
- Be designed to protect any natural features on the site.
- Maximise landscaping opportunities.
- Be accessible, useable and capable of efficient management.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.
- The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.
- The availability of and access to public open space.

Solar access to communal outdoor open space objective
To allow solar access into communal outdoor open space.

Standard B37
The communal outdoor open space should be located on the north side of a building, if appropriate.
At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.
Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.

Deep soil areas and canopy trees objective
To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.

Standard B38
The landscape layout and design should:

- Be responsive to the site context.
- Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.
- Maximise deep soil areas for planting of canopy trees.
- Integrate planting and water management.

Developments should provide the deep soil areas and canopy trees specified in Table B5. If the development cannot provide the deep soil areas and canopy trees specified in Table B5, an equivalent canopy cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades.

Table B5 Deep soil areas and canopy trees

<table>
<thead>
<tr>
<th>Site area</th>
<th>Deep soil areas</th>
<th>Minimum tree provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>750 - 1000 square metres</td>
<td>5% of site area (minimum dimension of 3 metres)</td>
<td>1 small tree (6-8 metres) per 30 square metres of deep soil</td>
</tr>
<tr>
<td>1001 - 1500 square metres</td>
<td>7.5% of site area (minimum dimension of 3 metres)</td>
<td>1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil</td>
</tr>
<tr>
<td>1501 - 2500 square metres</td>
<td>10% of site area (minimum dimension of 6 metres)</td>
<td>1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil</td>
</tr>
<tr>
<td>&gt;2500 square metres</td>
<td>15% of site area (minimum dimension of 6 metres)</td>
<td>1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil</td>
</tr>
</tbody>
</table>

Note: Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.
Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant plan or policy for environmental sustainability in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.
- The suitability of the proposed location and soil volume for canopy trees.
- The ongoing management of landscaping within a development.
- The soil type and drainage patterns of the site.

Integrated water and stormwater management objectives
To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.
To facilitate stormwater collection, utilisation and infiltration within the development.
To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard B39
Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.
Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.
The stormwater management system should be:
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant water and stormwater management objective, policy or statement set out in this scheme.
- The design response.
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
- The capacity of the drainage network to accommodate additional stormwater.
- Whether the stormwater treatment areas can be effectively maintained.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.

Noise impacts objectives
To contain noise sources in developments that may affect existing dwellings.
To protect residents from external and internal noise sources.
Standard B40

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site.

Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

Buildings within a noise influence area specified in Table B6 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an L_Aeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed L_Aeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

**Table B6 Noise influence area**

<table>
<thead>
<tr>
<th>Noise source</th>
<th>Noise influence area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone interface</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>300 metres from the Industrial 1, 2 and 3 zone boundary</td>
</tr>
<tr>
<td>Roads</td>
<td></td>
</tr>
<tr>
<td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td>
<td>300 metres from the nearest trafficable lane</td>
</tr>
<tr>
<td>Railways</td>
<td></td>
</tr>
<tr>
<td>Railway servicing passengers in Victoria</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Railway servicing freight outside Metropolitan Melbourne</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Railway servicing freight in Metropolitan Melbourne</td>
<td>135 metres from the centre of the nearest track</td>
</tr>
</tbody>
</table>

*Note: The noise influence area should be measured from the closest part of the building to the noise source.*

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified specialist submitted with the application.
- Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.
- Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.
**Accessibility objective**

To ensure the design of dwellings meets the needs of people with limited mobility.

**Standard B41**

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B7.

**Table B7 Bathroom design**

<table>
<thead>
<tr>
<th>Design option A</th>
<th>Design option B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Door opening</strong></td>
<td>A clear 850mm wide door opening.</td>
</tr>
<tr>
<td><strong>Door design</strong></td>
<td>Either: A slide door, or</td>
</tr>
<tr>
<td></td>
<td>A door that opens outwards, or</td>
</tr>
<tr>
<td></td>
<td>A door that opens inwards that is clear of the circulation area and has readily removable hinges.</td>
</tr>
<tr>
<td><strong>Circulation area</strong></td>
<td>A clear circulation area that is:</td>
</tr>
<tr>
<td></td>
<td>A minimum area of 1.2 metres by 1.2 metres.</td>
</tr>
<tr>
<td></td>
<td>Located in front of the shower and the toilet.</td>
</tr>
<tr>
<td></td>
<td>Clear of the toilet, basin and the door swing.</td>
</tr>
<tr>
<td></td>
<td>The circulation area for the toilet and shower can overlap.</td>
</tr>
<tr>
<td><strong>Path to circulation area</strong></td>
<td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td>
</tr>
<tr>
<td><strong>Shower</strong></td>
<td>A hobless (step-free) shower.</td>
</tr>
<tr>
<td><strong>Toilet</strong></td>
<td>A toilet located in the corner of the room.</td>
</tr>
</tbody>
</table>

**Building entry and circulation objectives**

To provide each dwelling and building with its own sense of identity.

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.

To ensure internal communal areas provide adequate access to daylight and natural ventilation.

**Standard B42**

Entries to dwellings and buildings should:
- Be visible and easily identifiable.
- Provide shelter, a sense of personal address and a transitional space around the entry.

The layout and design of buildings should:

- Clearly distinguish entrances to residential and non-residential areas.
- Provide windows to building entrances and lift areas.
- Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
- Provide common areas and corridors that:
  - Include at least one source of natural light and natural ventilation.
  - Avoid obstruction from building services.
  - Maintain clear sight lines.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.

**Private open space above ground floor objective**

To provide adequate private open space for the reasonable recreation and service needs of residents.

**Standard B43**

A dwelling should have private open space consisting of:

- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
- A balcony with an area and dimensions specified in Table B8 and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.

**Table B8 Balcony size**

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum area</th>
<th>Minimum dimension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio or 1 bedroom dwelling</td>
<td>8 square metres</td>
<td>1.8 metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>8 square metres</td>
<td>2 metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>12 square metres</td>
<td>2.4 metres</td>
</tr>
</tbody>
</table>

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and functionality of the private open space, including its size and accessibility.
- The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it will receive.
- The availability of and access to public or communal open space.
Storage objective
To provide adequate storage facilities for each dwelling.

Standard B44
Each dwelling should have convenient access to usable and secure storage space.
The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B9.

Table B9 Storage

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Total minimum storage volume</th>
<th>Minimum storage volume within the dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>8 cubic metres</td>
<td>5 cubic metres</td>
</tr>
<tr>
<td>1 bedroom dwelling</td>
<td>10 cubic metres</td>
<td>6 cubic metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>14 cubic metres</td>
<td>9 cubic metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>18 cubic metres</td>
<td>12 cubic metres</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- The useability, functionality and location of storage facilities provided for the dwelling.

Waste and recycling objectives
To ensure dwellings are designed to encourage waste recycling.
To ensure that waste and recycling facilities are accessible, adequate and attractive.
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard B45
Developments should include dedicated areas for:
- Waste and recycling enclosures which are:
  - Adequate in size, durable, waterproof and blend in with the development.
  - Adequately ventilated.
  - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
- Adequate facilities for bin washing. These areas should be adequately ventilated.
- Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
- Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.
Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- Any relevant waste and recycling objective, policy or statement set out in this scheme.

### Functional layout objective

To ensure dwellings provide functional areas that meet the needs of residents.

**Standard B46**

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table B10.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

<table>
<thead>
<tr>
<th>Bedroom type</th>
<th>Minimum width</th>
<th>Minimum depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main bedroom</td>
<td>3 metres</td>
<td>3.4 metres</td>
</tr>
<tr>
<td>All other bedrooms</td>
<td>3 metres</td>
<td>3 metres</td>
</tr>
</tbody>
</table>

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B11.

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum width</th>
<th>Minimum area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio and 1 bedroom dwelling</td>
<td>3.3 metres</td>
<td>10 sqm</td>
</tr>
<tr>
<td>2 or more bedroom dwelling</td>
<td>3.6 metres</td>
<td>12 sqm</td>
</tr>
</tbody>
</table>

**Room depth objective**

To allow adequate daylight into single aspect habitable rooms.

**Standard B47**

Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:
The room combines the living area, dining area and kitchen.

The kitchen is located furthest from the window.

The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.

The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms.
- Any overhang above habitable room windows that limits daylight access.

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**Windows objective**

To allow adequate daylight into new habitable room windows.

**Standard B48**

Habitable rooms should have a window in an external wall of the building.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.

The secondary area should be:

- A minimum width of 1.2 metres.
- A maximum depth of 1.5 times the width, measured from the external surface of the window.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.

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**Natural ventilation objectives**

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

**Standard B49**

The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.

At least 40 per cent of dwellings should provide effective cross ventilation that has:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same area.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.

- The size, orientation, slope and wind exposure of the site.

- The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.

- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.
RESIDENTIAL SUBDIVISION

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To create liveable and sustainable neighbourhoods and urban places with character and identity.
To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
- Metropolitan Melbourne growth areas.
- Infill sites within established residential areas.
- Regional cities and towns.

To ensure residential subdivision design appropriately provides for:
- Policy implementation.
- Liveable and sustainable communities.
- Residential lot design.
- Urban landscape.
- Access and mobility management.
- Integrated water management.
- Site management.
- Utilities.

Application
These provisions apply to an application to subdivide land in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone and any Comprehensive Development Zone or Priority Development Zone that provides for residential development.

These provisions do not apply to an application to subdivide land into lots each containing an existing dwelling or car parking space.

Operation
The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed subdivision.

- **Standards.** A standard contains the requirements to meet the objective.

A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

Requirement
An application to subdivide land:
- Must be accompanied by a site and context description and a design response.
- Must meet all of the objectives included in the clauses specified in the zone.
- Should meet all of the standards included in the clauses specified in the zone.
Certification of standards

A subdivision may be certified by a person authorised by the Minister for Planning as meeting the requirements of a standard in this clause.

A standard that is certified as met is deemed to have met the objective of that standard.
SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

Subdivision site and context description

The site and context description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the site:
  - Site shape, size, dimensions and orientation.
  - Levels and contours of the site.
  - Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.
  - The siting and use of existing buildings and structures.
  - Street frontage features such as poles, street trees and kerb crossovers.
  - Access points.
  - Location of drainage and other utilities.
  - Easements.
  - Any identified natural or cultural features of the site.
  - Significant views to and from the site.
  - Noise and odour sources or other external influences.
  - Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill.
  - Any other notable features or characteristics of the site.
  - Adjacent uses.
  - Any other factor affecting the capacity to develop the site including whether the site is affected by inundation.

- An application for subdivision of 3 or more lots must also describe in relation to the surrounding area:
  - The pattern of subdivision.
  - Existing land uses.
  - The location and use of existing buildings on adjacent land.
  - Abutting street and path widths, materials and detailing.
  - The location and type of significant vegetation.

- An application for subdivision of 60 or more lots must also describe in relation to the surrounding area:
  - Location, distance and type of any nearby public open space and recreational facilities.
  - Direction and distances to local shops and community facilities.
  - Directions and walking distances to public transport routes and stops.
  - Direction and walking distances to existing neighbourhood, major and principal activity centres and major employment areas.
- Existing transport routes, including freeways, arterial roads and streets connecting
  neighbourhoods.
- Local street network including potential connections to adjacent subdivisions.
- Traffic volumes and movements on adjacent roads and streets.
- Pedestrian, bicycle and shared paths identifying whether their primary role is neighbourhood
  or regional access.
- Any places of cultural significance.
- Natural features including trees and other significant vegetation, drainage lines, water
  courses, wetlands, ridgelines and hill tops.
- Proximity of any fire threats.
- Pattern of ownership of adjoining lots.

If in the opinion of the responsible authority a requirement of the site and context description is
not relevant to the assessment of an application, the responsible authority may waive or reduce
the requirement.

**Satisfactory subdivision site and context description**

If the responsible authority decides that the site and context description is not satisfactory, it may
require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an
application until it is satisfied that the site and context description meets the requirements of Clause
56.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of
the Act.

**Subdivision design response**

The design response must explain how the proposed design:

- Derives from and responds to the site and context description.
- Responds to any site and context features for the area identified in a local planning policy or
  a Neighbourhood Character Overlay.
- Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.
- Meets the relevant objectives of Clause 56.

The design response must include a dimensioned plan to scale showing the layout of the subdivision
in context with the surrounding area. If in the opinion of the responsible authority this requirement
is not relevant to the assessment of an application, it may waive or reduce the requirement.

An application for subdivision of 60 or more lots must also include a plan that meets the
requirements of Standard C2. The plan must also show the:

- Proposed uses of each part of the site.
- Natural features of the site and identify any features proposed to be altered.
- Proposed integrated water management system.
- Proposed staging of the subdivision.
POLICY IMPLEMENTATION

Strategic implementation objective
To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.

Standard C1
An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.
LIVEABLE AND SUSTAINABLE COMMUNITIES

Compact and walkable neighbourhoods objectives

To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.

To allow easy movement through and between neighbourhoods for all people.

Standard C2

A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme.

An application for subdivision must include a plan of the layout of the subdivision that:

- Meets the objectives (if relevant to the class of subdivision specified in the zone) of:
  - Clause 56.03-2 Activity centres
  - Clause 56.03-3 Planning for community facilities
  - Clause 56.04-1 Lot diversity and distribution
  - Clause 56.06-2 Walking and cycling network
  - Clause 56.06-3 Public transport network
  - Clause 56.06-4 Neighbourhood street network

- Shows the 400 metre street walking distance around each existing or proposed bus stop, 600 metres street walking distance around each existing or proposed tram stop and 800 metres street walking distance around each existing or proposed railway station and shows the estimated number of dwellings within those distances.

- Shows the layout of the subdivision in relation to the surrounding area.

- Is designed to be accessible for people with disabilities.

Activity centre objective

To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.

Standard C3

A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme.

Subdivision should be supported by activity centres that are:

- Accessible by neighbourhood and regional walking and cycling networks.

- Served by public transport that is connected to the regional public transport network.

- Located at public transport interchange points for the convenience of passengers and easy connections between public transport services.

- Located on arterial roads or connector streets.

- Of appropriate size to accommodate a mix of uses that meet local community needs.

- Oriented to support active street frontages, support street-based community interaction and pedestrian safety.
Planning for community facilities objective

To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.

Standard C4

A subdivision should:

- Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme.
- Locate community facilities on sites that are in or near activity centres and public transport.

School sites should:

- Be integrated with the neighbourhood and located near activity centres.
- Be located on walking and cycling networks.
- Have a bus stop located along the school site boundary.
- Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.
- Adjoin the public open space network and community sporting and other recreation facilities.
- Be integrated with community facilities.

Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.

Primary schools should be located on connector streets and not on arterial roads.

New State Government school sites must meet the requirements of the Department of Education and Training and abut at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.

Built environment objective

To create urban places with identity and character.

Standard C5

The built environment should:

- Implement any relevant urban design strategy, plan or policy for the area set out in this scheme.
- Provide living and working environments that are functional, safe and attractive.
- Provide an integrated layout, built form and urban landscape.
- Contribute to a sense of place and cultural identity.

An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.

Neighbourhood character objective

To design subdivisions that respond to neighbourhood character.

Standard C6

Subdivision should:
- Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.

- Respond to and integrate with the surrounding urban environment.

- Protect significant vegetation and site features.
LOT DESIGN

Lot diversity and distribution objectives

To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.

To provide higher housing densities within walking distance of activity centres.

To achieve increased housing densities in designated growth areas.

To provide a range of lot sizes to suit a variety of dwelling and household types.

Standard C7

A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.

Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.

A range and mix of lot sizes should be provided including lots suitable for the development of:

- Single dwellings.
- Two dwellings or more.
- Higher density housing.
- Residential buildings and Retirement villages.

Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.

Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.

Lot area and building envelopes objective

To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.

Standard C8

An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:

- That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or

- That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.

Lots of between 300 square metres and 500 square metres should:

- Contain a building envelope that is consistent with a development of the lot approved under this scheme, or
If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.

If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.

Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.

A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standards are met, and
- The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.

Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:

- The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and
- The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.

Lot dimensions and building envelopes should protect:

- Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.
- Existing or proposed easements on lots.
- Significant vegetation and site features.

### Solar orientation of lots objective

To provide good solar orientation of lots and solar access for future dwellings.

#### Standard C9

Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.

Lots have appropriate solar orientation when:

- The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.
- Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north.
- Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.

### Street orientation objective

To provide a lot layout that contributes to community social interaction, personal safety and property security.
Standard C10
Subdivision should increase visibility and surveillance by:

- Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads.
- Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space.
- Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries.
- Providing roads and streets along public open space boundaries.

Common area objectives
To identify common areas and the purpose for which the area is commonly held.

To ensure the provision of common area is appropriate and that necessary management arrangements are in place.

To maintain direct public access throughout the neighbourhood street network.

Standard C11
An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:

- The common area to be owned by the body corporate, including any streets and open space.
- The reasons why the area should be commonly held.
- Lots participating in the body corporate.
- The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.
URBAN LANDSCAPE

**Integrated urban landscape objectives**

To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.

To incorporate natural and cultural features in the design of streets and public open space where appropriate.

To protect and enhance native habitat and discourage the planting and spread of noxious weeds.

To provide for integrated water management systems and contribute to drinking water conservation.

**Standard C12**

An application for subdivision that creates streets or public open space should be accompanied by a landscape design.

The landscape design should:

- Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme.
- Create attractive landscapes that visually emphasise streets and public open spaces.
- Respond to the site and context description for the site and surrounding area.
- Maintain significant vegetation where possible within an urban context.
- Take account of the physical features of the land including landform, soil and climate.
- Protect and enhance any significant natural and cultural features.
- Protect and link areas of significant local habitat where appropriate.
- Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.
- Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment.
- Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.
- Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.
- Provide for walking and cycling networks that link with community facilities.
- Provide appropriate pathways, signage, fencing, public lighting and street furniture.
- Create low maintenance, durable landscapes that are capable of a long life.
- The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.

**Public open space provision objectives**

To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.

To provide a network of public open space that caters for a broad range of users.

To encourage healthy and active communities.
To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.

To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.

**Standard C13**

The provision of public open space should:

- Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme.
- Provide a network of well-distributed neighbourhood public open space that includes:
  - Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences.
  - Additional small local parks or public squares in activity centres and higher density residential areas.
  - Active open space of at least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:
    - Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space
    - Sufficient to incorporate two football/cricket ovals
    - Appropriate for the intended use in terms of quality and orientation
    - Located on flat land (which can be cost effectively graded)
    - Located with access to, or making provision for, a recycled or sustainable water supply
    - Adjoin schools and other community facilities where practical
    - Designed to achieve sharing of space between sports.
  - Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.

Public open space should:

- Be provided along foreshores, streams and permanent water bodies.
- Be linked to existing or proposed future public open spaces where appropriate.
- Be integrated with floodways and encumbered land that is accessible for public recreation.
- Be suitable for the intended use.
- Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences.
- Maximise passive surveillance.
- Be integrated with urban water management systems, waterways and other water bodies.
- Incorporate natural and cultural features where appropriate.
ACCESS AND MOBILITY MANAGEMENT

Integrated mobility objectives

To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.

To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.

To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.

Standard C14
An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of:

- Clause 56.06-2 Walking and cycling network.
- Clause 56.06-3 Public transport network.
- Clause 56.06-4 Neighbourhood street network.

Walking and cycling network objectives

To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.

To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.

To reduce car use, greenhouse gas emissions and air pollution.

Standard C15
The walking and cycling network should be designed to:

- Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.
- Link to any existing pedestrian and cycling networks.
- Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.
- Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.
- Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.
- Ensure safe street and road crossings including the provision of traffic controls where required.
- Provide an appropriate level of priority for pedestrians and cyclists.
- Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.
- Be accessible to people with disabilities.

Public transport network objectives

To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system.
To encourage maximum use of public transport.

**Standard C16**

The public transport network should be designed to:

- Implement any relevant public transport strategy, plan or policy for the area set out in this scheme.
- Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority.
- Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne.
- Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide:
  - Safe and direct movement between activity centres without complicated turning manoeuvres.
  - Direct travel between neighbourhoods and neighbourhood activity centres.
  - A short and safe walk to a public transport stop from most dwellings.

**Neighbourhood street network objective**

To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.

**Standard C17**

The neighbourhood street network must:

- Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes.
- Provide clear physical distinctions between arterial roads and neighbourhood street types.
- Comply with the Roads Corporation’s arterial road access management policies.
- Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.
- Provide safe and efficient access to activity centres for commercial and freight vehicles.
- Provide safe and efficient access to all lots for service and emergency vehicles.
- Provide safe movement for all vehicles.
- Incorporate any necessary traffic control measures and traffic management infrastructure.

The neighbourhood street network should be designed to:

- Implement any relevant transport strategy, plan or policy for the area set out in this scheme.
- Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.
- Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.
- Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.
- Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.
- Provide an appropriate level of local traffic dispersal.
Indicate the appropriate street type.

Provide a speed environment that is appropriate to the street type.

Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).

Encourage appropriate and safe pedestrian, cyclist and driver behaviour.

Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.

Minimise the provision of culs-de-sac.

Provide for service and emergency vehicles to safely turn at the end of a dead-end street.

Facilitate solar orientation of lots.

Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.

Contribute to the area’s character and identity.

Take account of any identified significant features.

Walking and cycling network detail objectives

To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.

To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

Standard C18

Footpaths, shared paths, cycle paths and cycle lanes should be designed to:

- Be part of a comprehensive design of the road or street reservation.

- Be continuous and connect.

- Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.

- Accommodate projected user volumes and mix.

- Meet the requirements of Table C1.

- Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.

- Provide appropriate signage.

- Be constructed to allow access to lots without damage to the footpath or shared path surfaces.

- Be constructed with a durable, non-skid surface.

- Be of a quality and durability to ensure:
  - Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.
  - Discharge of urban run-off.
  - Preservation of all-weather access.
  - Maintenance of a reasonable, comfortable riding quality.
  - A minimum 20 year life span.
Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.

Public transport network detail objectives

To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.

To provide public transport stops that are accessible to people with disabilities.

Standard C19

Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority.

Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers.

The design of public transport stops should not impede the movement of pedestrians.

Bus and tram stops should have:

- Surveillance from streets and adjacent lots.
- Safe street crossing conditions for pedestrians and cyclists.

Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority.

- Continuous hard pavement from the footpath to the kerb.
- Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage.

- Appropriate signage.

Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with physical disabilities.

Neighbourhood street network detail objective

To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.

Standard C20

The design of streets and roads should:

- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.

- Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.

- Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.

- Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.

- Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.
• Provide a safe environment for all street users applying speed control measures where appropriate.

• Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.

• Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.

• Ensure streets are of sufficient strength to:
  - Enable the carriage of vehicles.
  - Avoid damage by construction vehicles and equipment.

• Ensure street pavements are of sufficient quality and durability for the:
  - Safe passage of pedestrians, cyclists and vehicles.
  - Discharge of urban run-off.
  - Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.

• Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.

• Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.

• Provide pavement edges, kerbs, channel and crossover details designed to:
  - Perform the required integrated water management functions.
  - Delineate the edge of the carriageway for all street users.
  - Provide efficient and comfortable access to abutting lots at appropriate locations.
  - Contribute to streetscape design.

• Provide for the safe and efficient collection of waste and recycling materials from lots.

• Be accessible to people with disabilities.

• Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.

A street detail plan should be prepared that shows, as appropriate:

• The street hierarchy and typical cross-sections for all street types.

• Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.

• Water sensitive urban design features.

• Location and species of proposed street trees and other vegetation.

• Location of existing vegetation to be retained and proposed treatment to ensure its health.

• Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.
Lot access objective
To provide for safe vehicle access between roads and lots.

Standard C21
Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.

Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.

The design and construction of a crossover should meet the requirements of the relevant road authority.

Table C1 Design of roads and neighbourhood streets

Access Lane
A side or rear lane principally providing access to parking on lots with another street frontage.

<table>
<thead>
<tr>
<th>Traffic volume¹</th>
<th>300vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed²</td>
<td>10kph</td>
</tr>
<tr>
<td>Carriageway width³ &amp; parking provision within street reservation</td>
<td>5.5m⁴ wide with no parking spaces to be provided. Appropriately signed.</td>
</tr>
<tr>
<td>Verge width⁴</td>
<td>No verge required.</td>
</tr>
<tr>
<td>Kerbing⁵</td>
<td>None</td>
</tr>
<tr>
<td>Footpath provision</td>
<td>None</td>
</tr>
<tr>
<td>Cycle path provision</td>
<td>Carriageway designed as a shared zone and appropriately signed.</td>
</tr>
</tbody>
</table>

Access Place
A minor street providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority.

<table>
<thead>
<tr>
<th>Traffic volume¹</th>
<th>300vpd to1000vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed²</td>
<td>15kph</td>
</tr>
<tr>
<td>Carriageway width³ &amp; parking provision within street reservation</td>
<td>5.5m wide with 1 hard standing verge parking space per 2 lots. or 5.5m wide with parking on carriageway - one side. Appropriately signed.</td>
</tr>
<tr>
<td>Verge width⁴</td>
<td>7.5m minimum total width. For services provide a minimum of 3.5m on one side and a minimum of 2.5m on the other.</td>
</tr>
</tbody>
</table>
Kerbing

Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.

Footpath provision

Not required if serving 5 dwellings or less and the carriageway is designed as a shared zone and appropriately signed.

or

1.5m wide footpath offset a minimum distance of 1m from the kerb.

Cycle path provision

None

Access Street - Level 1

A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.

Traffic volume

1000vpd to 2000vpd

Target speed

30kph

Carriageway width & parking provision within street reservation

5.5m wide with 1 hard standing verge parking space per 2 lots.

Verge width

4m minimum each side

Kerbing

Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.

Footpath provision

1.5m wide footpaths on both sides.

Footpaths should be widened to 2.0m in vicinity of a school, shop or other activity centre.

Be offset a minimum distance of 1m from the kerb.

Cycle path provision

Carriageway designed as a shared zone and appropriately signed.

Access Street - Level 2

A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.

Traffic volume

2000vpd to 3000vpd

Target speed

40kph

Carriageway width & parking provision within street reservation

7m-7.5m wide with parking on both sides of carriageway

Verge width

4.5m minimum each side

Kerbing

Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.

Footpath provision

1.5m wide footpaths on both sides.

Footpaths should be widened to 2.0m in vicinity of a school, shop or other activity centre.
Be offset a minimum distance of 1m from the kerb.

| Cycle path provision | Carriageway designed as a shared zone and appropriately signed. |

**Connector Street - Level 1**

A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods.

<table>
<thead>
<tr>
<th>Traffic volume¹</th>
<th>3000 vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed²</td>
<td>50 kph² reduced to 40 kph at schools and 20 kph at pedestrian and cycle crossing points.</td>
</tr>
<tr>
<td>Carriageway width³, cycle lane provision, parking provision and bus stops within street reservation</td>
<td>3.5m minimum lane width in each direction of travel.</td>
</tr>
<tr>
<td></td>
<td>4.0m minimum lane width at approaches to and departures from roundabouts and T-intersections.</td>
</tr>
<tr>
<td></td>
<td>For on-street cycling, increase the minimum clear carriageway in each direction by:</td>
</tr>
<tr>
<td></td>
<td>- 0.7m where the trafficable carriageway is shared by cyclists but no dedicated bicycle lane is marked on the carriageway; or</td>
</tr>
<tr>
<td></td>
<td>- 1.5m where a trafficable carriageway is shared by cyclists but no dedicated bicycle lane is marked on the carriageway and there is a single lane in each direction separated by a raised trafficable median of at least 2.0m in width with mountable kerbs; or</td>
</tr>
<tr>
<td></td>
<td>- 1.7m where a dedicated 1.7m wide bicycle lane is marked on the carriageway.</td>
</tr>
<tr>
<td>Verge width⁴</td>
<td>4.5m minimum each side.</td>
</tr>
<tr>
<td>Kerbing⁵</td>
<td>Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.</td>
</tr>
<tr>
<td>Footpath provision</td>
<td>1.5m wide footpaths on both sides.</td>
</tr>
<tr>
<td></td>
<td>Footpath widened to a minimum 2.0m in the vicinity of a school, shop, public transport stop or other activity centre.</td>
</tr>
<tr>
<td></td>
<td>Footpaths offset a minimum distance of 1m from the kerb.</td>
</tr>
</tbody>
</table>

**Connector Street - Level 2**

A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods.

<table>
<thead>
<tr>
<th>Traffic volume¹</th>
<th>3,000 vpd to 7,000 vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed²</td>
<td>60 kph³ or 50km/h reduced to 40kph at schools.</td>
</tr>
</tbody>
</table>
### Carriageway width², cycle lane provision, parking provision and bus stops within street reservation

- 3.5m minimum lane width in each direction of travel.
- 4.0m minimum lane width at approaches to and departures from roundabouts and T-intersections.
- 7.0m minimum carriageway width in each direction of travel where there are two lanes in each direction separated by a non-trafficable central medium.
- 8.0m minimum carriageway width at approaches to and departures from roundabouts and T-intersections where there are two lanes in each direction separated by an non-trafficable central medium.
- For on-street cycling, increase the minimum clear carriageway in each direction by:
  - 0.7m where the trafficable carriageway is shared by cyclists but no dedicated bicycle lane is marked on the carriageway; or
  - 1.7m where a dedicated 1.7m wide dedicated bicycle lane is marked on the carriageway
  - 0.3m where there are two trafficable lanes in each direction separated by a non-trafficable central median and the carriageways are shared by cyclists but no dedicated bicycle lane is marked on the carriageway; or
  - 0.5m where there are two trafficable lanes in each direction separated by a non-trafficable central median and a 1.7m wide dedicated bicycle lane is marked on the carriageway.
- An additional dedicated parking lane or indented parking within the verge must be provided where street parking is required. A parking lane width of 2.3m is required where parallel parking is provided.
- Bus stops located at the kerbside, not indented within the verge.

### Verge width⁴

- 6m minimum each side (plus central median).

### Kerbing⁵

- Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.

### Footpath and cycle path provision

- 1.5m wide footpath on each side and 1.7m bicycle lanes on the carriageway; or
- 2.5m wide shared foot and cycle path on both sides and no dedicate bicycle lanes marked on the carriageway.
- Footpaths widened to a minimum of 2.0m in the vicinity of a school, shop, public transport stop or other activity centre.
- Footpaths or shared foot and cycle paths offset a minimum distance of 1m from the kerb.

### Arterial Road

<table>
<thead>
<tr>
<th>Traffic volume¹</th>
<th>Greater than 7000vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed²</td>
<td>Arterial road design as required by the relevant roads authority.</td>
</tr>
<tr>
<td>Carriageway width³ &amp; parking provision within street reservation</td>
<td>Arterial road design as required by the relevant roads authority.</td>
</tr>
<tr>
<td><strong>Verge width</strong>&lt;sup&gt;4&lt;/sup&gt;</td>
<td>Arterial road design as required by the relevant roads authority.</td>
</tr>
<tr>
<td>---------------------------</td>
<td>------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Kerbing</strong>&lt;sup&gt;5&lt;/sup&gt;</td>
<td>Arterial road design as required by the relevant roads authority.</td>
</tr>
<tr>
<td><strong>Footpath &amp; cycle path provision</strong></td>
<td>3m wide shared path on each side or as otherwise required by the relevant roads authority.</td>
</tr>
</tbody>
</table>

**Key to Table C1**

1. Indicative maximum traffic volume for 24-hour period. These volumes depend upon location. Generation rates may vary between existing and newly developing areas.

2. Target speed is the desired speed at which motorists should travel. This is not necessarily the design speed and is not greater than the marked legal speed limit.

3. Width is measured from kerb invert to kerb invert. Widening may be required at bends to allow for wider vehicle paths using appropriate Australian Standards for on street and off-street parking but should not negate the function of bends serving as slow points.

4. Verge width includes footpaths. Additional width may be required to accommodate a bicycle path.

5. Where drainage is not required a flush pavement edge treatment can be used. Layback kerbs are preferred for safety reasons. Upright kerbs may be considered for drainage purposes or in locations where on-street parking should be clearly defined and parking within the verge is not desired.

6. Turning requirements to access and egress parking on abutting lots may require additional carriageway width. The recommended carriageway width of 5.5m will provide adequate access to a standard 3.5m wide single garage built to the property line.

7. 50kph is the default urban speed limit in Victoria.

8. Target speed must not exceed the legal speed limit.
INTEGRATED WATER MANAGEMENT

Drinking water supply objectives
To reduce the use of drinking water.
To provide an adequate, cost-effective supply of drinking water.

Standard C22
The supply of drinking water must be:
- Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.
- Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.

Reused and recycled water objective
To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

Standard C23
Reused and recycled water supply systems must be:
- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.
- Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

Waste water management objective
To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.

Standard C24
Waste water systems must be:
- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.
- Consistent with any relevant approved domestic waste water management plan.

Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

Stormwater management objectives
To minimise damage to properties and inconvenience to residents from stormwater.
To ensure that the street operates adequately during major storm events and provides for public safety.
To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.
To encourage stormwater management that maximises the retention and reuse of stormwater.
To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
Standard C25

The stormwater management system must be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria \( d \times V_{av} < 0.35 \text{ m}^3/\text{s} \) (where, \( d \) = average depth in metres and \( V_{av} \) = average velocity in metres per second).

The design of the local drainage network should:

- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.
SITE MANAGEMENT

Site management objectives
To protect drainage infrastructure and receiving waters from sedimentation and contamination.
To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.
To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.

Standard C26
A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Dust.
- Run-off.
- Litter, concrete and other construction wastes.
- Chemical contamination.
- Vegetation and natural features planned for retention.

Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.
Shared trenching objectives
To maximise the opportunities for shared trenching.
To minimise constraints on landscaping within street reserves.

Standard C27
Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.

Electricity, telecommunications and gas objectives
To provide public utilities to each lot in a timely, efficient and cost effective manner.
To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.

Standard C28
The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.

Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.

The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.

Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.

Fire hydrants objective
To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.

Standard C29
Fire hydrants should be provided:
- A maximum distance of 120 metres from the rear of the each lot.
- No more than 200 metres apart.

Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.

Public lighting objective
To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.
To provide pedestrians with a sense of personal safety at night.
To contribute to reducing greenhouse gas emissions and to saving energy.
Standard C30

Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.

Public lighting should be designed in accordance with the relevant Australian Standards.

Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.
APARTMENT DEVELOPMENTS

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage apartment development that provides reasonable standards of amenity for existing and new residents.

To encourage apartment development that is responsive to the site and the surrounding area.

Application

Provisions in this clause apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, if:

- The apartment development is five or more storeys, excluding a basement, and is in the General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone, or
- The apartment development is in the Commercial 1 Zone, Commercial 3 Zone, Special Use Zone, Comprehensive Development Zone, Capital City Zone, Docklands Zone, Priority Development Zone or Activity Centre Zone.

Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.

- **Standards.** A standard contains the requirements to meet the objective. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements

A development:

- Must meet all of the objectives of this clause.

- Should meet all of the standards of this clause.

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

For Clause 58.04-1 (Building setback):

- If a zone or a schedule to a zone specifies a building setback requirement different from a requirement set out in Clause 58.04-1, the building setback requirement in the zone or a schedule to the zone applies.

- If the land is included in an overlay and a schedule to the overlay specifies a building setback requirement different from the requirement set out Clause 58.04-1 or a requirement set out in the zone or a schedule to the zone, the requirement for building setback in the overlay applies.
URBAN CONTEXT REPORT AND DESIGN RESPONSE

Application requirements
An application must be accompanied by:

- An urban context report.
- A design response.

Urban context report
The urban context report may use a site plan, photographs or other techniques and must include:

An accurate description of:

- Site shape, size, orientation and easements.
- Levels and contours of the site and the difference in levels between the site and surrounding properties.
- The location and height of existing buildings on the site and surrounding properties.
- The use of surrounding buildings.
- The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.
- Solar access to the site and to surrounding properties.
- Views to and from the site.
- Street frontage features such as poles, street trees and kerb crossovers.
- The location of local shops, public transport services and public open spaces within walking distance.
- Movement systems through and around the site.
- Any other notable feature or characteristic of the site.

An assessment of the characteristics of the area including:

- Any environmental features such as vegetation, topography and significant views.
- The pattern of subdivision.
- Street design and landscape.
- The pattern of development.
- Building form, scale and rhythm.
- Connection to the public realm.
- Architectural style, building details and materials.
- Off-site noise sources.
- The relevant NatHERS climate zones (as identified in Clause 58.03-1).
- Social and economic activity.
- Any other notable or cultural characteristics of the area.

Satisfactory urban context report
If the responsible authority decides that the urban context report is not satisfactory, it may require more information from the applicant under Section 54 of the Act.
The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the urban context report meets the requirements of Clause 58.01-2 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

**Design response**

The design response must explain how the proposed design:

- Responds to any relevant planning provision that applies to the land.
- Meets the objectives of Clause 58.
- Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme.
- Derives from and responds to the urban context report.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.
URBAN CONTEXT

Urban context objectives
To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.
To ensure that development responds to the features of the site and the surrounding area.

Standard D1
The design response must be appropriate to the urban context and the site.
The proposed design must respect the existing or preferred urban context and respond to the features of the site.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant urban design objective, policy or statement set out in this scheme.
- The urban context report.
- The design response.

Residential policy objectives
To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
To support higher density residential development where development can take advantage of public and community infrastructure and services.

Standard D2
An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.

Dwelling diversity objective
To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard D3
Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.

Infrastructure objectives
To ensure development is provided with appropriate utility services and infrastructure.
To ensure development does not unreasonably overload the capacity of utility services and infrastructure.
**Standard D4**

Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The capacity of the existing infrastructure.
- In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.

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**Integration with the street objective**

To integrate the layout of development with the street.

**Standard D5**

Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Development should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Development next to existing public open space should be laid out to complement the open space.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.
SITE LAYOUT

Energy efficiency objectives
To achieve and protect energy efficient dwellings and buildings.
To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.
To ensure dwellings achieve adequate thermal efficiency.

Standard D6
Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.

Table D1 Cooling load

<table>
<thead>
<tr>
<th>NatHERS climate zone</th>
<th>NatHERS maximum cooling load MJ/M² per annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Climate zone 21 Melbourne</td>
<td>30</td>
</tr>
<tr>
<td>Climate zone 22 East Sale</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 27 Mildura</td>
<td>69</td>
</tr>
<tr>
<td>Climate zone 60 Tullamarine</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 62 Moorabbin</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 63 Warrnambool</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 64 Cape Otway</td>
<td>19</td>
</tr>
<tr>
<td>Climate zone 66 Ballarat</td>
<td>23</td>
</tr>
</tbody>
</table>

Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and layout of the site.
- The existing amount of solar access to abutting properties.
- The availability of solar access to north-facing windows on the site.
- The annual cooling load for each dwelling.
Communal open space objective
To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.

Standard D7
Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.

Communal open space should:
- Be located to:
  - Provide passive surveillance opportunities, where appropriate.
  - Provide outlook for as many dwellings as practicable.
  - Avoid overlooking into habitable rooms and private open space of new dwellings.
  - Minimise noise impacts to new and existing dwellings.
- Be designed to protect any natural features on the site.
- Maximise landscaping opportunities.
- Be accessible, useable and capable of efficient management.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.
- The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.
- The availability of and access to public open space.

Solar access to communal outdoor open space objective
To allow solar access into communal outdoor open space.

Standard D8
The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.

Safety objective
To ensure the layout of development provides for the safety and security of residents and property.

Standard D9
Entrances to dwellings should not be obscured or isolated from the street and internal accessways.
Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.

**Decision guideline**

Before deciding on an application, the responsible authority must consider the design response.

**Landscaping objectives**

To encourage development that respects the landscape character of the area.

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.

**Standard D10**

The landscape layout and design should:

- Be responsive to the site context.
- Protect any predominant landscape features of the area.
- Take into account the soil type and drainage patterns of the site and integrate planting and water management.
- Allow for intended vegetation growth and structural protection of buildings.
- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
- Provide a safe, attractive and functional environment for residents.
- Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site stormwater infiltration.
- Maximise deep soil areas for planting of canopy trees.

Development should provide for the retention or planting of trees, where these are part of the urban context.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.

Development should provide the deep soil areas and canopy trees specified in Table D2.

If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades.
Table D2 Deep soil areas and canopy trees

<table>
<thead>
<tr>
<th>Site area</th>
<th>Deep soil areas</th>
<th>Minimum tree provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>750 - 1000 square metres</td>
<td>5% of site area (minimum dimension of 3 metres)</td>
<td>1 small tree (6-8 metres) per 30 square metres of deep soil</td>
</tr>
<tr>
<td>1001 - 1500 square metres</td>
<td>7.5% of site area (minimum dimension of 3 metres)</td>
<td>1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil</td>
</tr>
<tr>
<td>1501 - 2500 square metres</td>
<td>10% of site area (minimum dimension of 6 metres)</td>
<td>1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil</td>
</tr>
<tr>
<td>&gt;2500 square metres</td>
<td>15% of site area (minimum dimension of 6 metres)</td>
<td>1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil</td>
</tr>
</tbody>
</table>

Note: Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant plan or policy for landscape character and environmental sustainability in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.
- The location and size of gardens and the predominant plant types in the area.
- The health of any trees to be removed.
- The suitability of the proposed location and soil volume for canopy trees.
- The ongoing management of landscaping within the development.
- The soil type and drainage patterns of the site.

Access objective
To ensure the number and design of vehicle crossovers respects the urban context.

Standard D11
The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximise the retention of on-street car parking spaces.

The number of access points to a road in a Road Zone should be minimised.

Developments must provide for access for service, emergency and delivery vehicles.
Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the streetscape.
- The reduction of on-street car parking spaces.
- The effect on any significant vegetation on the site and footpath.

Parking location objectives
To provide convenient parking for resident and visitor vehicles.
To protect residents from vehicular noise within developments.

Standard D12
Car parking facilities should:

- Be reasonably close and convenient to dwellings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Decision guideline
Before deciding on an application, the responsible authority must consider the design response.

Integrated water and stormwater management objectives
To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.

To facilitate stormwater collection, utilisation and infiltration within the development.

To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard D13
Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.

Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.

The stormwater management system should be:

- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant water and stormwater management objective, policy or statement set out in this scheme.
• The design response.

• Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.

• Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.

• The capacity of the drainage network to accommodate additional stormwater.

• Whether the stormwater treatment areas can be effectively maintained.

• Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.
AMENITY IMPACTS

Building setback objectives
To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.
To allow adequate daylight into new dwellings.
To limit views into habitable room windows and private open space of new and existing dwellings.
To provide a reasonable outlook from new dwellings.
To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.

Standard D14
The built form of the development must respect the existing or preferred urban context and respond to the features of the site.
Buildings should be set back from side and rear boundaries, and other buildings within the site to:
- Ensure adequate daylight into new habitable room windows.
- Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.
- Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.
- Ensure the dwellings are designed to meet the objectives of Clause 58.

Decision Guidelines
Before deciding on an application, the responsible authority must consider:
- The purpose of the zone and/or overlay that applies to the land.
- Any relevant urban design objective, policy or statement set out in this scheme.
- The urban context report.
- The design response.
- The relationship between the proposed building setback and the building setbacks of existing adjacent buildings, including the interface with laneways.
- The extent to which the proposed dwellings are provided with reasonable daylight access through the layout of rooms and the number, size, location and orientation of windows.
- The impact of overlooking on the amenity of existing and proposed dwellings.
- The existing extent of overlooking into existing dwellings and private open space.
- Whether the development meets the objectives of Clause 58.

Internal views objective
To limit views into the private open space and habitable room windows of dwellings within a development.

Standard D15
Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.

Decision guideline
Before deciding on an application, the responsible authority must consider the design response.
Noise impacts objectives

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external and internal noise sources.

Standard D16

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site.

Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table D3 Noise influence area

<table>
<thead>
<tr>
<th>Noise source</th>
<th>Noise influence area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone interface</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>300 metres from the Industrial 1, 2 and 3 zone boundary</td>
</tr>
<tr>
<td>Roads</td>
<td></td>
</tr>
<tr>
<td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td>
<td>300 metres from the nearest trafficable lane</td>
</tr>
<tr>
<td>Railways</td>
<td></td>
</tr>
<tr>
<td>Railway servicing passengers in Victoria</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Railway servicing freight outside Metropolitan Melbourne</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Railway servicing freight in Metropolitan Melbourne</td>
<td>135 metres from the centre of the nearest track</td>
</tr>
</tbody>
</table>

Note: The noise influence area should be measured from the closest part of the building to the noise source.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified consultant submitted with the application.
- Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.
- Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.
ON-SITE AMENITY AND FACILITIES

Accessibility objective
To ensure the design of dwellings meets the needs of people with limited mobility.

Standard D17
At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.

Table D4 Bathroom design

<table>
<thead>
<tr>
<th>Design option A</th>
<th>Design option B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door opening</td>
<td>A clear 850mm wide door opening.</td>
</tr>
<tr>
<td>Door design</td>
<td>Either: A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges.</td>
</tr>
<tr>
<td>Circulation area</td>
<td>A clear circulation area that is: A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin and the door swing.</td>
</tr>
<tr>
<td>Path to circulation area</td>
<td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td>
</tr>
<tr>
<td>Shower</td>
<td>A hobless (step-free) shower.</td>
</tr>
<tr>
<td>Toilet</td>
<td>A toilet located in the corner of the room.</td>
</tr>
</tbody>
</table>

Building entry and circulation objectives
To provide each dwelling and building with its own sense of identity.
To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.
To ensure internal communal areas provide adequate access to daylight and natural ventilation.
Standard D18
Entries to dwellings and buildings should:
- Be visible and easily identifiable.
- Provide shelter, a sense of personal address and a transitional space around the entry.
The layout and design of buildings should:
- Clearly distinguish entrances to residential and non-residential areas.
- Provide windows to building entrances and lift areas.
- Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
- Provide common areas and corridors that:
  - Include at least one source of natural light and natural ventilation.
  - Avoid obstruction from building services.
  - Maintain clear sight lines.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.

Private open space objective
To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard D19
A dwelling should have private open space consisting of:
- An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or
- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
- A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.

Table D5 Balcony size

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum area</th>
<th>Minimum dimension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio or 1 bedroom dwelling</td>
<td>8 square metres</td>
<td>1.8 metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>8 square metres</td>
<td>2 metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>12 square metres</td>
<td>2.4 metres</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- The useability and functionality of the private open space, including its size and accessibility.
- The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it will receive.
- The availability of and access to public or communal open space.

**Storage objective**

To provide adequate storage facilities for each dwelling.

**Standard D20**

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.

**Table D6 Storage**

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Total minimum storage volume</th>
<th>Minimum storage volume within the dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>8 cubic metres</td>
<td>5 cubic metres</td>
</tr>
<tr>
<td>1 bedroom dwelling</td>
<td>10 cubic metres</td>
<td>6 cubic metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>14 cubic metres</td>
<td>9 cubic metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>18 cubic metres</td>
<td>12 cubic metres</td>
</tr>
</tbody>
</table>

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.

- The useability, functionality and location of storage facilities provided for the dwelling.
**Detailed Design**

**Common Property Objectives**
To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

**Standard D21**
Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

**Site Services Objectives**
To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

**Standard D22**
The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.

Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.

Mailboxes should be provided and located for convenient access as required by Australia Post.

**Decision Guideline**
Before deciding on an application, the responsible authority must consider the design response.

**Waste and Recycling Objectives**
To ensure dwellings are designed to encourage waste recycling.

To ensure that waste and recycling facilities are accessible, adequate and attractive.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

**Standard D23**
Developments should include dedicated areas for:

- Waste and recycling enclosures which are:
  - Adequate in size, durable, waterproof and blend in with the development.
  - Adequately ventilated.
  - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.

- Adequate facilities for bin washing. These areas should be adequately ventilated.

- Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.

- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.

Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.

- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.

- Any relevant waste and recycling objective, policy or statement set out in this scheme.
INTERNAL AMENITY

Functional layout objective
To ensure dwellings provide functional areas that meet the needs of residents.

Standard D24
Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D7.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Table D7 Bedroom dimensions

<table>
<thead>
<tr>
<th>Bedroom type</th>
<th>Minimum width</th>
<th>Minimum depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main bedroom</td>
<td>3 metres</td>
<td>3.4 metres</td>
</tr>
<tr>
<td>All other bedrooms</td>
<td>3 metres</td>
<td>3 metres</td>
</tr>
</tbody>
</table>

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.

Table D8 Living area dimensions

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum width</th>
<th>Minimum area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio and 1 bedroom dwelling</td>
<td>3.3 metres</td>
<td>10 sqm</td>
</tr>
<tr>
<td>2 or more bedroom dwelling</td>
<td>3.6 metres</td>
<td>12 sqm</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and amenity of habitable rooms.

Room depth objective
To allow adequate daylight into single aspect habitable rooms.

Standard D25
Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- The room combines the living area, dining area and kitchen.
- The kitchen is located furthest from the window.
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.

The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
The design response.

- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms.
- Any overhang above habitable room windows that limits daylight access.

**Windows objective**

To allow adequate daylight into new habitable room windows.

**Standard D26**

Habitable rooms should have a window in an external wall of the building.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.

The secondary area should be:

- A minimum width of 1.2 metres.
- A maximum depth of 1.5 times the width, measured from the external surface of the window.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.

**Natural ventilation objectives**

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

**Standard D27**

The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.

At least 40 per cent of dwellings should provide effective cross ventilation that has:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same area.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.
- The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.
REALIGN THE COMMON BOUNDARY BETWEEN TWO LOTS

### Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location of any existing buildings, car parking area, driveways, storage areas, loading areas and private open space.
  - The location of any easements on the subject land.
  - The location of the approved stormwater discharge point.
  - The location and details of any significant vegetation.
  - The location of any street trees, poles, pits or other street furniture.
  - Existing and proposed vehicle access to the lots.
  - Any abutting roads.
  - The location of the existing and proposed common boundary between the lots and the proposed size and shape of the realigned lots.
  - Any proposed common property to be owned by a body corporate and the lots participating in the body corporate.

- If the land is in more than one ownership, the consent of the owners of the land.
- If common property is proposed, an explanation of why the common property is required.
- A written statement that describes:
  - The existing use of the land and its possible future development.
  - The reason for the realignment of the common boundary.
  - For land in an overlay, how the proposal responds to any statement of significance, objectives or requirements specified in the schedule to the overlay.

- If the land is in an area where reticulated sewerage is not provided, a plan which shows the location of any existing effluent disposal area for each lot or a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.

- If the land is in a residential zone and the realignment of the common boundary will result in a vacant lot, information that shows that the vacant lot meets the requirements of Standard C8 of Clause 56.

### Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The suitability of the subdivision including how the layout and dimensions of the subdivision:
  - Respond to and integrate with the surrounding urban or rural environment.
  - Protect significant vegetation.
  - Appropriately accommodate any existing or proposed easements on the lots.
- Protect solar access for existing and any future dwellings on the lots.
- Appropriately accommodate any existing waste storage areas, loading bays and vehicle standing areas on the site.
- Appropriately accommodate private open space.
- Appropriately accommodate the provision of utility services to each lot.
- If the land is in an area where reticulated sewerage is not provided to each lot, whether the layout of the subdivision accommodates the effluent disposal area for each lot.
- Appropriately accommodate the siting of buildings having regard to the risk of spread of fire.
- Appropriately accommodate the existing use and possible future development of the land.

- Whether the provision of common property is appropriate for the purpose for which the land is to be commonly held.
- If the land is in a residential zone and the realignment of the common boundary will result in a vacant lot, the objective and standard of Clause 56.04-2.
- The statement of significance and the objectives contained in the schedule to the overlay and whether the subdivision will adversely affect that significance or the objectives.
- Whether the proposal meets any requirements specified in the overlay or the schedule to the overlay.
SUBDIVISION OF BUILDINGS AND CAR PARKING SPACES

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A copy of the relevant planning permit and approved plans for the development.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location of any existing buildings, car parking areas and private open space.
  - The location, shape and size of the proposed lots to be created.
  - The location of any easements on the subject land.
  - The location and details of any significant vegetation.
  - The location of the approved stormwater discharge point.
  - Any abutting roads.
  - The location of any street trees, poles, pits and other street furniture.
  - Existing and proposed vehicle access to the lots.
  - Any loading bays and vehicle standing areas.
  - Any waste storage areas.
  - Any proposed common property to be owned by a body corporate and the lots participating in the body corporate.
- For the subdivision of existing buildings and car parking spaces, a copy of the occupancy permit or a certificate of final inspection for the development.
- For the subdivision of land into two lots with an approved development currently under construction, evidence that the construction has commenced.
- If common property is proposed, an explanation of why the common property is required.
- If the land is in an area where reticulated sewerage is not provided, a plan which shows the location of any existing effluent disposal area for each lot or a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- For land in an overlay, a written statement that describes how the proposal responds to any statement of significance, objectives or requirements specified in the schedule to the overlay.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The suitability of the subdivision including how the layout and dimensions of the subdivision:
  - Are consistent with the approved plans and conditions of any relevant planning permit for the development.
  - Are consistent with the layout of existing buildings and car parking spaces on the land.
  - Appropriately accommodate any existing waste storage areas.
  - Appropriately accommodate any existing loading bay and vehicle storage area.
- Appropriately accommodate significant vegetation.
- Appropriately accommodate existing or proposed easements on the lots.
- Appropriately accommodate the provision of utility services to each lot.
- Appropriately accommodate the siting of buildings having regard to safety and the risk of spread of fire.

- If the land is in an area where reticulated sewerage is not provided to each lot, whether the layout of the subdivision accommodates the effluent disposal area for each lot.
- For the subdivision of existing buildings and car parking spaces, whether each new lot, other than common property, contains an existing building, part of an existing building or a car parking space.
- Whether the provision and location of common property is appropriate for the purpose for which the land is to be commonly held.
- Whether any public open space contribution is required under Clause 53.01 of this scheme or under Section 18 of the Subdivision Act 1988.
- The statement of significance and the objectives contained in the schedule to the overlay and whether the subdivision will adversely affect that significance or the objectives.
- Whether the proposal meets any requirements specified in the overlay or the schedule to the overlay.
FRONT FENCE IN A RESIDENTIAL ZONE

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of the title for the subject land and a copy of any registered restrictive covenant.
- A plan drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location, length, height and design of the proposed fence including details of materials.
  - The location, height and design of any existing front fence on adjoining and nearby properties including details of materials.
- A photograph of the site and adjoining and nearby properties along the street frontage.
- The reason for the proposed height.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- Whether the setback, height and design of the proposed fence are:
  - Appropriate to the neighbourhood character and the site.
  - Consistent with any relevant neighbourhood character objective or policy set out in the scheme.
  - Appropriate with the setback, height and appearance of front fences on adjoining and nearby properties.
  - Complement the design of the dwelling.
- The extent to which slope and retaining walls reduce the effective height of the proposed fence.
- Whether the proposed fence is needed to minimise noise intrusion.
- The reason for the proposed height.
BUILDINGS AND WORKS IN A ZONE (EXCEPT A RURAL ZONE)

**Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A description of the use of the land and the proposed buildings and works.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and use of buildings and works on adjoining land.
  - Relevant ground levels.
  - Any contaminated soils and filled areas, where known.
  - The layout of existing and proposed buildings and works.
  - All existing and proposed driveways, car parking, bicycle parking and loading areas.
  - Existing and proposed landscape areas.
  - All external storage and waste treatment areas.
  - The location of easements and services.
  - Elevation drawings to scale showing the height, colour and materials of all proposed buildings and works.
  - A photograph of the building or area affected by the proposal.
  - A written statement describing the proposal and if relevant:
    - The built form and character of adjoining and nearby buildings.
    - The heritage character of any adjoining heritage places.
    - Ground floor street frontages, including visual impacts and pedestrian safety.
  - A written statement describing whether the proposed buildings and works meet:
    - The number of car parking spaces required under Clause 52.06 or in the schedule to Clause 45.09.
    - Any development requirement specified in the zone or the schedule to the zone.
  - Any relevant requirement in an approved development plan or incorporated plan for the land.
  - Any other information specified in the schedule to the zone.
  - For land in a residential zone, a written statement, plan or diagram showing how the proposal meets:
    - The requirements in the following standards of Clause 54:
      - A10 Side and rear setbacks.
      - A11 Walls on boundaries.
      - A12 Daylight to existing windows.
      - A13 North-facing windows.
      - A14 Overshadowing open space.
If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard the schedule to the zone applies.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- Whether the proposal is consistent with any relevant urban design and built form policy set out in the scheme.
- Whether the movement of pedestrians and cyclists, and vehicles providing for supplies and waste removal are appropriately accommodated.
- Whether the design complements the built form of the surrounding properties and the streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- Whether the land and building have availability of and connection to services.
- Whether the proposed development adversely impacts the amenity of the land and the locality including existing dwellings on adjoining sites.
- Whether the proposed development appropriately provides for landscaping.
- Whether the proposed development adversely affects solar access to existing open spaces and public places.
- Whether the proposal meets the car parking requirements specified in Clause 52.06 or in the schedule to the Parking Overlay.
- Whether the proposal meets the maximum building height specified in the schedule to the zone.
- Whether the proposal meets any relevant requirements specified in the zone or the schedule to the zone.
- Whether the proposal is consistent with any relevant approved development plan or incorporated plan.
- The objectives set out in the schedule to the zone.
- Whether the proposal provides adequate vehicle loading and unloading facilities.
- For land in a residential zone:
  - Whether the proposed development is consistent with any neighbourhood character objectives set out in the schedule to the zone.
  - Whether the development is compatible with residential use.
  - The scale and intensity of the development.
  - The design, height, setback and appearance of the proposed buildings and works.
BUILDINGS AND WORKS IN AN OVERLAY

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location, height and design of the proposed buildings and works including details of materials.
  - The location of any existing buildings, including fences and trees.
  - For land in a Neighbourhood Character Overlay, any buildings proposed to be demolished.
- For land in a Neighbourhood Character Overlay, a written description of the proposal including:
  - The built form and character of adjoining and nearby buildings.
  - How the proposal responds to the key features and objectives specified in the schedule to the overlay.
  - If demolition is proposed, the reason for the demolition.
  - How the proposal meets the requirements of Clause 54.02-1, 54.02-2, 54.03-1, 54.03-2, 54.03-3, 54.03-4, 54.04-1, 54.04-2, 54.04-3, 54.04-4, 54.06-1, 54.06-2, including any Clause 54 modification specified in the schedule to the overlay.
- For land in a Design and Development Overlay, a written description of the proposal including:
  - How the proposal responds to the design objectives specified in a schedule to the overlay.
  - How the proposal meets the requirements specified in a schedule to the overlay.
  - The built form and character of adjoining and nearby buildings.
- A photograph of the building or area affected by the proposal.
- For land in an Erosion Management Overlay, information showing:
  - The extent of any proposed earthworks.
  - The means proposed to stabilise disturbed areas.
- For an application under the Salinity Management Overlay, written advice including plan references and any conditions from the referral authority demonstrating that the referral authority has considered the proposal for which the application is made within the past three months and does not object to the granting of the permit for the proposal.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The statement of significance and the objectives contained in the schedule to the overlay and whether the buildings and works will adversely affect that significance or the objectives.
- Whether the proposal meets any requirements specified in the overlay or the schedule to the overlay.
- For an application in a Salinity Management Overlay, any comments from the relevant referral authority.
- For an application in a Neighbourhood Character Overlay, the relevant objectives, standards and decision guidelines of Clause 54.
- Any relevant decision guideline specified in the overlay and the schedule to the overlay.
REMOVE, DESTROY OR LOP A TREE

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- If the tree to be removed, destroyed or lopped is identified as a significant tree in a schedule to the overlay, a report prepared by an arborist.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The location, shape, size and slope of the site.
  - The location of the tree to be removed, destroyed or lopped.
  - The location and type of other significant vegetation on the site.
  - The location, species and height of any significant trees on the site that have been removed or approved to be removed in the past 3 years.
- A written statement that describes:
  - The species, height and trunk girth of the tree to be removed, destroyed or lopped.
  - The reason the tree is to be removed, destroyed or lopped.
  - If provision is to be made to replace the tree elsewhere on the land.
  - If the tree is to be lopped, the extent of lopping proposed.
  - Any impacts on the significance of the area.
- A photograph of the tree to be removed, destroyed or lopped.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The statement of significance and the objectives contained in the schedule to the overlay and whether the proposal will adversely affect that significance or the objectives.
- Whether the tree proposed to be removed, destroyed or lopped contributes to the significance of the area and whether the proposal will adversely affect that significance.
- Whether the removal or lopping of the tree is needed because of the health of the tree.
- Whether the lopping of the tree will adversely affect the health, appearance or significance of the tree.
- Whether the removal of the tree will contribute to soil erosion, slippage or salinisation.
- Whether the removal or lopping of the tree is needed to create a defendable space to reduce the risk of bushfire to life and property.
- If the tree is a native tree, its role in conserving flora and fauna and whether the proposal will adversely affect the conservation of flora and fauna of the area.
- Whether provision is made to plant a new tree elsewhere on the land.
- The reasons for removing the tree including the health of the tree to be removed.
- The cumulative impact of the number of trees that have been removed or been approved for removal in the past 3 years.
- Any relevant decision guideline specified in the overlay or the schedule to the overlay.
APPLICATIONS UNDER A HERITAGE OVERLAY

Information requirements
An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location of any existing buildings, including fences and trees.
  - The location, height and design of the proposed building or works including details of proposed materials.
  - Any buildings to be demolished.
  - An elevation of the proposed building.
  - The size and design of any proposed sign, including details of the supporting structure and any proposed illumination.
  - The location, style, size, colour and materials of any proposed solar energy facility (that is visible from the street frontage or any nearby public park), including details of the supporting structure.
- A written description of the proposal including:
  - Any impacts on the significance of the heritage place.
  - How the proposal responds to any relevant local heritage policy set out in the scheme.
  - If lopping of a tree is proposed, the reason for the lopping, the extent of lopping and an arborist report.
- The proposed colour schedule and nature of any materials and finishes.
- A photograph of the area affected by the proposal including any building, outbuilding, fence or tree which may be affected by the proposal.
- A photograph of the subject site and adjoining properties along the street frontage.
- If subdivision is proposed, the location, shape and size of the proposed lots to be created.
- If a sign is proposed:
  - The location, size and design of the proposed sign on the site or building.
  - The location and size of existing signage on the site including details of any signs to be retained or removed.
- If a solar energy facility is proposed that is visible from the street frontage or any nearby public park:
  - Measures proposed to minimise the visibility of the facility and protect the structural integrity of heritage features.

Decision guidelines
In assessing an application the responsible authority must consider as appropriate:

General
- The significance of the heritage place and whether the proposal will adversely affect that significance.
- Any applicable statement of significance, heritage study and any applicable conservation policy.
- Whether the proposal will adversely affect the character or appearance of the building or heritage place.
- Whether the proposal meets any relevant local heritage policy set out in the scheme.

**Demolition**
- Whether the outbuilding to be demolished contributes to the significance, character or appearance of the building or heritage place.

**Buildings and works**
- Whether the location, bulk, form and appearance of the proposed building or works will adversely affect the significance of the building or heritage place.
- Whether the proposed building or works will affect the health or appearance of a tree which is the subject of a Heritage Overlay.

**Alterations**
- Whether the proposed alterations will restore or reconstruct original fabric which has been removed or damaged.
- Whether the proposed alterations will adversely affect the significance, character and appearance of the heritage place.

**Fences**
- Whether the fence proposed to be demolished contributes to the significance, character and appearance of the building or heritage place.
- Whether the proposed fence, including its style, height and materials, is appropriate to the building or heritage place.

**Trees**
- Whether the proposed lopping will adversely affect the health, appearance or significance of the tree.

**Subdivision**
- Whether the proposed subdivision retains the significant setting (landscapes, landscape features and views) of the heritage place.
- Whether the proposed subdivision respects the rhythm and spacing of buildings in the streetscape.
- Whether the proposed subdivision will result in a new boundary fence, wall or structure that adversely affects the setting of the heritage place.

**Signage**
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
APPLICATIONS UNDER A SPECIAL BUILDING OVERLAY

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.

- A plan, drawn to scale and fully dimensioned showing:
  - The boundaries and dimensions of the site.
  - The layout, size and use of existing and proposed buildings and works, including floor plan layout and vehicle parking areas.
  - Setbacks between existing and proposed buildings and site boundaries.
  - Natural surface levels of the site to Australian Height Datum.
  - Floor and surface levels of any existing and proposed buildings and works to Australian Height Datum.
  - Cross sectional details of any basement entry ramps and other basement entries to Australian Height Datum, showing floor levels of entry and exit areas and drainage details.
  - If subdivision is proposed, the location, shape and size of the proposed lots to be created.

- If a referral to the floodplain management authority is required, written advice, including endorsed plans of the proposal and any conditions, from the relevant floodplain management authority demonstrating that the floodplain management authority has considered the proposal for which the application is made within the past three months and does not object to the granting of the permit for the proposal.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- Clauses 13.01 and 13.03 of the Planning Policy Framework.

- Whether the proposal is consistent with any local floodplain development plan for the area incorporated into this scheme.

- If a referral to the floodplain management authority is required, any comments from the relevant floodplain management authority.

- The existing use and development of the land.

- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.

- The susceptibility of the development to flooding and flood damage.

- The flood risk including:
  - The frequency, duration, extent, depth and velocity of flooding of the site and accessways.
  - The flood warning time available.
  - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.

- The effect of the development redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
SIGNS

Information requirements
An application must be accompanied by the following information, as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A site context report, using a site plan, photographs or other methods to accurately describe:
  - The location of the proposed sign on the site or building and distance from property boundaries.
  - The location and size of existing signs on the site including details of any signs to be retained or removed.
  - The location and form of existing signs on adjoining properties and in the locality.
  - The location of closest traffic control signs.
  - Identification of any view lines or vistas that could be affected by the proposed sign.
- The dimensions, height above ground level and extent of projection of the proposed sign.
- The height, width and depth of the total sign structure including the method of support and any associated structures such as safety devices and service platforms.
- The colour, lettering style and materials of the proposed sign.
- The size of the proposed display (total display area including all sides of a multi-sided sign).

Decision guidelines
In assessing an application the responsible authority must consider as appropriate:

- Whether the proposal is consistent with any relevant local advertising policy set out in the scheme.
- Whether the proposal will impact the character of the area including:
  - Natural environment, heritage, waterway, open space and rural landscape values.
  - The desired future character of the area.
  - The cumulative impact of signs on the character of an area.
  - The need to avoid visual disorder or clutter of signs.
- Whether the proposal will impact views and vistas including:
  - Important views from the public realm.
  - Significant public views.
  - Views to existing signs.
- Whether the proportion, scale and form of the proposed sign relates to the site, building, streetscape, setting or landscape including:
  - The position of the proposed sign, including if it protrudes above existing buildings or landscape and natural elements.
  - Screening of unsightly elements.
  - The number, scale and location of existing signs.
  - The ability to rationalise or simplify the number of signs.
  - The ability to include landscaping to reduce the visual impact of the proposed sign structure.
- The extent to which the proposed sign requires the removal of vegetation.
  - Whether the proposed sign is consistent with any outdoor advertising theme.
  - Whether there is a need for identification and the opportunities for adequate identification on the site or locality.
  - Whether the proposed sign will adversely impact road safety.
CAR PARKING

Information requirements
An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
  - The boundaries and dimensions of the site.
  - The location of existing buildings.
  - All car parking spaces and access lanes.
  - Allocation of car parking spaces to different uses or tenancies, if applicable.
  - Landscaping and sensitive water design treatments.
- A written statement that describes:
  - The proposed use of the site, number of employees and patrons and hours of operation.
  - The previous use of the site.
  - The site and floor area to be occupied.
  - The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
  - The total number of car parking spaces provided.
  - The likely impact of a reduction in car parking on the amenity of the area and on the area’s existing car parking.

Decision guidelines
In assessing an application the responsible authority must consider as appropriate:

- Whether the reduction of the car parking requirement is consistent with any relevant local planning policy or incorporated plan.
- The objectives contained in the schedule to the Parking Overlay.
- Whether there is availability of alternative car parking in the locality including:
  - Efficiencies gained from the consolidation of shared car parking spaces.
  - Public car parks intended to serve the land.
  - On street parking in non-residential zones.
  - Streets in residential zones specifically managed for non-residential parking.
- The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.
- Whether there is any car parking deficiency associated with the existing use of the land.
- Whether there is any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.
- Whether fewer car parking spaces will impact local amenity, including pedestrian amenity and the amenity of nearby residential areas.
- Whether there is a need to create safe, functional and attractive parking areas.
- The availability of public transport in the locality of the land.
The convenience of pedestrian and cyclist access to the land.

The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the use.

The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.

On street parking in residential zones in the locality of the land that is intended to be for residential use.

The future growth and development of any nearby activity centre.

Local traffic management in the locality of the land.

Access to or provision of alternative transport modes to and from the land.

Whether any car parking spaces to be provided meet the design standards of Clause 52.06.

Any relevant decision guideline specified in a schedule to the Parking Overlay.
TWO LOT SUBDIVISION IN A RURAL ZONE

Information requirements
An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location of any existing buildings and associated works.
  - The location, shape and size of the proposed lots to be created.
  - The location of any easements on the subject land.
  - The location of any significant vegetation, waterways and wetlands.
  - The location of the approved stormwater discharge point and effluent disposal areas.
  - Any abutting roads.
  - Existing and proposed vehicle access to the lots.

Decision guidelines
In assessing an application the responsible authority must consider as appropriate:

- The suitability of the subdivision including how the layout and dimensions of the subdivision:
  - Are consistent with the layout of existing buildings and associated works on the land.
  - Appropriately accommodate significant vegetation.
  - Appropriately accommodate existing or proposed easements on the lots.
  - Appropriately accommodate the provision of utility services to each lot.
  - Appropriately accommodate existing and proposed vehicle access to the lots.
- If the land is in an area where reticulated sewerage is not provided to each lot, whether the layout of the subdivision accommodates the effluent disposal area for each lot.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Any Regional Catchment Strategy applying to the land.
- If the land is in an overlay, statement of significance and the objectives contained in the schedule to the overlay and whether the subdivision will adversely affect that significance or the objectives.
- Whether any public open space contribution is required under Clause 53.01 of this scheme or under Section 18 of the Subdivision Act 1988.
BUILDINGS AND WORKS IN A RURAL ZONE

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A description of the use of the land and the proposed buildings and works.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location of any waterway or wetlands.
  - The location and use of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All existing and proposed driveways, car parking and loading areas.
  - Existing and proposed landscape areas.
  - All external storage and waste treatment areas.
- Elevation drawings to scale showing the height, colour and materials of all proposed buildings and works.
- A photograph of the building or area affected by the proposal.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, character and appearance of the area, landscape features, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- Whether the proposal will have an adverse impact on adjoining and nearby land uses.
- The need to protect amenity of existing residents.
- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses.
- The likely environmental impact on the natural physical features and biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.
- The capability of the land to accommodate the proposed development.
- Whether the development will support and enhance agricultural production.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The impact of the proposal on any wetlands or waterways.
- Any integrated land management plan prepared for the site.
- Whether the development will require traffic management measures.
For buildings and works associated with a dwelling:

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, nose, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.
EXTENSION TO ONE DWELLING ON A LOT IN A RESIDENTIAL ZONE

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A site plan, drawn to scale and fully dimensioned showing:
  - Site shape, size, orientation and easements.
  - Levels of the site and the difference in levels between the site and surrounding properties.
  - Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
  - The use of surrounding buildings.
  - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
  - Solar access to the site and surrounding properties.
  - Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
  - Any contaminated soils and filled areas, where known.
  - Views to and from the site.
  - Street frontage features such as poles, street trees and kerb crossovers.
  - Any other notable features of the site.
  - In relation to the neighbourhood:
    - The built form, scale and character of surrounding development.
    - Architectural and roof styles.
    - Any other notable features or characteristics of the neighbourhood.
- A site and layout plan, drawn to scale and fully dimensioned showing:
  - Site shape, size, orientation, easements and site levels.
  - Adjoining roads.
  - The location and use of buildings and works on adjoining land.
  - The layout and use of existing buildings being retained and all proposed buildings, including finished floor levels.
  - All existing and proposed driveways and crossovers.
  - Existing and proposed landscape and open space areas.
  - All external storage, waste areas and services.
- An elevation plan, drawn to scale showing the height, colour and materials of the proposed extension.
- Photographs of the building or area affected by the proposal.
- A written statement, plan or diagram demonstrating how the proposal meets:
  - The garden area requirement specified in the zone.
  - The requirements in the following standards of Clause 54:
The objectives and requirements in the following standards of Clause 54:

- Clause 54.02-1 Neighbourhood character objective and standard A1.
- Clause 54.03-3 Site coverage objective and standard A5.
- Clause 54.03-4 Permeability objectives and standard A6.
- Clause 54.03-5 Energy efficiency protection objectives and standard A7.
- Clause 54.03-6 Significant trees objectives and standard A8.
- Clause 54.05-1 Daylight to new windows objective and standard A16.
- Clause 54.05-2 Private open space objective and standard A17.
- Clause 54.05-3 Solar access to open space objective and Standard A18.
- Clause 54.06-1 Design detail objective and Standard A19.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The following objectives, standards and decision guidelines of Clause 54:
  - Clause 54.02-1 Neighbourhood character objective and standard A1.
  - Clause 54.03-3 Site coverage objective and standard A5.
  - Clause 54.03-4 Permeability objective and standard A6.
  - Clause 54.03-5 Energy efficiency protection objective and standard A7.
  - Clause 54.03-6 Significant trees objective and standard A8.
  - Clause 54.05-1 Daylight to new windows objective and standard A16.
  - Clause 54.05-2 Private open space objective and standard A17.
  - Clause 54.05-3 Solar access to open space objective and Standard A18.
  - Clause 54.06-1 Design detail objective and Standard A19.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies.
LOCAL VICSMART APPLICATIONS

The schedule to this clause may specify classes of application that are VicSmart applications to which Clause 71.06 applies. A class of application specified must not be a class of VicSmart application specified in another provision of this planning scheme.

The classes of VicSmart application are specified in three tables:

- Table 1 specifies classes VicSmart application under a zone.
- Table 2 specifies classes VicSmart application under an overlay.
- Table 3 specifies classes VicSmart application under a particular provision.

Each table in the schedule is divided into four columns:

- Column 1 specifies the name or class of zone or overlay or name of particular provision.
- Column 2 specifies the development.
- Column 3 specifies the provision of the planning scheme that contains the permit requirement applicable to the development.
- Column 4 specifies the information requirements and decision guidelines in Clauses 59.01 to 59.14 or the schedule to Clause 59.16 applicable to the class of VicSmart application.

Subject to Clause 71.06, an application under a provision specified in Column 3 for a use or development specified in Column 2 is a class of VicSmart application and must be assessed against the provision specified in Column 4.
### Table 1 Classes of local VicSmart application under zone provisions

<table>
<thead>
<tr>
<th>Name of zone or class of zone</th>
<th>Class of application</th>
<th>Permit requirement provision</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Table 2 Classes of local VicSmart application under overlay provisions

<table>
<thead>
<tr>
<th>Name of overlay or class of overlay</th>
<th>Class of application</th>
<th>Permit requirement provision</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Table 3 Classes of local VicSmart application under Particular Provisions

<table>
<thead>
<tr>
<th>Name of particular provision</th>
<th>Class of application</th>
<th>Permit requirement provision</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSAMRT APPLICATIONS

A schedule to this clause may set out information requirements and decision guidelines for a class of VicSmart application specified in the Schedule to Clause 59.15.
SCHEDULE TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

1.0 Information requirements
None specified

2.0 Decision guidelines
None specified
GENERAL PROVISIONS

This section sets out provisions about existing uses, decision guidelines, referral of applications and other matters.
USES NOT REQUIRING A PERMIT

Any requirement in this scheme relating to the use of land, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

- The use of land for a Road except within the Urban Floodway Zone and a Public Conservation and Resource Zone.
- The use of land for Natural systems.
- The use of land in a road if the use is associated with the use of adjoining land and is authorised by the Council under a local law.
- The use of land in a road to trade from a stall, stand, motor vehicle, trailer, barrow or other similar device.
- The use of land for wind measurement by an anemometer for three years or less.
- The use of land for earth and energy resources industry if the conditions of Clause 52.08 are met.
- The use of land for a carnival or circus if the requirements of A ‘Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997 are met.
- The use of land for apiculture if the requirements of the Apiary Code of Practice, May 2011 are met.
- The use of land for temporary portable land sales office located on the land for sale.
- The use of land for a Telecommunications facility if the associated buildings and works meet the requirements of Clause 52.19.
- The use of land for a helicopter landing site if the use meets the requirements of Clause 52.15-1.
- The use of land for a minor utility installation.
- The use of land to display a sign.
- The use of land for power lines and electrical sub-stations associated with an energy generation facility or geothermal energy extraction if a permit was issued for such use or development prior to the approval date of Amendment VC157.
BUILDINGS AND WORKS

Clauses 62.02-1 and 62.02-2 set out exemptions from permit requirements in this scheme relating to the construction of a building or the construction or carrying out of works. These exemptions do not apply to the removal, destruction or lopping of trees and the removal of vegetation. Exemptions for vegetation removal are set out in Clause 62.02-3.

62.02-1

Buildings and works not requiring a permit

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

- Buildings or works which provide for fire protection under relevant legislation.
- Emergency works undertaken by, or on behalf of, a municipality, public authority or utility service provider in the exercise of any power conferred on them under any Act.
- Buildings or works with an estimated cost of $1,000,000 or less carried out by or on behalf of a municipality.
- Maintenance works carried out by a municipality or public authority to prevent or alleviate flood damage.
- An anemometer located on a site for three years or less.
- Buildings and works associated with a use on adjoining land or street trading if authorised under a local law.
- Gardening.
- Buildings and works associated with a minor utility installation.
- Power lines and electrical sub-stations associated with an Energy generation facility or Geothermal energy extraction if a permit was issued for such use or development prior to the approval date of Amendment VC157.
- Buildings or works which are a modification necessary to comply with a direction under the Dangerous Goods Act 1985 or the Occupational Health and Safety Act 2004 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970.
- Buildings and works associated with a telecommunications facility if the requirements of Clause 52.19 are met.
- Buildings and works associated with a dam if a licence is required to construct the dam or to take and use water from the dam under the Water Act 1989.
- Buildings and works associated with a carnival or circus if the requirements of A ‘Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997 are met.
- Buildings and works associated with apiculture if the requirements of the Apiary Code of Practice, May 2011 are met.
- A temporary portable classroom associated with an education centre located on a site for three years or less.
- A temporary shed or temporary structure for construction purposes, or a temporary portable land sales office located on the land for sale.
- A children’s cubbyhouse.
- External lighting normal to a dwelling.
- The construction, alteration, removal or demolition of an observational bore where a licence has been issued for those works under Part 5 of the Water Act 1989.
- Any works associated with the use of land for earth and energy resources industry if the conditions of Clause 52.08 are met.

- A crop support or protection structure associated with horticulture, including a trellis, cloche, net and shade cloth. It does not include a structure with a solid roof or solid wall such as a glass house or igloo.

- An annexe attached to a movable caravan located on land used for a camping and caravan park.

- Works associated with geotechnical testing or service proving.

- Buildings and works associated with the use of land in a road to trade from a stall, stand, motor vehicle, trailer, barrow or other similar device.

- The construction of or putting up for display a sign consistent with the requirements of Clause 52.05-10.

62.02-2

Buildings and works not requiring a permit unless specifically required by the planning scheme

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

- A fence.

- The construction of or putting up for display a sign (except for a sign consistent with the requirements of Clause 52.05-10 which is provided for in Clause 62.02-1).

- Roadworks.

- Street furniture including post boxes, telephone booths, fire hydrants, bus shelters, shade sails, traffic control devices and public toilets.

- Park furniture including seating, tables, shelters, rubbish bins, playground equipment, barbecues, shade sails, drinking fountains and public toilets.

- Furniture and works normally associated with an education centre including, but not limited to, outdoor furniture, playground equipment, art works, drinking fountains, rubbish bins and landscaping.

- Disability access and disability facilities associated with an education centre (not including a lift external to a building).

- Art work that is carried out by or on behalf of a public land manager.

- Oil pipelines.

- Buildings and works associated with a dependent person’s unit.

- The internal rearrangement of a building or works provided the gross floor area of the building, or the size of the works, is not increased and the number of dwellings is not increased.

- Repairs and routine maintenance to an existing building or works.

- Domestic services normal to a dwelling.

- A rainwater tank with a capacity of not more than 10,000 litres.

- Bicycle pathways and trails.

- A television antenna.

- A flagpole.

- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- An open-sided pergola or verandah to a dwelling with a finished floor level not more than 800 mm above ground level and a maximum building height of three metres above ground level.

- A deck to a dwelling with a finished floor level not more than 800 mm above ground level.

- A disabled access ramp.

- Any works necessary to prevent soil erosion, or to ensure soil conservation or reclamation.

- A solar energy facility attached to a building that primarily services the land on which it is situated.

- Buildings and works associated with cat cages and runs, bird cages, dog houses, and other domestic animal enclosures associated with the use of the land as a dwelling.

- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.

- An electric vehicle charging station.

This does not apply if a permit is specifically required for any of these matters.

Vegetation removal

Any requirement in this scheme relating to the construction or carrying out of works does not apply to the removal, destruction or lopping of trees and the removal of vegetation.

This does not apply if a permit is specifically required to remove, destroy or lop trees or to remove vegetation.
EVENTS ON PUBLIC LAND

Any requirement in this scheme relating to the use of land or the construction of a building or the construction or carrying out of works does not apply to:

- an event on public land; or
- temporary buildings or works required for the event;

where that event has been authorised by the public land manager or by the council under a local law.

An event includes land used to provide temporary cultural or community activities and entertainment such as a concert, festival or exhibition.

This does not apply to public land where a local provision of this scheme specifically regulates an event for a particular site.
SUBDIVISIONS NOT REQUIRING A PERMIT

Any requirement in this scheme relating to the subdivision of land does not apply to:

- A subdivision by an authority acquiring the land which does not create an additional lot.
- A subdivision by a public authority or utility service provider which does not create an additional lot other than for the sole purpose of a minor utility installation. This does not apply if a permit is required to subdivide land under any overlay.
- A subdivision by an authority acquiring the land which creates additional lots if the additional lots are severed parcels of land without legal access to an existing road and the additional lots are retained by the acquiring authority or sold to an abutting land owner on the condition that the lot be consolidated with abutting land.
- A subdivision which realigns the common boundary between two lots if all the land is in one urban zone and any of the following apply:
  - Any lot that is reduced in area meets the minimum lot area and minimum dimensions (if any) specified for the zone. This does not apply if the area of the smaller lot is limited by a provision of this scheme, or by a condition of a planning permit.
  - There is no minimum lot area specified for the zone, the area of the smaller lot is more than 230 square metres, and the area of either lot is reduced by less than 30 square metres.
  - There is no minimum lot area specified for the zone, the area of the smaller lot is 230 square metres or less, and the area of either lot is reduced by less than 5 percent or by less than 30 square metres, which ever is lesser.
  - The new boundary coincides with a boundary fence that is more than five years old. This does not apply if all the land is in one ownership.
- A subdivision which realigns the common boundary between two lots if all the land is in one non-urban zone, the re-subdivision does not allow the number of dwellings the whole of the land could be used for under this scheme to increase, and any of the following apply:
  - Any lot that is reduced in area meets the minimum lot area and minimum dimensions (if any) specified for the zone. This does not apply if the area of the smaller lot is limited by a provision of this scheme, or by a condition of a planning permit.
  - There is no minimum lot area specified for the zone, and no part of the boundary is moved more than 1 metre. This does not apply if the area of the smaller lot would be less than the area specified by a condition of a planning permit.
  - There is no minimum lot area specified for the zone, the new boundary coincides with the location of a fence that is more than 5 years old, and no part of the boundary is moved more than three metres.
DEMO\LITION

A permit is not required for the demolition or removal of a building or works unless a permit is specifically required for demolition or removal.
EXTENT OF EXISTING USE RIGHTS

An existing use right is established in relation to use of land under this scheme if any of the following apply:

- The use was lawfully carried out immediately before the approval date.
- A permit for the use had been granted immediately before the approval date and the use commences before the permit expires.
- A permit for the use has been granted under Clause 63.08 and the use commences before the permit expires.
- Proof of continuous use for 15 years is established under Clause 63.11.
- The use is a lawful continuation by a utility service provider or other private body of a use previously carried on by a Minister, government department or public authority, even where the continuation of the use is no longer for a public purpose.
CHARACTERISATION OF USE

If a use of land is being characterised to assess the extent of any existing use right, the use is to be characterised by the purpose of the actual use at the relevant date, subject to any conditions or restrictions applying to the use at that date, and not by the classification in the table to Clause 73.03 or in Section 1, 2 or 3 of any zone.
EFFECT OF DEFINITIONS ON EXISTING USE RIGHTS

The definition of a term in this scheme, or the amendment of any definition, does not increase or restrict the extent of any existing use right established prior to the inclusion of the definition or amendment.
SECTION 1 USES

A use in Section 1 of a zone for which an existing use right is established may continue provided any condition or restriction to which the use was subject and which applies to the use in Section 1 of the zone continues to be met.
SECTIONS 2 AND 3 USES

A use in Section 2 or 3 of a zone for which an existing use right is established may continue provided:

- No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with any other building or works requirement in this scheme.

- Any condition or restriction to which the use was subject continues to be met. This includes any implied restriction on the extent of the land subject to the existing use right or the extent of activities within the use.

- The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right.
EXPIRATION OF EXISTING USE RIGHTS

An existing use right expires if either:

- The use has stopped for a continuous period of 2 years, or has stopped for two or more periods which together total 2 years in any period of 3 years.
- In the case of a use which is seasonal in nature, the use does not take place for 2 years in succession.
COMPLIANCE WITH CODES OF PRACTICE

A use for which an existing use right is established must comply with any relevant code of practice incorporated in this scheme if either:

- The code of practice has been incorporated or adopted in accordance with Section 39 of the Conservation Forests and Lands Act 1987.
- The code of practice is approved or ratified by Parliament under an Act.
63.08
28/03/2018
VC145

ALTERNATIVE USE

If land is used for a use in Section 3 of a zone for which an existing use right is established, a permit may be granted to use the land for an alternative use which does not comply with this scheme. The responsible authority must be satisfied that the use of the land for the alternative use will be less detrimental to the amenity of the locality.
SHOP CONDITIONS

A permit must not be granted to:

- Construct or carry out a building or works under Clause 63.05 for a shop with a leasable floor area exceeding 500 square metres.
- Use land under Clause 63.08 for a shop with a leasable floor area exceeding 500 square metres.
DAMAGED OR DESTROYED BUILDINGS OR WORKS

If at least 50 percent of the gross floor area of a building or at least 50 percent of the area of any works is damaged or destroyed so that the use cannot continue without the building or works being reconstructed, the land must be used in conformity with this scheme, unless a permit is granted to continue the use, and to construct or carry out buildings or works.
PROOF OF CONTINUOUS USE

If, in relation to an application or proceeding under the Act or this scheme, including an application for a certificate of compliance under Section 97N of the Act, the extent of any existing use right for a period in excess of 15 years is in question, it is sufficient proof of the establishment of the existing use right if the use has been carried out continuously for 15 years prior to the date of the application or proceeding.

An existing use right may be established under this clause even if the use did not comply with the scheme immediately prior to or during the 15 year period, unless either:

- At any time before or after commencement of the 15 year period the use has been held to be unlawful by a decision of a court or tribunal.
- During the 15 year period, the responsible authority has clearly and unambiguously given a written direction for the use to cease by reason of its non-compliance with the scheme.
63.12

DECISION GUIDELINES

Before deciding on an application under Clause 63.05, 63.08 or 63.10, in addition to the decision guidelines in Clause 65 and any other requirements of the Act, the responsible authority must consider the extent to which compliance can be achieved with all scheme requirements that can reasonably be met.
LAND USED FOR MORE THAN ONE USE

If land is used for more than one use and one is not ancillary to the other, each use must comply with this scheme.
LAND USED IN CONJUNCTION WITH ANOTHER USE

If a provision of this scheme provides that a use of land must be used ‘in conjunction with’ another use of the land:

- there must be an essential association between the two uses; and
- the use must have a genuine, close and continuing functional relationship in its operation with the other use.
SUBDIVISION OF LAND IN MORE THAN ONE ZONE

If a provision of this scheme provides that a permit is required to subdivide land and the land is in more than one zone a permit may be granted even if one of the lots does not comply with the minimum lot size requirements of a zone.

Permit Requirement

A permit may be granted to create one lot smaller than specified in the scheme if all of the following are met:

- The lot to be subdivided is in more than one zone and cannot comply with the minimum lot area specified in the scheme.
- The proposed subdivision does not create lots where any lot extends into more than one zone. This does not apply to any lots created for the following purposes:
  - To comply with the requirements of the Urban Floodway Zone.
  - To provide access to a road.
- The remainder of the proposed lots must comply with the minimum lot area specified in the scheme.
DECISION GUIDELINES

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.
APPROVAL OF AN APPLICATION OR PLAN

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

This clause does not apply to a VicSmart application.
APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

This clause does not apply to a VicSmart application.
REFERRAL AND NOTICE PROVISIONS

Scope

These provisions set out the types of applications which must be referred under Section 55 of the Act or for which notice must be given under Section 52(1)(c) of the Act. The provisions do not apply to the seeking of advice about an application or where a responsible authority may choose to give notice under another sub-section of Section 52(1) of the Act.

These provisions also specify when a plan must be referred under Section 8(1)(a) of the Subdivision Act 1988.

Referrals

Applications of the kind listed in Clauses 66.01, 66.02, 66.03 and 66.04 must be referred to the person or body specified as a referral authority in accordance with Section 55 of the Act.

Any requirement for referral under this or another clause does not apply if in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the referral authority, or the referral authority has considered the proposal for which the application is made within the past three months and has stated in writing that it does not object to the granting of the permit for the proposal.

Notice

Notice of an application of the kind listed below in Clauses 66.05 and 66.06 must be given in accordance with Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified.

Any requirement for notice under this or another clause does not apply if, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the person or body to be notified.
SUBDIVISION REFERRALS

An application of the kind listed in the table below must be referred to the person or body specified as the referral authority. The table below specifies whether the referral authority is a determining referral authority or a recommending referral authority.

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To subdivide land other than:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A boundary realignment.</td>
<td>The relevant water, drainage or sewerage authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>• The subdivision of an existing building already connected to services.</td>
<td>The relevant electricity supply or distribution authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>• A two lot subdivision.</td>
<td>The relevant gas supply authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>• The subdivision of land into lots each containing an existing dwelling or car parking space.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>To subdivide land outside the metropolitan fire district which creates a road, where the requirements of Clause 56.09-3 are not met.</td>
<td>Country Fire Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide land if the only access to a lot is over Crown land which has not been reserved or proclaimed as a road.</td>
<td>Minister administering the Land Act 1958</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide land crossed by a gas transmission pipeline or a gas transmission pipeline easement.</td>
<td>The relevant gas supply authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide land within 60 metres of a major electricity transmission line (220 Kilovolts or more) or an electricity transmission easement.</td>
<td>The relevant electricity transmission authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide a heritage place of which all or part is included in the Victorian Heritage Register.</td>
<td>The Executive Director specified in the Heritage Act 2017</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

Note: A subdivision which does not require referral under Clause 66.01 must be referred if it is listed as a requirement under any other provision of Clause 66.

Mandatory conditions for subdivision permits

A permit for subdivision must contain the following conditions:

The owner of the land must enter into an agreement with:

• a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider’s requirements and relevant legislation at the time; and

• a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

• a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider’s requirements and relevant legislation at the time; and
• a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

This requirement does not apply to a permit granted to:

• Subdivide land in a rural zone, public land zone, Urban Floodway Zone or Special Use Zone if the responsible authority is satisfied that connection to telecommunication services is not warranted.

• Realign the common boundary between two lots (boundary realignment).

• Subdivide an existing building already connected to telecommunication services.

A permit granted to subdivide land in a manner that does not require referral under Clause 66.01 must contain the following conditions:

• The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority’s requirements and relevant legislation at the time.

• All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

• The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

This requirement does not apply to a permit granted to subdivide land into lots each containing an existing dwelling or car parking space.

Referrals under the Subdivision Act – certification of plans

For the purpose of Section 8(1)(a) of the Subdivision Act 1988 referral of a plan is required if:

• A referral is required by a permit issued under this scheme. The plan must be referred to the relevant referral authority.

• A plan creates, varies or removes an easement or restriction likely to be of interest to a referral authority. The plan must be referred to the relevant referral authority.

• The only access to a lot on a plan is over Crown land and the Minister administering the Land Act 1958 has not consented or provision has not been made for a road to be reserved or proclaimed. The plan must be referred to that Minister.

• In the opinion of the Council the plan may affect existing sewerage, water, drainage or other works. The plan must be referred to the referral authority responsible for those works.
USE AND DEVELOPMENT REFERRALS

An application of the kind listed in the tables below must be referred to the person or body specified as the referral authority. The tables below specify whether the referral authority is a determining referral authority or a recommending referral authority.

**Works approval or licence**

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>For a use or development requiring any of the following:</td>
<td>Environment Protection Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- Works approval in accordance with Section 19A of the <em>Environment Protection Act 1970</em>.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- A licence to discharge or emit waste in accordance with Section 20 of the <em>Environment Protection Act 1970</em>.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Amendment of a licence under Section 20A of the <em>Environment Protection Act 1970</em>.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Native vegetation**

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>- To remove, destroy or lop native vegetation in the Detailed Assessment Pathway as defined in the <em>Guidelines for the removal, destruction or lopping of native vegetation</em> (Department of Environment, Land, Water and Planning, 2017).</td>
<td>Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <em>Conservation, Forests and Lands Act 1987</em>)</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>- To remove, destroy or lop native vegetation if a property vegetation plan applies to the site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- To remove, destroy or lop native vegetation on Crown land which is occupied or managed by the responsible authority.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Cattle feedlot**

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for a cattle feedlot.</td>
<td>Minister for Agriculture</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>If the site is located within a special water supply catchment area under the <em>Catchment and Land Protection Act 1994</em>, the relevant water authority under the <em>Water Act 1989</em> and the Secretary to the Department administering the <em>Catchment and Land Protection Act 1994</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If the number of cattle is 5000 or more, the <em>Environment Protection Authority</em></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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66.02-4

Major electricity line or easement

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To construct a building or construct or carry out works on land within 60 metres of a major electricity transmission line (220 Kilovolts or more) or an electricity transmission easement.</td>
<td>The relevant electricity transmission authority</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

66.02-5

Special water supply catchment area

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use, subdivide or consolidate land, to construct a building or construct or carry out works, or to demolish a building or works that are within a Special Water Supply Catchment Area listed in Schedule 5 of the Catchment and Land Protection Act 1994 and which provides water to a domestic supply.</td>
<td>The relevant water board or water supply authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>This does not apply to an application for a sign, fence, roadworks or unenclosed building or works ancillary to a dwelling.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

66.02-6

Timber production

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>• To use or develop land for timber production by establishing a plantation.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987)</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>• To use or develop land for timber production by harvesting timber from native forest, including thinning, if the area of native forest to be subjected to timber production operations is 10 hectares or greater.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

66.02-7

Industry or warehouse

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>• To use land for an industry or warehouse for a purpose listed in the table to Clause 53.10 shown with a Note 1 or if the threshold distance is not to be met.</td>
<td>Environment Protection Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>• To use land for an industry or warehouse for a purpose listed in the table to Clause 53.10 shown with a Note 2 and if any of the following apply:</td>
<td>The Victorian WorkCover Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- A fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Kind of application | Referral authority | Type of referral authority
--- | --- | ---
- A notification is required under the Occupational Health and Safety Regulations 2007. |  |  
- A licence is required under the Dangerous Goods (Explosives) Regulations 2011. |  |  
- A licence is required under Dangerous Goods (HCDG) Regulations 2016 and the use is not associated with agriculture. |  |  
- To construct a building or construct or carry out works on land used for an industry or warehouse for a purpose listed in the table to Clause 53.10 and shown with a Note 2 if the area of the buildings and works will increase by more than 25 per cent and any of the following apply: | The Victorian WorkCover Authority | Determining referral authority
  - A fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012. |  |  
  - A notification is required under the Occupational Health and Safety Regulations 2007. |  |  
  - A licence is required under the Dangerous Goods (Explosives) Regulations 2011. |  |  
- A licence is required under the Dangerous Goods (HCDG) Regulations 2016 and the use is not associated with agriculture. |  |  

**Stone Extraction**

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
</table>
- To use or develop land for stone extraction. | Secretary to the Department administering the **Heritage Act 1995**. Secretary to the Department administering the **Mineral Resources (Sustainable Development) Act 1990**. | Determining referral authority |
- To use or develop land for stone extraction on Crown land or land abutting Crown land, other than a government road. | Secretary to the Department administering the **Land Act 1958**, **Crown Land (Reserves) Act 1978**, **National Parks Act 1975** and **Forests Act 1958**. | Determining referral authority |
- To use or develop land for stone extraction:  
  - In Special Areas declared under Section 27 of the **Catchment and Land Protection Act 1994**. | Secretary to the Department administering the **Catchment and Land Protection Act 1994**. | Determining referral authority |
<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>- On land where the use or development involves the removal or destruction of native vegetation if the total area to be cleared is 10 hectares or greater.</td>
<td>Secretary to the Department administering the Flora and Fauna Guarantee Act 1988</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- On land which has been identified in this scheme as being subject to high erosion risk or areas identified as being subject to salinity management.</td>
<td>Secretary to the Department administering Section 201 of the Water Act 1989</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- To use or develop land for stone extraction:</td>
<td>Environment Protection Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- In areas with communities or taxa listed or critical habitat determined under the Flora and Fauna Guarantee Act 1988.</td>
<td>Roads Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- On land which has been identified in this scheme as containing sites of flora or fauna significance.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- To use or develop land for stone extraction on land which has been identified in this scheme as flood prone.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- To use or develop land for stone extraction if the land is intended to be used for land fill at a future date.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- On land which abuts a local road which intersects with a road declared as a freeway or an arterial road under the Road Management Act 2004 and if the development is expected to increase traffic movement at the intersection of the local road and the declared road by ten percent or more.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- On land which abuts a road declared as a freeway or an arterial road under the Road Management Act 2004. This does not apply to a development which generates less than one hundred commercial trips per day, with roadworks at the entrance to the site built in accordance with the requirements of the Roads Corporation and the declared road is not a freeway.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Geothermal energy extraction

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for geothermal energy extraction.</td>
<td>Secretary to the Department administering the Geothermal Energy Resources Act 2005</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

Greenhouse gas sequestration

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for greenhouse gas sequestration.</td>
<td>Secretary to the Department administering the Greenhouse Gas Geological Sequestration Act 2008</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

Integrated Public Transport Planning

An application to subdivide land, to construct a building or to construct or carry out works for any of the following:

- A residential development comprising 60 or more dwellings or lots.
- A residential building comprising 60 or more lodging rooms.
- A residential village comprising 60 or more dwellings.
- A retirement village comprising 60 or more dwellings or lots.
- A new retail premises of 4000 or more square metres of leasable floor area.
- An increase of more than 1000 square metres to the leasable floor area of an existing retail premises which is 4000 or more square metres leasable floor area.
- An office development of 10,000 or more square metres of leasable floor area.
- A place of assembly comprising 400 or more seats or 600 or more square metres of gross floor area.
- An education centre.
- A major sports and recreation facility.
- Any alteration or development of public transport infrastructure or stops, unless undertaken for the Head, Transport for Victoria.

This does not apply to:

- Buildings and works associated with an existing place of assembly, education centre, major sports and recreation facility or retirement village.
- A development consistent with an adopted Structure Plan that has been prepared in consultation with and endorsed by the Head, Transport for Victoria.
## Declared irrigation districts

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>An application to use or develop land for a renewable energy facility located within an irrigation district declared under Part 6A of the Water Act 1989.</td>
<td>Secretary to the Department administering the Water Act 1989.</td>
<td>Recommending referral authority</td>
</tr>
</tbody>
</table>
## REFERRAL OF PERMIT APPLICATIONS UNDER OTHER STATE STANDARD PROVISIONS

An application of the kind listed in the table below, where the planning scheme includes the specified clause, must be referred to the person or body specified as the referral authority. The table below specifies whether the referral authority is a determining referral authority or a recommending referral authority.

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 36.03-5 (PCRZ)</td>
<td>An application for the use or development of an Emergency services facility.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 37.03-5 (UFZ)</td>
<td>An application under the zone within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>An application under the zone outside the waterway management district of Melbourne Water Corporation.</td>
<td>Relevant floodplain management authority</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause 37.07-5 (UGZ)</td>
<td>An application under the zone within Metropolitan Melbourne.</td>
<td>Victorian Planning Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>An application under the zone outside Metropolitan Melbourne.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 44.02-8 (SMO)</td>
<td>An application under the overlay and any site capability report.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 44.03-6 (FO)</td>
<td>An application under the overlay within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>An application under the overlay outside the waterway management district of Melbourne Water Corporation.</td>
<td>Relevant floodplain management authority</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause 44.04-7 (LSIO)</td>
<td>An application under the overlay within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>An application under the overlay outside the waterway management district of Melbourne Water Corporation.</td>
<td>Relevant floodplain management authority</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause 44.05-6 (SBO)</td>
<td>An application under the overlay within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause</td>
<td>Kind of application</td>
<td>Referral authority</td>
<td>Type of referral authority</td>
</tr>
<tr>
<td>----------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------</td>
<td>--------------------------------------------</td>
</tr>
</tbody>
</table>
| Clause 44.06-6 (BMO) | An application to construct a building or carry out works associated with a dwelling. This does not apply to a non habitable outbuilding that meets the following requirements:  
• The outbuilding is ancillary to a dwelling,  
• 10 metres of defendable space is provided around the outbuilding in accordance with the vegetation management requirements at Table 6 of Clause 53.02,  
• The canopy of each tree within the defendable space is separated by at least 2 metres, and  
• Where the outbuilding is located less than 10 metres from a dwelling the outbuilding construction requirements at Table 7 of Clause 53.02 are met. | Relevant fire authority                                                          | Recommending referral authority            |
<p>| Clause 44.07-4 (SRO) | An application of the kind specified in a schedule to the overlay.                                                                                                                                                   | Referral authority specified in a schedule to the overlay                          | Determining referral authority              |
| Clause 45.01-3 (PAO) | An application under the overlay.                                                                                                                                                                                  | Acquiring authority specified in the schedule to the overlay                      | Determining referral authority              |
| Clause 45.07-6 (CLPO) | An application under the overlay.                                                                                                                                                                                  | Roads Corporation                                                                  | Determining referral authority              |
| Clause 52.05 | An application to display an animated or electronic sign within 60 metres of a freeway or arterial road declared under the Road Management Act 2004.                                                                 | Roads Corporation                                                                  | Determining referral authority              |
| Clause 52.27 | An application under the Clause in association with a bar, hotel or nightclub that is to operate after 1am.                                                                                                         | Victorian Commission for Gambling and Liquor Regulation                            | Determining referral authority              |</p>
<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 52.29</td>
<td>An application to create or alter access to, or to subdivide land adjacent to, a road declared as a freeway or an arterial road under the <em>Road Management Act 2004</em>, land owned by the Roads Corporation for the purpose of a road, or land in a PAO if the Roads Corporation is the acquiring authority for the land, subject to exemptions specified in the clause.</td>
<td>Roads Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>Any other application under the Clause.</td>
<td>Owner of, or the acquiring authority for, the adjacent land in the Road Zone, Category 1 or the PAO</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 53.05-1</td>
<td>An application to use or develop land for a Freeway service centre.</td>
<td>Roads Corporation</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>
REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

In addition to the referral requirements of Clause 66.01, 66.02 and 66.03, an application of the kind listed in the schedule to this clause must be referred to the referral authority specified in the schedule. The table below specifies whether the referral authority is a determining referral authority or a recommending referral authority.

If a local provision of the scheme specifies a person or body as a referral authority for a kind of application or contains a referral requirement, and that specification or requirement is not included in the schedule to this clause, it is not a referral requirement under section 55 of the Act.
## SCHEDULE TO CLAUSE 66.04

**Referral of permit applications under local provisions**

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 6.0 of Schedule 1 to CDZ (37.02) Alpine Village</td>
<td>Any use or development which requires connection to reticulated services.</td>
<td>The relevant utility service provider</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>Any use or development that involves alteration to the topography including native vegetation removal.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 5.0 of Schedule 2 to CDZ (37.02) Alpine Recreation</td>
<td>Any use or development which requires connection to reticulated services.</td>
<td>The relevant utility service provider</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>Any use or development that involves alteration to the topography.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 4.0 of Schedule 1 to ESO (42.01)</td>
<td>All applications.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 5.0 of Schedule 2 to ESO (42.01)</td>
<td>All applications.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 5.0 of Schedule 1 to EMO (44.01)</td>
<td>All applications.</td>
<td>The relevant Alpine Resort Management Board</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>
NOTICE OF PERMIT APPLICATIONS UNDER STATE STANDARD PROVISIONS

Notice of an application of the kind listed in the table below must be given to the person or body specified as a person or body to be notified.

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Person or body to be notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause</td>
<td>An application to use or subdivide land, or to construct a building or construct or carry out works.</td>
<td>The airport lessee company of Melbourne Airport in accordance with the Commonwealth Airports Act 1996</td>
</tr>
<tr>
<td>Clause</td>
<td>An application to use or subdivide land or construct a building for Accommodation, Education centre or Hospital: • Within an Extractive Industry Interest Area. • On land which is within 500 metres of land on which a work plan has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990. An application to construct a building or construct or carry out works on land for which a work plan has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990. These requirements do not apply to an extension to buildings or works.</td>
<td>The Secretary of the Department administering the Mineral Resources (Sustainable Development) Act 1990</td>
</tr>
<tr>
<td>Clause</td>
<td>An application to construct, use or illuminate a private tennis court under any provision of this scheme.</td>
<td>The owners and occupiers of adjoining and opposite properties</td>
</tr>
<tr>
<td>Clause</td>
<td>An application in association with a bar, hotel or nightclub that is to operate after 1am.</td>
<td>Chief Commissioner of Victoria Police</td>
</tr>
<tr>
<td>Clause</td>
<td>An application to use or develop land to establish a new broiler farm, or to increase the farm capacity of an existing broiler farm, that meets the requirements of a Special Class Broiler Farm or Farm Cluster as specified in the Victorian Code for Broiler Farms 2009.</td>
<td>Environment Protection Authority</td>
</tr>
<tr>
<td>Clause</td>
<td>An application for a permit which, except for the provisions of Clause 67, would be made to the Minister in accordance with Section 96 of the Act. This does not apply to an application for a sign or advertisement, or to remove, destroy or lop native vegetation under Clause 52.17 of this scheme</td>
<td>The owners and occupiers of adjoining land The National Trust of Australia (Victoria), if the application relates to land on which there is a building classified by the Trust</td>
</tr>
<tr>
<td>Clause</td>
<td>An application for a permit to remove, destroy or lop native vegetation under Clause 52.17, which, except for the provisions of Clause 67, would be made to the Minister in accordance with Section 96 of the Act. This does not apply if the application is of a kind which must be referred to the Secretary under Section 55 of the Act.</td>
<td>The Secretary to the Department administering the Flora and Fauna Guarantee Act 1988</td>
</tr>
</tbody>
</table>
NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

In addition to the notice requirements of Clause 66.05, notice of an application of the kind specified in the schedule to this clause must be given to the person or body specified in the schedule. If a local provision of the scheme specifies a notice requirement and that requirement is not included in the schedule to this clause, it is not a notice requirement under Section 52(1)(c) of the Act.
## SCHEDULE TO CLAUSE 66.06

### Notice of permit applications under local provisions

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Person or body to be notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 7.0 of Schedule 1 to CDZ (37.02) Alpine Village</td>
<td>Any use or development</td>
<td>Relevant Resort Management Board and relevant adjoining Municipal Council</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Any ski field development including nordic trails, buildings and works in excess of 12.0m in height above ground level, heliport or airport, if the land adjoining the resort boundary is in a National Park</td>
</tr>
<tr>
<td>Clause 6.0 of Schedule 2 to CDZ (37.02) Alpine Village</td>
<td>Any use or development</td>
<td>Relevant Resort Management Board and relevant adjoining Municipal Council</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Any ski field development including nordic trails, buildings and works in excess of 12.0m in height above ground level, heliport or airport, if the land adjoining the resort boundary is in a National Park</td>
</tr>
<tr>
<td>Clause 5 of Schedule 1 to DDO (43.02) Mount Buller Alpine Resort Village</td>
<td>Any development within Area A2</td>
<td>Mount Buller Resort Management Board</td>
</tr>
<tr>
<td>Clause 5 of Schedule 3 to DDO (43.02) Mount Buller Ski fields</td>
<td>Any development</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
</tr>
</tbody>
</table>
APPLICATIONS UNDER SECTION 96 OF THE ACT

This clause applies to an application for a permit which, except for the provisions of this clause, would be made to the Minister in accordance with Section 96 of the Act.
EXEMPTIONS FROM SECTION 96(1) AND 96(2) OF THE ACT

In accordance with Section 6(2)(ka) of the Act, the following classes of use and development are exempted from Section 96(1) and 96(2) of the Act:

**Class 1**

Use of land for -

Car park, camping and caravan park, community facility (including child care centre, maternal and infant welfare centre, neighbourhood house, place of assembly and toilet block), dwelling, stone extraction, hospital, industry, leisure and recreation, office, residential village, retail premises or service station.

**Class 2**

Development of land for -

A Class 1 use, demolition of a building or works, lighting and floodlighting of a recreation facility or building, sign or advertisement or subdivision.

**Class 3**

Any other use or development.
NOTICE REQUIREMENTS

In accordance with Section 52(1)(c) of the Act, notice must be given to:

- The owners and occupiers of adjoining land.
- The National Trust of Australia (Victoria), if the application relates to land on which there is a building classified by the Trust.

This does not apply to an application:

- For a sign or advertisement.
- To remove, destroy or lop native vegetation under Clause 52.17 of this scheme.
- If a permit is only required under any of the following overlays:
  - Salinity Management Overlay
  - Floodway Overlay
  - Land Subject to Inundation Overlay
  - Special Building Overlay
  - Bushfire Management Overlay
NOTICE REQUIREMENTS - NATIVE VEGETATION

In accordance with Section 52(1)(c) of the Act, notice of an application to remove, destroy or lop native vegetation under Clause 52.17 of this scheme must be given to the Secretary to the Department administering the Flora and Fauna Guarantee Act 1988.

This does not apply if the application is of a kind which must be referred to the Secretary under Section 55 of the Act.
NOTICE EXEMPTION

In accordance with Section 52(4) of the Act, an application for a sign or advertisement on land managed, occupied or owned by the responsible authority is exempt from the notice requirement of Clause 52(1)(a) of the Act.
OPERATIONAL PROVISIONS

This section sets out provisions about the operation, administration and enforcement of this planning scheme, the meaning of terms used in this planning scheme, and other matters.
OPERATION OF THE MUNICIPAL PLANNING STRATEGY

Municipal Planning Strategy

The Municipal Planning Strategy at Clause 02 sets out the vision for the future development of the municipality and sets the strategic directions about how the municipality is expected to change through the implementation of planning policy and the planning scheme.

A planning authority must take into account the Municipal Planning Strategy when it prepares an amendment to this planning scheme.

A responsible authority must take into account and give effect to the Municipal Planning Strategy when it makes a decision under this planning scheme.

Relationship to the Municipal Strategic Statement

For the purposes of section 12A(3) of the Act, the Municipal Strategic Statement is:

- A Municipal Strategic Statement at Clause 21.
- Where Clause 21 is not included in this scheme:
  - The Municipal Planning Strategy at Clause 02.
  - Local provisions in the Planning Policy Framework at Clauses 10 to 19.
  - A schedule to Clause 74.01.

Transitional

If this planning scheme includes a Municipal Strategic Statement at Clause 21, the provisions of Clauses 23.01 and 23.02 apply.
OPERATION OF THE PLANNING POLICY FRAMEWORK

Purpose of the Planning Policy Framework

The Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. The Planning Policy Framework is dynamic and will be built upon as planning policy is developed and refined, and changed as the needs of the community change.

The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Operation

The Planning Policy Framework sets out the planning policies that form part of this planning scheme. It comprises Clauses 10 to 19.

A planning policy applies to all land subject to this planning scheme unless the policy specifies otherwise.

A planning policy provides guidance for decision making and can help the community to understand how the responsible authority will consider a proposal.

The consistent application of planning policy over time should achieve a desired outcome.

A planning authority must take into account the Planning Policy Framework when it prepares an amendment to this planning scheme.

A responsible authority must take into account and give effect to the Planning Policy Framework when it makes a decision under this planning scheme. This does not apply to policy guidelines and policy documents.

Policy guidelines

A planning policy may include policy guidelines. Policy guidelines indicate how objectives can be met and how strategies can be implemented.

A responsible authority must take a relevant policy guideline into account when it makes a decision under this planning scheme, but is not required give effect to it. If the responsible authority is satisfied that an alternative approach meets the objective, the alternative may be considered.

Policy documents

A planning policy may include reference to a policy document. A policy document may be an incorporated, background and other document.

A background document listed in the table or the schedule to Clause 72.08 that applies to Clauses 10 to 19 is a policy document for applicable planning policies.

Integrated decision making

Society has various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental and social wellbeing affected by land use and development.

Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.
Planning authorities should identify the potential for regional impacts in their decision making and coordinate strategic planning with their neighbours and other public bodies to achieve sustainable development and effective and efficient use of resources.

**Transitional**

If this planning scheme includes a Municipal Strategic Statement at Clause 21 and local planning policies at Clause 22, the provisions of Clauses 23.01, 23.02 and 23.03 apply. To the extent of any inconsistency, Clauses 23.02 and 23.03 prevail over this clause.
OPERATION OF ZONES

In each zone and schedule to a zone which contains a table of uses, the controls over the use of land are divided into three sections.

Section 1 uses

A use in Section 1 does not require a permit. Any condition opposite the use must be met. If the condition is not met, the use is in Section 2 and requires a permit unless the use is specifically included in Section 3 as a use that does not meet the Section 1 condition.

Section 2 uses

A use in Section 2 requires a permit. Any condition opposite the use must be met. If the condition is not met, the use is prohibited.

Making decisions about Section 2 uses

Because a use is in Section 2 does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the Municipal Planning Strategy, the Planning Policy Framework, the purpose and decision guidelines of the zone and any of the other decision guidelines in Clause 65.

Section 3 uses

A use in Section 3 is prohibited.
OPERATION OF OVERLAYS

If an overlay is shown on the planning scheme map, the provisions of the overlay apply in addition to the provisions of the zone and any other provision of this scheme.

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the Municipal Planning Strategy, the Planning Policy Framework, the purpose and decision guidelines of the overlay and any of the other decision guidelines in Clause 65.
OPERATION OF PARTICULAR PROVISIONS

The requirements of particular provisions apply to the specified categories of use and development and other matters in addition to any provisions which apply due to any other provision of this planning scheme.
OPERATION OF VICSMART APPLICATIONS AND PROCESS

VicSmart applications

Any provision of this planning scheme may specify:

- Classes of application that are VicSmart applications to which Clause 71.06 applies.
- Information requirements for each class of VicSmart application.
- Decision guidelines for each class of VicSmart application.

An application is a VicSmart application if all of the following requirements are met:

- The application is in a class or classes specified in a provision of this planning scheme.
- A permit is required only under the provisions of this planning scheme that are specified as a VicSmart application, and not under any other provision of this planning scheme.
- Nothing authorised by the grant of a permit would result in a breach of a registered restrictive covenant.
- If the application requires referral to a referral authority under Clause 66, the referral requirements in Clause 71.06-2 are met.

VicSmart process

Despite any other provision of this planning scheme:

- A VicSmart application is exempt from the requirements of the Act and planning scheme specified in this clause.
- The responsible authority must assess a VicSmart application in accordance with the requirements of this clause.

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

Referral requirements

If an application requires referral to a referral authority under Clause 66:

- The application must have been considered by the referral authority within the past 3 months of the application being made to the responsible authority.
- The referral authority must have stated in writing that it does not object to the granting of the permit for the proposal.

Information requirements

A VicSmart application must be accompanied by the information requirements specified for the relevant class of application. The information requirements of the relevant zone, overlay or particular provision, other than those specified for VicSmart applications, do not apply unless the information requirements for the relevant class of application specify otherwise.

If in the opinion of the responsible authority an information requirement is not relevant to the evaluation of a VicSmart application, the responsible authority may waive or reduce the information requirement.

Exemption from notice and review

A VicSmart application is exempt from:

- The notice requirements of section 52(1)(a), (b), (c) and (d) of the Act.
- The decision requirements of section 64(1), (2) and (3) of the Act.
- The review rights of section 82(1) of the Act.
Matters to be considered

In deciding a VicSmart application, the responsible authority:

- Must only consider the decision guidelines specified for the relevant class of application.

- Is exempt from considering the following matters:
  - The requirements of section 60(1)(b), (c), (e) and (f) and (1A) (b) to (h) and (j) of the Act.
  - The Municipal Planning Strategy and Planning Policy Framework unless the decision guidelines for the relevant class of application specify otherwise.
  - The decision guidelines of the relevant zone, overlay or particular provision, other than those specified for VicSmart applications, unless the decision guidelines for the relevant class of application specify otherwise.
  - The decision guidelines in Clause 65.

- In deciding an application for review in relation to a VicSmart application, the Tribunal is exempt from the matters specified in section 84B(2)(b) to (g) and (i) to (ja) of the Act.

Decision guidelines

Before deciding a VicSmart application, the responsible authority must consider the decision guidelines specified for the relevant class of application unless in the opinion of the responsible authority a decision guideline is not relevant to the evaluation of the application.
RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

The responsible authority for the administration and enforcement of this planning scheme or a provision of this planning scheme is specified in this clause and the schedule to this clause.

The person nominated under section 198(1)(a) of the Act or the responsible authority under section 198(1)(b) of the Act, to whom a person may apply for a planning certificate, is specified in the schedule to this clause.

Minister is responsible authority

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a:

- Renewable energy facility with an installed capacity of 1 megawatt or greater.
- Utility installation used to store, transmit or distribute electricity generated by a renewable energy facility with an installed capacity of 1 megawatt or greater.

with the exception of the following:

- in relation to permits for the use and development of land for a wind energy facility issued prior to 2 April 2015 under Division 1 of Part 4 of the Act, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.

- in relation to permits for the use and development of land for a wind energy facility issued prior to 2 April 2015 under Division 6 of Part 4 of the Act, the Council is the responsible authority for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, subject to the operation of section 97H of the Act.

- in relation to applications lodged, or permits issued, for the use and development of land for a renewable energy facility (other than a wind energy facility) under Division 1 of Part 4 of the Act prior to the approval date of Amendment VC161, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.

- in relation to applications lodged, or permits issued, for the use and development of land for a utility installation used to store, transmit or distribute electricity generated by a renewable energy facility, under Division 1 of Part 4 of the Act prior to the approval date of Amendment VC161, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.
SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0

Responsible authority for administering and enforcing this planning scheme:
Minister for Planning.

2.0

Responsible authority for administering and enforcing a provision of this planning scheme:
None specified.

3.0

Person or responsible authority for issuing planning certificates:
Minister for Planning.

4.0

Responsible authority for VicSmart applications:
Minister for Planning.
WHAT AREA IS COVERED BY THIS PLANNING SCHEME?

This planning scheme applies to the municipal district or other area specified in the schedule to this clause.
SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING SCHEME?

1.0

Area covered by this planning scheme:

Falls Creek Alpine Resort as defined in the *Alpine Resorts Act 1983*

Lake Mountain Alpine Resort as defined in the *Alpine Resorts Act 1983*

Mt Baw Baw Alpine Resort defined in the *Alpine Resorts Act 1983*

Mt Buller Alpine Resort as defined in the *Alpine Resorts Act 1983*

Mt Hotham Alpine Resort as defined in the *Alpine Resorts Act 1983*

Mt Stirling Alpine Resort as defined in the *Alpine Resorts Act 1983*
WHAT DOES THIS PLANNING SCHEME CONSIST OF?

This planning scheme consists of this document, any maps specified in the schedule to this clause, and any document incorporated in the scheme in accordance with the Act. A document is not incorporated in this scheme by reason only that it is referred to in the scheme.

This document consists of State standard provisions and local provisions. Local provisions are:

- If included in this planning scheme:
  - Clause 02 (Municipal Planning Strategy).
  - Clause 21 (Municipal Strategic Statement).
  - Clause 22 (Local Planning Policies).

- All clauses in the Planning Policy Framework that include the letter ‘L’ in the clause number.
- All schedules to zones, overlays, particular provisions, general provisions and operational provisions.

All other provisions are State standard provisions.

Maps specified in the schedule to this clause show how land is zoned and whether land is affected by an overlay. This information is indicated by a letter and/or number code that is explained on each map.

Note: A clause numbered ‘11.01-1L’ would be an example of a local provision in the Planning Policy Framework. ‘C1Z’ is an example of a code on a map that may be specified in the schedule to this clause. It stands for ‘Commercial 1 Zone’.
SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

Maps comprising part of this planning scheme:

- Falls Creek Alpine Resort as defined in the *Alpine Resorts Act 1983*
- Mt Hotham Alpine Resort as defined in the *Alpine Resorts Act 1983*
- Mt Buller Alpine Resort as defined in the *Alpine Resorts Act 1983*
- Mt Stirling Alpine Resort as defined in the *Alpine Resorts Act 1983*
- Lake Mountain Alpine Resort as defined in the *Alpine Resorts Act 1983*
- Mt Baw Baw Alpine Resort defined in the *Alpine Resorts Act 1983*

Alpine Resort Planning Scheme - Falls Creek Alpine Resort Map

- 1, 1BMO, 1EMO, 1ESO,
- 2, 2BMO, 2EMO, 2ESO,
- 3, 3BMO, 3EMO, 3ESO, 3DDO,

Alpine Resort Planning Scheme - Mt Hotham Alpine Resort Map

- 4, 4BMO, 4EMO,
- 5, 5BMO, 5ESO, 5HO, 5EMO,
- 6, 6BMO, 6ESO, 6EMO,
- 7, 7BMO, 7ESO, 7EMO,
- 8, 8BMO, 8EMO,

Alpine Resort Planning Scheme - Mt Buller Alpine Resort / Mt Stirling Alpine Resort Map

- 9, 9BMO, 9EMO,
- 10, 10BMO, 10EMO,
- 11, 11BMO, 11ESO, 11DDO, 11EMO,
- 12, 12BMO, 12ESO, 12DDO, 12EMO,

Alpine Resort Planning Scheme - Lake Mountain Alpine Resort Map

- 13, 13BMO, 13EMO,
- 14, 14BMO, 14EMO,
- 15, 15BMO, 15EMO,

Alpine Resort Planning Scheme - Mt Baw Baw Alpine Resort Map

- 16, 16BMO, 16EMO,
- 17, 17BMO 17EMO,
- 18, 18BMO, 18EMO,
DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

The documents listed in the table and the schedule to this clause are incorporated documents under section 6(2)(j) of the Planning and Environment Act 1987.

An incorporated document forms part of this planning scheme.

If a document is not listed in the table or the schedule, it is not an incorporated document.

A document is not incorporated in this planning scheme by reason only that it is referred to in the scheme.

Note: Clause 72.08 contains a list of background documents relevant to this planning scheme. A background document does not form part of the planning scheme.

Table to Clause 72.04

<table>
<thead>
<tr>
<th>Name of document</th>
<th>Introduced by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A ‘Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997</td>
<td>V3</td>
</tr>
<tr>
<td>A Code of Practice for Telecommunications Facilities in Victoria, July 2004</td>
<td>VC26</td>
</tr>
<tr>
<td>Apiary Code of Practice, May 2011</td>
<td>VC81</td>
</tr>
<tr>
<td>Australian Standard AS2890.2-2002 Parking facilities: Off-street commercial vehicle facilities, Standards Australia 2002</td>
<td>VC77</td>
</tr>
<tr>
<td>Australian/New Zealand Standard AS/NZS1158.3.1:1999, Road lighting, Part 3.1: Pedestrian Area (Category P) lighting – Performance and installation design requirements. Standards Australia/Standards New Zealand 1999</td>
<td>VC12</td>
</tr>
<tr>
<td>Building in bushfire-prone areas - CSIRO &amp; Standards Australia (SAA HB36-1993), May 1993</td>
<td>NPS1</td>
</tr>
<tr>
<td>Code of Practice for Bushfire Management on Public Land, 2012</td>
<td>VC101</td>
</tr>
<tr>
<td>Code of Practice for Timber Production 2014</td>
<td>VC101</td>
</tr>
<tr>
<td>Construction Techniques for Sediment Pollution Control, Environment Protection Authority May 1991</td>
<td>NPS1</td>
</tr>
<tr>
<td>Design Vehicles and Turning Path Templates, Austroads, 1995 (AP-34/95)</td>
<td>VC12</td>
</tr>
<tr>
<td>Growth Area Framework Plans, Department of Sustainability and Environment, September 2006</td>
<td>VC41</td>
</tr>
<tr>
<td>Guide to Road Design, Part 6A: Pedestrian and Cycle Paths, Austroads</td>
<td>VC77</td>
</tr>
<tr>
<td>Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management (Publication 891.4, Environment Protection Authority, 2016)</td>
<td>VC132</td>
</tr>
<tr>
<td>Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning 2017)</td>
<td>VC138</td>
</tr>
<tr>
<td>Local Government Planning Guide for Dry Land Salinity - Department Conservation and Natural Resources, 1995</td>
<td>NPS1</td>
</tr>
<tr>
<td>Name of document</td>
<td>Introduced by:</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Pavement Design - A Guide to the Structural Design of Road Pavements, Austroads, (AP-17/92)</td>
<td>VC12</td>
</tr>
<tr>
<td>Planning requirements for racing dog keeping and training (Department of Environment, Land, Water and Planning, August 2017)</td>
<td>VC139</td>
</tr>
<tr>
<td>Principal Public Transport Network 2017 (State Government of Victoria, 2017)</td>
<td>VC132</td>
</tr>
<tr>
<td>Principal Public Transport Network Area Maps (State Government of Victoria, August 2018)</td>
<td>VC151</td>
</tr>
<tr>
<td>Private Tennis Court Development Code of Practice – Revision 1, March 1999</td>
<td>VC5</td>
</tr>
<tr>
<td>Victorian Code for Broiler Farms 2009 (plus 2018 amendments)</td>
<td>VC60</td>
</tr>
<tr>
<td>Victorian Code for Cattle Feedlots, August 1995</td>
<td>NPS1</td>
</tr>
<tr>
<td>Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)</td>
<td>VC150</td>
</tr>
<tr>
<td>Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)</td>
<td>VC150</td>
</tr>
</tbody>
</table>
## SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

### Incorporated documents

<table>
<thead>
<tr>
<th>Name of document</th>
<th>Introduced by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Sign Policy 1997</td>
<td>NPS1</td>
</tr>
<tr>
<td>Hotham Village - Mt Hotham - Comprehensive Development Plan 1, July 2017</td>
<td>C28</td>
</tr>
<tr>
<td>Mt Buller Comprehensive Development Plan 1 – One Tree Hill</td>
<td>C4</td>
</tr>
<tr>
<td>Mt Buller Comprehensive Development Plan 2 – Buller Gateway, August 2006</td>
<td>C15</td>
</tr>
<tr>
<td>Mt Hotham Comprehensive Development Plan 2 – Interurban Break</td>
<td>C6</td>
</tr>
<tr>
<td>Mt Hotham Comprehensive Development Plan 3 – Davenport Great Alpine Road Frontage</td>
<td>C6</td>
</tr>
<tr>
<td>Mt Hotham Comprehensive Development Plan 4 – Davenport Oversnow</td>
<td>C6</td>
</tr>
</tbody>
</table>
WHEN DID THIS PLANNING SCHEME BEGIN?

This planning scheme began on the date specified in the schedule to this clause.
SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?

1.0

Date this planning scheme began:

1 November 1997
EFFECT OF THIS PLANNING SCHEME

Land may be used or developed only in accordance with this planning scheme.

Land must not be developed unless the land as developed can be used in accordance with this planning scheme.

If this planning scheme allows a particular use of land, it may be developed for that use provided all requirements of the scheme are met.
DETERMINATION OF BOUNDARIES

If a boundary in this planning scheme is not precisely shown on a planning scheme map or is not otherwise defined, the certificate issuing authority must determine the boundary if asked to do so and must notify the applicant within 60 days.
BACKGROUND DOCUMENTS

The documents listed in the table and the schedule to this clause are background documents. The table and the schedule to this clause must specify the amendment that listed the background document and may specify the clause of this planning scheme that the background document relates to.

A background document may:

- Have informed the preparation of, or an amendment to, this planning scheme.
- Provide information to explain the context within which a provision has been framed.
- Assist the understanding of this planning scheme.

A background document does not form part of this planning scheme.

A background document may be referenced elsewhere in this planning scheme without being listed in the table or schedule to this clause.

Table to Clause 72.08

<table>
<thead>
<tr>
<th>Name of background document</th>
<th>Amendment number - clause reference</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Central Highlands Regional Growth Plan</em> (Victorian Government, 2014).</td>
<td>VC106 Clauses 10 to 19</td>
</tr>
<tr>
<td><em>G21 Regional Growth Plan</em> (Geelong Region Alliance, 2013).</td>
<td>VC106 Clauses 10 to 19</td>
</tr>
<tr>
<td><em>Great South Coast Regional Growth Plan</em> (Victorian Government, 2014).</td>
<td>VC106 Clauses 10 to 19</td>
</tr>
</tbody>
</table>
### Background documents

<table>
<thead>
<tr>
<th>Name of background document</th>
<th>Amendment number - clause reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>
MEANING OF TERMS

A term used in this planning scheme has its ordinary meaning unless that term is defined:

- In this planning scheme; or

- In the *Planning and Environment Act 1987* or the *Interpretation of Legislation Act 1984*, in which case the term has the meaning given to it in those Acts unless it is defined differently in this scheme.
## GENERAL TERMS

The following table lists general terms which may be used in this planning scheme. A term listed in the first column, under the heading "General term", has the meaning set out beside that term in the second column, under the heading "Definition".

<table>
<thead>
<tr>
<th>General term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural production</td>
<td>Any form of primary production of renewable commodities. It does not include Stone extraction, Mineral extraction, or timber production from native forest.</td>
</tr>
<tr>
<td>Anemometer</td>
<td>A wind measuring device.</td>
</tr>
<tr>
<td>Apartment</td>
<td>A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings.</td>
</tr>
<tr>
<td>Approval date</td>
<td>The date this scheme began, or the date of notice in the Victoria Government Gazette of approval of an amendment to this scheme.</td>
</tr>
<tr>
<td>Basement</td>
<td>A storey below ground level, or that projects no more than 1.2 metres above ground level.</td>
</tr>
<tr>
<td>Building height</td>
<td>The vertical distance from natural ground level to the roof or parapet at any point.</td>
</tr>
<tr>
<td>Carriageway</td>
<td>The area of a street reserve which is provided for the movement or parking of vehicles. It is determined by the invert of a kerb and channel and the point adjacent to the pavement edge for kerb (only) and edge strips.</td>
</tr>
<tr>
<td>Central Highlands region</td>
<td>The area covered by the Ararat, Ballarat, Golden Plains, Hepburn, Moorabool and Pyrenees planning schemes.</td>
</tr>
<tr>
<td>Clear to the sky</td>
<td>An unroofed area or area roofed with material that transmits 90 per cent of light.</td>
</tr>
<tr>
<td>Defendable space</td>
<td>An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with bushfire.</td>
</tr>
<tr>
<td>Deflection angle</td>
<td>The angle between two tangent sections of a carriageway.</td>
</tr>
<tr>
<td>Design speed</td>
<td>The speed fixed for the design and correlation of the geometric features of a carriageway that influence vehicle operation. It is the speed which is not exceeded by 85 per cent of vehicles.</td>
</tr>
<tr>
<td>Domestic services normal to a dwelling</td>
<td>A domestic appliance or apparatus that is normal to and services a dwelling. It includes disabled access ramps and handrails, an air conditioner, cooling or heating system, a hot water service, security systems and cameras, shade sails, a barbeque, downpipes and flues, a skylight, security screens, and the like.</td>
</tr>
<tr>
<td>Earthworks</td>
<td>Land forming, laser grading, levee banks, raised access roads and tracks, building pads, storage embankments, channel banks and drain banks and associated structures.</td>
</tr>
<tr>
<td>Frontage</td>
<td>The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.</td>
</tr>
<tr>
<td>Gaming</td>
<td>The playing of a gaming machine.</td>
</tr>
<tr>
<td>General term</td>
<td>Definition</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Gaming machine</strong></td>
<td>Has the same meaning as it has in the <em>Gambling Regulation Act 2003</em>.</td>
</tr>
<tr>
<td><strong>Garden area</strong></td>
<td>Any area on a lot with a minimum dimension of 1 metre that does not include:</td>
</tr>
<tr>
<td></td>
<td>a) a dwelling or residential building, except for:</td>
</tr>
<tr>
<td></td>
<td>- an eave, fascia or gutter that does not exceed a total width of 600mm;</td>
</tr>
<tr>
<td></td>
<td>- a pergola;</td>
</tr>
<tr>
<td></td>
<td>- unroofed terraces, patios, decks, steps or landings less than 800mm in height;</td>
</tr>
<tr>
<td></td>
<td>- a basement that does not project above ground level;</td>
</tr>
<tr>
<td></td>
<td>- any outbuilding that does not exceed a gross floor area of 10 square metres; and</td>
</tr>
<tr>
<td></td>
<td>- domestic services normal to a dwelling or residential building;</td>
</tr>
<tr>
<td></td>
<td>b) a driveway; or</td>
</tr>
<tr>
<td></td>
<td>c) an area set aside for car parking.</td>
</tr>
<tr>
<td><strong>Geelong G21 region</strong></td>
<td>The area covered by the Colac Otway, Golden Plains, Greater Geelong, Queenscliffe and Surf Coast planning schemes.</td>
</tr>
<tr>
<td><strong>Gippsland region</strong></td>
<td>The area covered by the Bass Coast, Baw Baw, East Gippsland, Latrobe, South Gippsland and Wellington planning schemes.</td>
</tr>
<tr>
<td><strong>Great South Coast region</strong></td>
<td>The area covered by the Corangamite, Glenelg, Moyne, Southern Grampians and Warrnambool planning schemes.</td>
</tr>
<tr>
<td><strong>Gross floor area</strong></td>
<td>The total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.</td>
</tr>
<tr>
<td><strong>Ground level</strong></td>
<td>The natural level of a site at any point.</td>
</tr>
<tr>
<td><strong>Habitable room</strong></td>
<td>Any room of a dwelling or residential building other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.</td>
</tr>
<tr>
<td><strong>High quality productive agricultural land</strong></td>
<td>Land which is used for animal husbandry or crop raising, and is capable of continuing to sustain agricultural production, and:</td>
</tr>
<tr>
<td></td>
<td>a) is of prime, or very good, agricultural quality, having regard to soil type, growing season, and availability of infrastructure, and is of sufficient extent to support agricultural activities on an economically viable scale; or</td>
</tr>
<tr>
<td></td>
<td>b) has been identified through a regional, sub-regional, or local study as being of particularly good quality and strategic significance for agriculture in the regional or local context.</td>
</tr>
<tr>
<td><strong>Hume region</strong></td>
<td>The area covered by the Alpine, Benalla, Greater Shepparton, Indigo, Mansfield, Mitchell, Moira, Murrindindi, Strathbogie, Towong, Wangaratta and Wodonga planning schemes.</td>
</tr>
<tr>
<td><strong>Land capability assessment</strong></td>
<td>The assessment of the physical ability of the land to sustain specific uses having regard to its management, and without long term on-site detriment to the environment.</td>
</tr>
<tr>
<td>General term</td>
<td>Definition</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Leasable floor area</td>
<td>That part of the net floor area able to be leased. It does not include public or common tenancy areas, such as malls, verandahs, or public conveniences.</td>
</tr>
<tr>
<td>Loddon Mallee North region</td>
<td>The area covered by the Buloke, Campaspe, Gannawarra, Mildura and Swan Hill planning schemes.</td>
</tr>
<tr>
<td>Loddon Mallee South region</td>
<td>The area covered by the Central Goldfields, Greater Bendigo, Loddon, Macedon Ranges and Mount Alexander planning schemes.</td>
</tr>
<tr>
<td>Lot</td>
<td>A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.</td>
</tr>
<tr>
<td>Mean building height</td>
<td>The vertical distance between the mean ground level and the finished roof height at its highest point.</td>
</tr>
<tr>
<td>Mean ground level</td>
<td>One half the sum of the highest and lowest levels along ground level of the outer surface of all external building walls.</td>
</tr>
<tr>
<td>Metropolitan Melbourne</td>
<td>The area covered by the Banyule, Bayside, Boroondara, Brimbank, Cardinia, Casey, Darebin, Frankston, Glen Eira, Greater Dandenong, Hobsons Bay, Hume, Kingston, Knox, Manningham, Maribyrnong, Maroondah, Melbourne, Melton, Monash, Moonee Valley, Moreland, Mornington Peninsula, Nillumbik, Port of Melbourne, Port Phillip, Stonnington, Whitehorse, Whittlesea, Wyndham, Yarra and Yarra Ranges Planning Schemes and the area within the urban growth boundary in the Mitchell Planning Scheme.</td>
</tr>
<tr>
<td>Mineral</td>
<td>Any substance which occurs naturally as part of the earth's crust, including: a) oil shale and coal; and b) hydrocarbons and mineral oils contained in oil shale or coal, or extracted from oil shale or coal by chemical or industrial processes. It does not include water, stone, or petroleum.</td>
</tr>
<tr>
<td>Movable building</td>
<td>A structure, other than a tent, caravan, or vehicle, which is designed to be moved from place to place on more than one occasion.</td>
</tr>
<tr>
<td>Native vegetation</td>
<td>Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.</td>
</tr>
<tr>
<td>Net floor area</td>
<td>The total floor area of all floors of all buildings on a site. It includes half the width of any party wall and the full width of all other walls. It does not include the area of stairs, loading bays, accessways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.</td>
</tr>
<tr>
<td>Plot ratio</td>
<td>The gross floor area of all buildings on a site, divided by the area of the site.</td>
</tr>
<tr>
<td>Private open space</td>
<td>An outdoor area of a dwelling or residential building or land for the exclusive use of the occupants.</td>
</tr>
<tr>
<td>Property vegetation plan</td>
<td>A plan which relates to the management of native vegetation within a property, and which is contained within an agreement made pursuant to section 69 of the Conservation, Forests and Lands Act 1987.</td>
</tr>
<tr>
<td>General term</td>
<td>Definition</td>
</tr>
<tr>
<td>--------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Prostitution</td>
<td>The provision by one person to or for another person (whether or not of a different sex) of sexual services in return for payment or reward.</td>
</tr>
<tr>
<td>Public land manager</td>
<td>The Minister, government department, public authority or municipal council having responsibility for the care or management of public land. In relation to Crown land reserved under an Act and managed or controlled by a committee of management, other than Parks Victoria or a municipal council, it means the Minister administering that Act and does not include the committee of management.</td>
</tr>
</tbody>
</table>
| Radio mast         | A mast, for radio transmission or reception in a dwelling, that is:  
  a) with antenna, more than 14 metres above the ground;  
  b) if attached to a building, with antenna, more than 5 metres above the roof line;  
  c) including antenna, wider than 6 metres; or  
  d) excluding antenna, wider than 50 centimetres at any point exceeding 3 metres above the ground.                                                                                                     |
| Retail             | The sale of goods or materials, in any quantity or manner, other than by wholesale.                                                                                                                                                                                                                                                      |
| Secluded private open space | That part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy.                                                                                                                                                                                                  |
| Setback            | The minimum distance from any allotment boundary to a building.                                                                                                                                                                                                                                                                              |
| Sexual services    | Has the same meaning as it has in the *Sex Work Act 1994*.                                                                                                                                                                                                                                                                                  |
| Site coverage      | The proportion of a site covered by buildings.                                                                                                                                                                                                                                                                                              |
| Stone              | Basalt, freestone, granite, limestone, sandstone, or other building stone, or rock, ordinarily used for building, manufacturing, road making, or construction; or clay (not fine clay, bentonite, or kaolin), earth, gravel, quartz (not quartz crystals), sand, soil, slate, or other similar material.                                                                                       |
| Storey             | That part of a building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine.                                                                                                                                                     |
| Stormwater         | The net increase in run-off from urban development due to water not being able to seep into the ground because of impervious surfaces, such as roofs and roads.                                                                                                                                                                    |
| Street leg length  | The distance between street intersections or junctions, or points and locations where vehicles must slow down, usually to a maximum speed of 20 kilometres per hour.                                                                                                                                                              |
| Street reserve     | Land set aside for a street pavement and verge.                                                                                                                                                                                                                                                                                              |
| Sustainable agriculture | The use of farming practices and systems which maintain or enhance:  
  a) the economic viability of agricultural production;  
  b) the natural resource base; and  
  c) other ecosystems which are influenced by agricultural activities.                                                                                                                                            |
<table>
<thead>
<tr>
<th>General term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Telecommunications line</strong></td>
<td>A wire, cable, optic fibre, tube, conduit, waveguide or other physical medium used, or to be used, as a continuous artificial guide for or in connection with carrying communications by means of guided electromagnetic energy.</td>
</tr>
<tr>
<td><strong>Telecommunications network</strong></td>
<td>A system or series of systems that carries, or is capable of carrying, communications by means of guided and unguided electromagnetic energy.</td>
</tr>
<tr>
<td><strong>Telecommunications tower</strong></td>
<td>A tower, pole or mast used as part of a Telecommunications network.</td>
</tr>
<tr>
<td><strong>Tenement</strong></td>
<td>Land comprised in:</td>
</tr>
<tr>
<td></td>
<td>a) a lot which does not adjoin another lot in the same ownership; or</td>
</tr>
<tr>
<td></td>
<td>b) lots in the same ownership and which adjoin each other.</td>
</tr>
<tr>
<td></td>
<td>Lots are considered to adjoin each other if they are separated only by a stream, stream reserve, or unmade or unused government road or rail reserve.</td>
</tr>
<tr>
<td><strong>Utility service provider</strong></td>
<td>A person, other than a public authority or municipal council, having responsibility under an Act for the generation, transmission, distribution or supply of electricity, gas, power, telecommunications, water supply, drainage or sewerage services.</td>
</tr>
<tr>
<td><strong>Verge</strong></td>
<td>The part of the street reserve between the carriageway and the boundary of adjacent lots or other limit to the street reserve. It may accommodate public utilities, a footpath, indented parking, stormwater flows, street lighting poles and planting.</td>
</tr>
<tr>
<td><strong>Wall height</strong></td>
<td>The vertical distance between the top of the eaves at the wall line, parapet or flat roof (not including a chimney), whichever is the highest, and the natural ground level.</td>
</tr>
<tr>
<td><strong>Wholesale</strong></td>
<td>The sale of goods or materials, to be sold by others.</td>
</tr>
<tr>
<td><strong>Wimmera Southern Mallee region</strong></td>
<td>The area covered by the Hindmarsh, Horsham, Northern Grampians, West Wimmera and Yarriambiack planning schemes.</td>
</tr>
</tbody>
</table>
## SIGN TERMS

The following table lists terms which may be used in this planning scheme in relation to signs. A term listed in the first column, under the heading "Sign term", has the meaning set out beside that term in the second column, under the heading "Definition".

<table>
<thead>
<tr>
<th>Sign term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above-verandah sign</td>
<td>A sign above a verandah or, if no verandah, that is more than 3.7 metres above pavement level, and which projects more than 0.3 metre outside the site.</td>
</tr>
<tr>
<td>Display area</td>
<td>The area of that part of a sign used to display its content, including borders, surrounds and logo boxes. It does not include safety devices, platforms and lighting structures. If the sign does not move or rotate, the area is one side only.</td>
</tr>
<tr>
<td>Animated sign</td>
<td>A sign that can move, contains moving or scrolling parts, changes its message, flashes, or has a moving or flashing border.</td>
</tr>
<tr>
<td>Bed and breakfast sign</td>
<td>A sign at a dwelling that advertises bed and breakfast accommodation in the dwelling.</td>
</tr>
<tr>
<td>Bunting sign</td>
<td>An advertisement that consists of bunting, streamers, flags, windvanes, or the like.</td>
</tr>
<tr>
<td>Business identification sign</td>
<td>A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the street number of the business premises, the nature of the business, a business logo or other business identification information.</td>
</tr>
<tr>
<td>Direction sign</td>
<td>A sign not exceeding 0.3 square metre that directs vehicles or pedestrians. It does not include a sign that contains commercial information.</td>
</tr>
<tr>
<td>Electronic sign</td>
<td>A sign that can be updated electronically. It includes screens broadcasting still or moving images.</td>
</tr>
<tr>
<td>Floodlit sign</td>
<td>A sign illuminated by external lighting provided for that purpose.</td>
</tr>
<tr>
<td>High-wall sign</td>
<td>A sign on the wall of a building so that part of it is more than 10 metres above the ground.</td>
</tr>
<tr>
<td>Home based business sign</td>
<td>A sign at a dwelling that advertises a home based business carried on in the dwelling, or on the land around the dwelling.</td>
</tr>
<tr>
<td>Internally illuminated sign</td>
<td>A sign illuminated by internal lighting or which contains lights or illuminated tubes arranged as an advertisement.</td>
</tr>
<tr>
<td>Major promotion sign</td>
<td>A sign which is 18 square metres or greater that promotes goods, services, an event or any other matter, whether or not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.</td>
</tr>
<tr>
<td>Panel sign</td>
<td>A sign with an advertisement area exceeding 10 square metres.</td>
</tr>
<tr>
<td>Pole sign</td>
<td>A sign:</td>
</tr>
<tr>
<td></td>
<td>a) on a pole or pylon that is not part of a building or another structure;</td>
</tr>
<tr>
<td></td>
<td>b) that is no more than 7 metres above the ground;</td>
</tr>
<tr>
<td>Sign term</td>
<td>Definition</td>
</tr>
<tr>
<td>-----------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Promotion sign</td>
<td>A sign of less than 18 square metres that promotes goods, services, an event or any other matter, whether or not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.</td>
</tr>
<tr>
<td>Reflective sign</td>
<td>A sign finished with material specifically made to reflect external light.</td>
</tr>
<tr>
<td>Sign</td>
<td>Includes a structure specifically built to support or illuminate a sign.</td>
</tr>
<tr>
<td>Sky sign</td>
<td>A sign:</td>
</tr>
<tr>
<td></td>
<td>a) on or above the roof of a building, but not a verandah;</td>
</tr>
<tr>
<td></td>
<td>b) fixed to the wall of a building and which projects above the wall; or</td>
</tr>
<tr>
<td></td>
<td>c) fixed to a structure (not a building) so that part of it is more than 7 metres above the ground.</td>
</tr>
</tbody>
</table>
LAND USE TERMS

The table to this clause lists terms which may be used in this planning scheme in relation to the use of land. A term describing a use or activity in relation to land which is not listed in the table must not be characterised as a separate use of land if the term is obviously or commonly included within one or more of the terms listed in the table.

Meaning of terms

A term listed in the first column, under the heading "Land use term", has the meaning set out beside that term in the second column, under the heading "Definition".

No definition of listed term indicates ordinary meaning

A term listed in the first column, under the heading "Land use term", which does not have a meaning set out beside that term in the second column, under the heading "Definition", has its ordinary meaning.

Terms which specifically include other listed terms

A term listed in the first column, under the heading "Land use term", which has other terms listed beside it in the third column, under the heading "Includes", includes any term so listed in the third column and any term included within that term in the third column, but does not include any other term listed in the first column.

A term listed in the first column which has other terms listed beside it in the third column may also include other terms which are not listed in the first column.

All terms listed in the third column are also listed in the first column.

Terms which do not specifically include other listed terms

If a term listed in the first column, under the heading "Land use term", does not have any term listed beside it in the third column, under the heading "Includes", that term does not include any term listed in the first column.

However, a term listed in the first column which does not have any term listed beside it in the third column may include other terms which are not listed in the first column.

Terms which are included within other listed terms

A term listed in the first column, under the heading "Land use term", which has a term listed beside it in the fourth column, under the heading "Included in", is included within the term so listed in the fourth column and any term which includes that term in the fourth column.

All terms listed in the fourth column are also listed in the first column.

Terms which are not included within other listed terms

If a term listed in the first column, under the heading "Land use term", does not have a term listed beside it in the fourth column, under the heading "Included in", that term is not included within any other term listed in the first column.

Table to Clause 73.03

<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
<td>Land used to slaughter animals, including birds. It may include the processing of animal products.</td>
<td></td>
<td>Rural industry</td>
</tr>
<tr>
<td>Accommodation</td>
<td>Land used to accommodate persons.</td>
<td>Camping and caravan park</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
</tr>
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</tr>
<tr>
<td>Adult sex product shop</td>
<td>Land used to sell or hire sexually explicit material, including: a) publications classified as restricted under the Classification (Publications, Films and Computer Games) (Enforcement) Act 1995; and b) materials and devices (other than contraceptives and medical treatments) used in conjunction with sexual behaviour.</td>
<td>Shop</td>
<td>Shop</td>
</tr>
<tr>
<td>Agriculture</td>
<td>Land used to: a) propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables; b) keep, breed, board, or train animals, including livestock, and birds; or c) propagate, cultivate, rear, or harvest living resources of the sea or inland waters.</td>
<td>Animal husbandry</td>
<td>Animal husbandry, Aquaculture, Crop raising</td>
</tr>
<tr>
<td>Airport</td>
<td></td>
<td>Transport terminal</td>
<td>Transport terminal</td>
</tr>
<tr>
<td>Amusement park</td>
<td></td>
<td>Outdoor recreation facility</td>
<td>Outdoor recreation facility</td>
</tr>
<tr>
<td>Amusement parlour</td>
<td>A building that contains: a) three or more coin, card, or token operated amusement machines;</td>
<td>Place of assembly</td>
<td>Place of assembly</td>
</tr>
</tbody>
</table>
b) one or more coin, card, or token operated amusement machines with more than one screen or console that can be played by three or more people simultaneously; or

c) two or more coin, card, or token operated billiard, snooker, or pool tables.

It does not include coin, card, or token operated children's rides, amusement machines if there is the ability to receive a monetary reward, or premises used for a Bar or Hotel.

<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal husbandry</td>
<td>Land used to keep, breed, board, or train animals, including birds.</td>
<td>Animal production</td>
<td>Agriculture</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Animal training</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Apiculture</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Domestic animal husbandry</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Horse husbandry</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Racing dog husbandry</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td>Animal production</td>
<td>Land used to keep or breed farm animals for the production of livestock, eggs, fibre, meat, milk or other animal products.</td>
<td>Grazing animal production</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Intensive animal production</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pig farm</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Poultry farm</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Poultry hatchery</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td>Animal training</td>
<td>Land used to train animals, other than domestic animals, horses, or racing dogs.</td>
<td>Animal husbandry</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td>Apiculture</td>
<td>Land used to keep honeybee hives and to extract honey or other bee hive products.</td>
<td>Animal husbandry</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>Land used to keep or breed aquatic animals, or cultivate or propagate aquatic plants.</td>
<td>Animal husbandry</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Art and craft centre</td>
<td>Land used to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings, and sculptures.</td>
<td>Animal husbandry</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Art gallery</td>
<td>Land used to display works of art, including ceramics, furniture, glass, paintings, screen based art, sculptures, and textiles.</td>
<td></td>
<td>Exhibition centre</td>
</tr>
<tr>
<td>Bank</td>
<td></td>
<td></td>
<td>Office</td>
</tr>
<tr>
<td>Bar</td>
<td>Land used to sell liquor for consumption on the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling.</td>
<td></td>
<td>Food and drink premises</td>
</tr>
<tr>
<td>Beauty salon</td>
<td></td>
<td></td>
<td>Shop</td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>A dwelling used, by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence.</td>
<td></td>
<td>Dwelling</td>
</tr>
<tr>
<td>Betting agency</td>
<td>Land used for gambling by wagering, and where there is the ability to receive a monetary reward.</td>
<td></td>
<td>Gambling premises</td>
</tr>
<tr>
<td>Boat and caravan storage</td>
<td>Land used to store boats, caravans, or vehicle-towed boat trailers.</td>
<td></td>
<td>Store</td>
</tr>
<tr>
<td>Boat launching facility</td>
<td>Land used to launch boats into the water and to retrieve boats from the water.</td>
<td>Boat ramp slipway</td>
<td>Recreational boat facility</td>
</tr>
<tr>
<td>Boat ramp</td>
<td></td>
<td></td>
<td>Boat launching facility</td>
</tr>
<tr>
<td>Bottle shop</td>
<td>Land used to sell packaged liquor for consumption off the premises.</td>
<td></td>
<td>Shop</td>
</tr>
<tr>
<td>Broiler farm</td>
<td>Land used to keep broiler chickens for the production of meat.</td>
<td></td>
<td>Poultry farm</td>
</tr>
<tr>
<td>Brothel</td>
<td>Land made available for prostitution by a person carrying on the business of providing prostitution services at the business’s premises.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bus terminal</td>
<td></td>
<td></td>
<td>Transport terminal</td>
</tr>
<tr>
<td>Camping and caravan park</td>
<td>Land used to allow accommodation in caravans, cabins, tents, or the like.</td>
<td></td>
<td>Accommodation</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Caretaker's house</td>
<td>A dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation, or plant.</td>
<td></td>
<td>Dwelling</td>
</tr>
<tr>
<td>Carnival</td>
<td>Land, other than an Exhibition centre or trade fair, used for a temporary fair or amusements which provide entertainment such as side shows, merry-go-rounds, and stalls for games or snacks.</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Car park</td>
<td>Land used to park motor vehicles. It may include charging of electric vehicles.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Car sales</td>
<td>Motor vehicle, boat, or caravan sales</td>
<td>Service industry</td>
<td></td>
</tr>
<tr>
<td>Car wash</td>
<td>Land used for a cattle feedlot as defined by the Victorian Code for Cattle Feedlots 1995.</td>
<td></td>
<td>Intensive animal production</td>
</tr>
<tr>
<td>Cemetery</td>
<td>Land used to dispose of human remains by burial. It may include funeral chapels or the like.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child care centre</td>
<td>Land used to care for five or more children who are not permanently resident on the land.</td>
<td>Kindergarten</td>
<td>Education centre</td>
</tr>
<tr>
<td>Cinema</td>
<td>Land used to provide screen based entertainment or information to the public.</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td>Land used to provide screen based entertainment or information to the public, in association with the provision of meals or sporting, amusement, entertainment, leisure or retail facilities.</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Circus</td>
<td>Land used, by performers, to provide entertainment such as acrobatic feats, tricks of skill, and exhibiting animals.</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Commercial display area</td>
<td>Land used only to display goods.</td>
<td></td>
<td>Warehouse</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Land used to provide accommodation and care services. It includes permanent, temporary</td>
<td></td>
<td>Residential building</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>and emergency accommodation. It may include supervisory staff and support services for residents and visitors.</td>
<td>Conference centre</td>
<td>Function centre</td>
<td>Food and drink premises</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>Land used to prepare and sell food and drink for immediate consumption, where substantial provision is made for consumption both on and off the premises.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convenience shop</td>
<td>A building with a leasable floor area of no more than 240 square metres, used to sell food, drinks, and other convenience goods. It may also be used to hire convenience goods.</td>
<td></td>
<td>Shop</td>
</tr>
<tr>
<td>Corrective institution</td>
<td>Land used to hold and reform persons committed to it by the courts, such as a prison, remand centre, and other type of detention facility.</td>
<td></td>
<td>Accommodation</td>
</tr>
<tr>
<td>Crematorium</td>
<td>Land used to cremate human remains. It may include funeral chapels or the like.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crop raising</td>
<td>Land used to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables.</td>
<td>Horticulture</td>
<td>Agriculture</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rice growing</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Timber production</td>
<td></td>
</tr>
<tr>
<td>Dance studio</td>
<td></td>
<td>Indoor recreation facility</td>
<td></td>
</tr>
<tr>
<td>Data centre</td>
<td></td>
<td>Utility installation</td>
<td></td>
</tr>
<tr>
<td>Department store</td>
<td>A movable building on the same lot as an existing dwelling and used to provide accommodation for a person dependent on a resident of the existing dwelling.</td>
<td></td>
<td>Accommodation</td>
</tr>
<tr>
<td>Display home centre</td>
<td>One or more buildings constructed as a dwelling, but used for display, to encourage people to buy or construct similar dwellings. It may include a sales office.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dog breeding</td>
<td></td>
<td>Domestic animal husbandry</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Domestic animal boarding</td>
<td>Land used to board domestic animals, such as boarding kennels and a cattery.</td>
<td>Domestic animal husbandry</td>
<td></td>
</tr>
<tr>
<td>Domestic animal husbandry</td>
<td>Land used to keep, breed, board or train domestic animals.</td>
<td>Dog breeding</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td>Drive-in theatre</td>
<td></td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Dry cleaner</td>
<td>Land used to professionally clean or launder clothing or household articles.</td>
<td>Service industry</td>
<td></td>
</tr>
<tr>
<td>Dry cleaning agent</td>
<td>Land used to arrange for professional cleaning or laundering of clothing or household articles predominantly at another location. It does not include the use of dry cleaning processes on the land.</td>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>A building used as a self-contained residence which must include:</td>
<td>Bed and breakfast Caretaker's house</td>
<td>Accommodation</td>
</tr>
<tr>
<td></td>
<td>a) a kitchen sink;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) food preparation facilities;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) a bath or shower;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) a toilet and wash basin.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>It includes outbuildings and works normal to a dwelling.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td>Land used for education.</td>
<td>Child care centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Employment training centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Primary school</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Secondary school</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tertiary institution</td>
<td></td>
</tr>
<tr>
<td>Earth and energy resources industry</td>
<td>Land used for the exploration, removal or processing of natural earth or energy resources. It includes any activity incidental to this purpose including the construction and use of temporary accommodation.</td>
<td>Greenhouse gas sequestration exploration</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Greenhouse gas sequestration</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Geothermal energy exploration</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Geothermal energy extraction</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td><em>Electoral office</em></td>
<td>An office used for electioneering by a candidate in a local, State, or Federal Government election.</td>
<td></td>
<td>Office</td>
</tr>
<tr>
<td><em>Emergency services facility</em></td>
<td>Land used to provide facilities for emergency services, such as fire prevention and ambulance services. It may include administrative, operational or storage facilities associated with the provision of emergency services.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Employment training centre</em></td>
<td></td>
<td></td>
<td>Education centre</td>
</tr>
<tr>
<td><em>Energy generation facility</em></td>
<td>Land used to generate energy for use off site other than geothermal energy extraction. It includes any building or other structure or thing used in or in connection with the generation of energy.</td>
<td>Renewable energy facility, Waste-to-energy facility</td>
<td></td>
</tr>
<tr>
<td><em>Equestrian supplies</em></td>
<td></td>
<td></td>
<td>Restricted retail premises</td>
</tr>
<tr>
<td><em>Exhibition centre</em></td>
<td>Land used to display works of art, artefacts, or historical, cultural, or other like works or artefacts.</td>
<td>Art gallery, Museum</td>
<td>Place of assembly</td>
</tr>
<tr>
<td><em>Food and drink premises</em></td>
<td>Land used to prepare and sell food and drink for immediate consumption on, or off, the premises.</td>
<td>Bar, Convenience restaurant, Hotel, Restaurant, Take away food premises</td>
<td>Retail premises</td>
</tr>
<tr>
<td><em>Freeway service centre</em></td>
<td>Land which has direct access to a freeway and is used to provide essential services and facilities which encourage drivers to stop and take an effective break in the interests of driver safety.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Freezing and cool storage</td>
<td>Land used to store, sell, and distribute fuel.</td>
<td>Liquid fuel depot</td>
<td>Store</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Solid fuel depot</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td>Land used, by arrangement, to cater for conferences, private functions, and in which food and drink may be served. It may include entertainment and dancing.</td>
<td>Conference centre</td>
<td>Warehouse</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reception centre</td>
<td></td>
</tr>
<tr>
<td>Function centre</td>
<td>Land used to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation.</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Funeral parlour</td>
<td>Land used for gambling by gaming or wagering, and where there is the ability to receive a monetary reward.</td>
<td>Betting agency</td>
<td>Retail premises</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gaming premises</td>
<td></td>
</tr>
<tr>
<td>Gambling premises</td>
<td>Land used for gambling by gaming, and where there is the ability to receive a monetary reward.</td>
<td></td>
<td>Gambling premises</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garden supplies</td>
<td>Land used to sell and distribute garden supplies such as sand, soil, railway sleepers, screenings, rock, and the like.</td>
<td></td>
<td>Landscape gardening</td>
</tr>
<tr>
<td></td>
<td></td>
<td>supplies</td>
<td></td>
</tr>
<tr>
<td>Geothermal energy exploration</td>
<td>Land used for geothermal energy exploration in accordance with the Geothermal Energy Resources Act 2005.</td>
<td></td>
<td>Earth and energy</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>resources industry</td>
</tr>
<tr>
<td>Geothermal energy extraction</td>
<td>Land used for geothermal energy extraction in accordance with the Geothermal Energy Resources Act 2005.</td>
<td></td>
<td>Earth and energy</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>resources industry</td>
</tr>
<tr>
<td>Golf course</td>
<td></td>
<td></td>
<td>Outdoor recreation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>facility</td>
</tr>
<tr>
<td>Golf driving range</td>
<td></td>
<td></td>
<td>Outdoor recreation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>facility</td>
</tr>
<tr>
<td>Grazing animal production</td>
<td>Land used for animal production where the animals’ food is obtained by directly grazing, browsing or foraging plants growing on the land.</td>
<td></td>
<td>Animal production</td>
</tr>
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<td></td>
<td>It includes:</td>
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<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>emergency, seasonal and supplementary feeding;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>the incidental penning, feeding and housing of animals for weaning or other husbandry purposes.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>In this definition: Emergency feeding means providing feed to animals when an emergency event such as a flood, bushfire or biosecurity event, restricts or prevents the animals from grazing, browsing or foraging plants growing on the land; Seasonal feeding means providing feed to animals when seasonal conditions, including drought, restrict or prevent the animals from grazing, browsing or foraging plants growing on the land; Supplementary feeding means providing feed to animals to supplement the food the animals obtain by directly grazing, browsing or foraging plants growing on the land.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<p>| Greenhouse gas sequestration | Land used for greenhouse gas substance injection and monitoring in accordance with the Greenhouse Gas Geological Sequestration Act 2008. | Earth and energy resources industry |
| Greenhouse gas sequestration exploration | Land used for the exploration of greenhouse gas sequestration formations in accordance with the Greenhouse Gas Geological Sequestration Act 2008. | Earth and energy resources industry |
| Group accommodation | Land, in one ownership, containing a number of dwellings used to accommodate persons away from their normal place of residence. | Accommodation |
| Hairdresser | | Shop |
| Hall | | Place of assembly |
| Helicopter landing site | Land used for the take-off and landing of a helicopter, with or without a permanent landing pad, | |</p>
<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heliport</td>
<td>but without permanent facilities for the assembly and distribution of goods or passengers.</td>
<td></td>
<td>Transport terminal</td>
</tr>
<tr>
<td>Home based business</td>
<td>An occupation carried on in a dwelling, or on the land around a dwelling, by a resident of the dwelling. It may include a use defined elsewhere, but not a Brothel.</td>
<td>Horse riding school, Horse stables</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td>Horse husbandry</td>
<td>Land used to keep, breed, board or train horses.</td>
<td></td>
<td>Horse husbandry</td>
</tr>
<tr>
<td>Horse riding school</td>
<td></td>
<td>Horse husbandry</td>
<td></td>
</tr>
<tr>
<td>Horse stables</td>
<td></td>
<td>Horse husbandry</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td>Land used to propagate, cultivate, or harvest flowers, fruit, vegetables, vines, or the like.</td>
<td>Market garden</td>
<td>Crop raising</td>
</tr>
<tr>
<td>Hospital</td>
<td>Land used to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to persons admitted as in-patients. It may include the care or treatment of out-patients.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Host farm</td>
<td>An agricultural property used to provide accommodation for persons, away from their normal place of residence, to experience living on land used for agricultural purposes.</td>
<td></td>
<td>Accommodation</td>
</tr>
<tr>
<td>Hotel</td>
<td>Land used to sell liquor for consumption on and off the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling.</td>
<td></td>
<td>Food and drink premises</td>
</tr>
<tr>
<td>Indoor recreation facility</td>
<td>A building used for indoor leisure, recreation, or sport.</td>
<td>Dancing studio</td>
<td>Minor sports and recreation facility</td>
</tr>
<tr>
<td>Industry</td>
<td>Land used for any of the following operations:</td>
<td>Materials recycling, Refuse disposal, Transfer station</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>b) dismantling or breaking up of any article;</td>
<td></td>
<td>Research and development centre</td>
<td></td>
</tr>
<tr>
<td>c) treating waste materials;</td>
<td></td>
<td>Rural industry</td>
<td></td>
</tr>
<tr>
<td>d) winning clay, gravel, rock, sand, soil, stone, or other materials (other than Mineral, stone, or soil extraction);</td>
<td></td>
<td>Service industry</td>
<td></td>
</tr>
<tr>
<td>e) laundering, repairing, servicing or washing any article, machinery, or vehicle, other than on-site work on a building, works, or land; or</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>f) any process of testing or analysis.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>If on the same land as any of these operations, it also includes:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>a) storing goods used in the operation or resulting from it;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) providing amenities for people engaged in the operation;</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>c) selling by wholesale, goods resulting from the operation; and</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d) accounting or administration in connection with the operation.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Materials recycling, goods resulting from the operation may be sold by retail.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td>Land open to the public and used by non-paying persons for leisure or recreation, such as a cycle track, park, picnic or barbecue area, playground, plaza, and walking or jogging track.</td>
<td>Minor sports and recreation facility</td>
<td></td>
</tr>
<tr>
<td>Intensive animal production</td>
<td>Land used for animal production where the animals’ food is imported from outside the immediate building, enclosure, paddock or pen.</td>
<td>Cattle feedlot Intensive dairy farm Animal production</td>
<td></td>
</tr>
<tr>
<td>It does not include:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>• an abattoir or sale yard; or</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• grazing animal production, pig farm, poultry farm or poultry hatchery.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intensive dairy farm</td>
<td>Land used for intensive animal production where cattle are kept or bred for the production of milk.</td>
<td>Intensive animal production</td>
<td></td>
</tr>
<tr>
<td>Jetty</td>
<td></td>
<td>Marina</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>Kindergarten</td>
<td></td>
<td>Child care centre</td>
<td></td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td>Land used to propagate, grow, and sell plants, or sell and distribute garden supplies.</td>
<td>Garden supplies</td>
<td>Retail premises</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Plant nursery</td>
<td></td>
</tr>
<tr>
<td>Laundromat</td>
<td>Land used to clean or launder clothing or household items using self-service machines.</td>
<td></td>
<td>Shop</td>
</tr>
<tr>
<td>Leisure and recreation</td>
<td>Land used for leisure, recreation, or sport.</td>
<td>Major sports and recreation facility</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minor sports and recreation facility</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Motor racing track</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td></td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Liquid fuel depot</td>
<td>Land used to store, sell by wholesale, and distribute fuel.</td>
<td></td>
<td>Fuel depot</td>
</tr>
<tr>
<td>Mail centre</td>
<td>Land used to sort mail for distribution.</td>
<td></td>
<td>Warehouse</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
<td>Land used for leisure, recreation or sport, and where there is substantial provision made for spectators, such as a grandstand, and to which spectators are usually charged admission.</td>
<td>Race course</td>
<td>Leisure and recreation</td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td>Land used, as an incidental part of an industry, to retail goods made materially different on the land by that industry.</td>
<td></td>
<td>Retail premises</td>
</tr>
<tr>
<td>Marina</td>
<td>Land used to moor boats, or store boats above or adjacent to the water. It may include boat recovery facilities, and facilities to repair, fuel, and maintain boats and boat accessories.</td>
<td>Jetty</td>
<td>Recreational boat facility</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mooring pole</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pier</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pontoon</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td>Land used to sell goods, including foodstuffs, from stalls.</td>
<td></td>
<td>Retail premises</td>
</tr>
<tr>
<td>Market garden</td>
<td></td>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Materials recycling</td>
<td>Land used to dismantle, treat, process, store, recycle, or sell refuse, used or surplus materials.</td>
<td></td>
<td>Industry</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Medical centre</td>
<td>Land used to provide health or surgical services (including preventative care, diagnosis, medical and surgical treatment, pathology services, and counselling) to out-patients only.</td>
<td></td>
<td>Office</td>
</tr>
<tr>
<td>Milk depot</td>
<td>Land used to receive milk and milk products for distribution to consumers, but where milk is not processed or pasteurised.</td>
<td></td>
<td>Warehouse</td>
</tr>
<tr>
<td>Mineral exploration</td>
<td>Land used for the exploration of minerals in accordance with the Mineral Resources (Sustainable Development) Act 1990.</td>
<td></td>
<td>Earth and energy resources industry</td>
</tr>
<tr>
<td>Mineral extraction</td>
<td>Land used for extraction of minerals in accordance with the Mineral Resources (Sustainable Development) Act 1990.</td>
<td></td>
<td>Earth and energy resources industry</td>
</tr>
<tr>
<td>Minor sports and recreation facility</td>
<td>Land used for leisure, recreation, or sport, without substantial provision for spectators, and which is usually open to non-paying spectators.</td>
<td>Indoor recreation facility</td>
<td>Leisure and recreation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Open sports ground</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Outdoor recreation facility</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Restricted recreation facility</td>
<td></td>
</tr>
<tr>
<td>Minor utility installation</td>
<td>Land used for a utility installation comprising any of the following:</td>
<td>Water retarding basin</td>
<td>Utility installation</td>
</tr>
<tr>
<td></td>
<td>a) sewerage or water mains;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) storm or flood water drains or retarding basins;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) flow measurement device or a structure to gauge waterway flow;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) siphons, water storage tanks, disinfection booster stations and channels;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>e) gas mains providing gas directly to consumers;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>f) a sewerage treatment plant, and any associated disposal works, required to serve a neighbourhood;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>g) a pumping station required to serve a neighbourhood;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td></td>
<td>h) power lines designed to operate at less than 220,000 volts but excluding any power lines directly associated with an Energy generation facility or Geothermal energy extraction; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>i) an electrical sub-station designed to operate at no more than 66,000 volts but excluding any sub-station directly associated with an Energy generation facility or Geothermal energy extraction.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mooring pole</td>
<td>Land used to provide accommodation in serviced rooms for persons away from their normal place of residence, and where provision is made for parking guests' vehicles convenient to the rooms.</td>
<td>Marina</td>
<td>Residential hotel</td>
</tr>
<tr>
<td>Motel</td>
<td>Land used to race, rally, scramble, or test, vehicles, including go-karts, motor boats, and motorcycles, and includes other competitive motor sports. It may include training.</td>
<td></td>
<td>Leisure and recreation</td>
</tr>
<tr>
<td>Motor racing track</td>
<td>Land used to repair or service motor vehicles, and includes the fitting of accessories.</td>
<td>Panel beating</td>
<td>Service industry</td>
</tr>
<tr>
<td>Motor repairs</td>
<td>Land used to sell or hire motor vehicles, boats, or caravans. It may include the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories.</td>
<td>Car sales</td>
<td>Retail premises</td>
</tr>
<tr>
<td>Museum</td>
<td>Land used to display archaeological, biological, cultural, geographical, geological, historical, scientific, or other like works or artefacts.</td>
<td></td>
<td>Exhibition centre</td>
</tr>
<tr>
<td>Natural systems</td>
<td>Land in substantially its natural state which is used to maintain ecological systems, or to preserve an area of historic, scientific, aesthetic, or cultural significance.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nightclub</td>
<td>A building used to provide entertainment and dancing. It may include the provision of food and</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Drink for consumption on the premises</td>
<td>It does not include the sale of packaged liquor, or gaming.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Land used for administration, or clerical, technical, professional or other like business activity. No goods or materials intended for manufacture, sale, or hire may be stored on the land. Other than electoral office and medical centre, it does not include any other defined use.</td>
<td>Bank, Electoral office, Medical centre, Real estate agency, Travel agency</td>
<td></td>
</tr>
<tr>
<td>Open sports ground</td>
<td>Land used for organised games of sport, but which is available for informal outdoor leisure or recreation when not being used or prepared for an organised game. It may include lights, change rooms, pavilions, and shelters.</td>
<td></td>
<td>Minor sports and recreation facility</td>
</tr>
<tr>
<td>Outdoor recreation facility</td>
<td>Land used for outdoor leisure, recreation, or sport. It does not include an Open sports ground or informal outdoor recreation.</td>
<td>Amusement park, Golf course, Golf driving range, Paintball games facility, Zoo</td>
<td>Minor sports and recreation facility</td>
</tr>
<tr>
<td>Paintball games facility</td>
<td>Land used to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting.</td>
<td></td>
<td>Outdoor recreation facility</td>
</tr>
<tr>
<td>Panel beating</td>
<td>Land used to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting.</td>
<td></td>
<td>Motor repairs</td>
</tr>
<tr>
<td>Party supplies</td>
<td></td>
<td></td>
<td>Restricted retail premises</td>
</tr>
<tr>
<td>Petroleum exploration</td>
<td>Land used for petroleum exploration in accordance with the Petroleum Act 1998.</td>
<td></td>
<td>Earth and energy resources industry</td>
</tr>
<tr>
<td>Petroleum extraction</td>
<td>Land used for petroleum extraction in accordance with the Petroleum Act 1998.</td>
<td></td>
<td>Earth and energy resources industry</td>
</tr>
<tr>
<td>Pier</td>
<td></td>
<td></td>
<td>Marina</td>
</tr>
<tr>
<td>Pig farm</td>
<td>Land used to keep or breed pigs.</td>
<td></td>
<td>Animal production</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Place of assembly</td>
<td>Land where people congregate for religious, spiritual or cultural activities, entertainment, or meetings.</td>
<td>Amusement parlour, Carnival, Cinema, Cinema-based entertainment facility, Circus, Drive-in theatre, Exhibition centre, Function centre, Hall, Library, Nightclub, Place of worship, Restricted place of assembly</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td>Land used for religious activities, such as a church, chapel, mosque, synagogue, and temple.</td>
<td>Place of assembly</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td>Land used to propagate, grow, and sell plants. It may include the sale of gardening equipment and horticultural products.</td>
<td>Landscape gardening supplies</td>
<td></td>
</tr>
<tr>
<td>Pontoon</td>
<td></td>
<td>Marina</td>
<td></td>
</tr>
<tr>
<td>Postal agency</td>
<td></td>
<td>Retail premises</td>
<td></td>
</tr>
<tr>
<td>Poultry farm</td>
<td>Land used to keep or breed poultry.</td>
<td>Broiler farm</td>
<td>Animal production</td>
</tr>
<tr>
<td>Poultry hatchery</td>
<td>Land used to incubate and hatch poultry eggs.</td>
<td>Animal production</td>
<td></td>
</tr>
<tr>
<td>Primary produce sales</td>
<td>Land used to display and sell primary produce, grown on the land or adjacent land. It may include processed goods made substantially from the primary produce.</td>
<td>Retail premises</td>
<td></td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
<td>Education centre</td>
<td></td>
</tr>
<tr>
<td>Race course</td>
<td></td>
<td>Major sports and recreation facility</td>
<td></td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Land used to keep, breed, board or train racing dogs.</td>
<td>Racing dog training</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Racing dog training</td>
<td>Racing dog training refers to the practice of training dogs specifically for racing activities. It typically involves the care and conditioning of dogs for competitive events.</td>
<td>Racing dog husbandry</td>
<td></td>
</tr>
<tr>
<td>Railway station</td>
<td>Railway station is a land use term that refers to the area designed for assembling and distributing goods and passengers, including facilities to park and maneuver vehicles. It may include the selling of food, drinks, and other convenience goods and services.</td>
<td>Transport terminal</td>
<td></td>
</tr>
<tr>
<td>Real estate agency</td>
<td>Real estate agency refers to the business of buying, selling, or renting real property. It typically involves the management and sale of properties.</td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Reception centre</td>
<td>Reception centre is a place where visitors are welcomed and provided with information or assistance. It may include facilities such as registration and meeting rooms.</td>
<td>Function centre</td>
<td></td>
</tr>
<tr>
<td>Recreational boat facility</td>
<td>Recreational boat facility refers to land used to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation.</td>
<td>Boat launching facility</td>
<td>Marina</td>
</tr>
<tr>
<td>Refuse disposal</td>
<td>Refuse disposal refers to the practice of disposing of refuse, by landfill, incineration, or other means.</td>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Renewable energy facility</td>
<td>Renewable energy facility refers to land used to generate energy using resources that can be rapidly replaced by an ongoing natural process. Renewable energy resources include the sun, wind, the ocean, water flows, organic matter and the earth's heat.</td>
<td>Wind energy facility</td>
<td>Energy generation facility</td>
</tr>
<tr>
<td>Research and development centre</td>
<td>Research and development centre refers to land used to develop or test electronic technology, biotechnology, or any other scientific discipline. It may include administration, promotion, conference, display, laboratory, assembly, and manufacturing areas.</td>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Research centre</td>
<td>Research centre is land used only for scientific research.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reservoir</td>
<td>Reservoir is a natural or artificial lake used as a source of water supply that is owned or managed by a public authority.</td>
<td>Utility installation</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Residential aged care facility</td>
<td>Land used to provide accommodation and personal or nursing care for the aged. It may include recreational, health or laundry facilities and services for residents of the facility.</td>
<td></td>
<td>Accommodation</td>
</tr>
<tr>
<td>Residential building</td>
<td>Land used to accommodate persons, but does not include camping and caravan park, corrective institution, dependent person's unit, dwelling, group accommodation, host farm, residential village or retirement village.</td>
<td>Community care accommodation</td>
<td>Accommodation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Residential hotel</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rooming house</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td>Land used to provide accommodation in serviced rooms for persons away from their normal place of residence. If it has at least 20 bedrooms, it may include the sale of liquor for consumption on, or off, the premises, function or conference rooms, entertainment, dancing, amusement machines, and gambling.</td>
<td>Motel</td>
<td>Residential building</td>
</tr>
<tr>
<td>Residential village</td>
<td>Land, in one ownership, containing a number of dwellings, used to provide permanent accommodation and which includes communal, recreation, or medical facilities for residents of the village.</td>
<td></td>
<td>Accommodation</td>
</tr>
<tr>
<td>Restaurant</td>
<td>Land used to prepare and sell food and drink, for consumption on the premises. It may include: a) entertainment and dancing; and b) the supply of liquor other than in association with the serving of meals, provided that tables and chairs are set out for at least 75% of patrons present on the premises at any one time. It does not include the sale of packaged liquor.</td>
<td></td>
<td>Food and drink premises</td>
</tr>
<tr>
<td>Restricted place of assembly</td>
<td>Land used by members of a club or group, or by members’ guests, for religious or cultural activities, entertainment, or meetings. It may</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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<tr>
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</tr>
<tr>
<td>Included in Land use</td>
<td>include food and drink for consumption on the premises, and gaming.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor sports and sports facility Land use term</td>
<td>Land used by members of a club or group for leisure, recreation, or sport, such as a bowling or tennis club, gymnasium and fitness centre. It may include food and drink for consumption on the premises, and gaming. It may also include use by members’ guests, or by the public on payment of a fee.</td>
<td></td>
<td>Minor sports and recreation facility</td>
</tr>
</tbody>
</table>
| Restricted retail premises | Land used to sell or hire:  
  a) automotive parts and accessories;  
  b) camping, outdoor and recreation goods  
  c) electric light fittings;  
  d) animal supplies including equestrian and pet goods;  
  e) floor and window coverings;  
  f) furniture, bedding, furnishings, fabric and manchester and homewares;  
  g) household appliances, household electrical goods and home entertainment goods;  
  h) party supplies;  
  i) swimming pools;  
  j) office equipment and supplies;  
  k) baby and children’s goods, children’s play equipment and accessories;  
  l) sporting, cycling, leisure, fitness goods and accessories; or  
  m) goods and accessories which:  
    ▪ Require a large area for handling, display and storage of goods; or  
    ▪ Require direct vehicle access to the building by customers for the purpose of loading or unloading goods into or from their vehicles after purchase or hire. | Equestrian supplies  
  Party supplies | Shop                                                                                                                                  |
<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail premises</td>
<td>Land used to:</td>
<td>Food and drink premises</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) sell goods by retail, or by retail and wholesale;</td>
<td>Gambling premises</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) sell services; or</td>
<td>Landscape gardening supplies</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) hire goods.</td>
<td>Manufacturing sales</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Market</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Motor vehicle, boat, or caravan sales</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Postal agency</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Primary produce sales</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Trade supplies</td>
<td></td>
</tr>
<tr>
<td>Retirement village</td>
<td>Land used to provide permanent accommodation for retired people or the aged</td>
<td>Accommodation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>and may include communal recreational or medical facilities for residents of the village.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rice growing</td>
<td></td>
<td>Crop raising</td>
<td></td>
</tr>
<tr>
<td>Road freight terminal</td>
<td></td>
<td>Transport terminal</td>
<td></td>
</tr>
<tr>
<td>Rooming house</td>
<td>Land used for a rooming house as defined in the <em>Residential Tenancies Act 1997</em>.</td>
<td>Residential building</td>
<td></td>
</tr>
<tr>
<td>Rural industry</td>
<td>Land used to:</td>
<td>Abattoir</td>
<td>Industry</td>
</tr>
<tr>
<td></td>
<td>a) handle, treat, process, or pack agricultural produce;</td>
<td>Sawmill</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) service or repair plant, or equipment, used in agriculture; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) manufacture mud bricks.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural store</td>
<td>Land used to store unprocessed agricultural produce, or products used in agriculture.</td>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Saleyard</td>
<td>Land used to hold, sell, and buy farm animals.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sawmill</td>
<td>Land used to handle, cut, and process timber from logs.</td>
<td></td>
<td>Rural industry</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Secondary school</td>
<td>Land used to launder, repair, service or wash articles, machinery, or vehicles.</td>
<td>Car wash, Dry cleaner, Motor repairs</td>
<td>Education centre</td>
</tr>
<tr>
<td>Service industry</td>
<td>Land used to sell motor vehicle fuel from bowsers, and lubricants. It may include the:</td>
<td>Service station, Motor repairs</td>
<td>Industry</td>
</tr>
<tr>
<td></td>
<td>a) selling of motor vehicle accessories or parts;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) selling of food, drinks and other convenience goods;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) hiring of trailers;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) servicing or washing of motor vehicles; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>e) installing of motor vehicle accessories or parts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service station</td>
<td>Land used to store shipping containers. It may include the cleaning, repair, servicing, painting or fumigation of the shipping containers.</td>
<td>Shipping container storage</td>
<td>Store</td>
</tr>
<tr>
<td>Shop</td>
<td>Land used to sell goods or services, or to hire goods. It includes:</td>
<td>Adult sex product shop, Beauty salon, Bottle shop, Convenience shop, Dry cleaning agent, Department store, Hairdresser, Laundromat, Restricted retail premises, Supermarket</td>
<td>Retail premises</td>
</tr>
<tr>
<td></td>
<td>- the selling of bread, pastries, cakes or other products baked on the premises;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- demonstrations of products including music performances in shops selling recorded music.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>It does not include:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- food and drink premises;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- gambling premises;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- landscape gardening supplies;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- manufacturing sales;</td>
<td></td>
<td></td>
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<td></td>
<td>- market;</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>- motor vehicle, boat, or caravan sales;</td>
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<td></td>
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<tr>
<td></td>
<td>- postal agency;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- primary produce sales;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- trade supplies.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sign</td>
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<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Slipway</td>
<td></td>
<td></td>
<td>Boat launching facility</td>
</tr>
<tr>
<td>Solar energy facility</td>
<td>Land used to generate electricity from solar energy using ground-mounted photovoltaic and thermal technology, where the primary role is to export power to the electricity network. It does not include the generation of electricity principally used for an existing use of land.</td>
<td></td>
<td>Renewable energy facility</td>
</tr>
<tr>
<td>Solid fuel depot</td>
<td>Land used to sell solid fuel, such as briquettes, coal, and fire wood.</td>
<td></td>
<td>Fuel depot</td>
</tr>
<tr>
<td>Stone exploration</td>
<td>Land used to search for stone, including:</td>
<td></td>
<td>Earth and energy resources industry</td>
</tr>
<tr>
<td></td>
<td>a) conducting geological, geophysical, and geochemical surveys;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) costeaneing and bulk sampling;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) drilling; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) taking samples for chemical, physical, or other testing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stone extraction</td>
<td>Land used for the extraction or removal of stone in accordance with the <em>Mineral Resources (Sustainable Development) Act 1990.</em></td>
<td></td>
<td>Earth and energy resources industry</td>
</tr>
<tr>
<td>Store</td>
<td>Land used to store goods, machinery, or vehicles.</td>
<td>Boat and caravan storage</td>
<td>Warehouse</td>
</tr>
<tr>
<td></td>
<td>Freezing and cool storage</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rural store</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Shipping container storage</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vehicle store</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supermarket</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Take away food premises</td>
<td>Land used to prepare and sell food and drink for immediate consumption off the premises. It may include up to 10 seats available for consumption on the premises.</td>
<td></td>
<td>Shop</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Food and drink premises</td>
<td></td>
</tr>
<tr>
<td>Telecommunications facility</td>
<td>Land used to accommodate any part of the infrastructure of a Telecommunications network. It</td>
<td></td>
<td>Utility installation</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>includes any telecommunications line, equipment, apparatus, telecommunications tower, mast, antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a Telecommunications network.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tertiary institution</td>
<td>Education centre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Timber production</td>
<td>Land used to propagate, cultivate, manage and harvest timber.</td>
<td>Crop raising</td>
<td></td>
</tr>
<tr>
<td>Timber yard</td>
<td>Land used to sell sawn, dressed, and treated timber, wood fibre boards, and the like. It includes cutting the timber and boards to order, and selling hardware, paints, tools, and materials used in conjunction with the use and treatment of timber.</td>
<td>Trade supplies</td>
<td></td>
</tr>
<tr>
<td>Trade supplies</td>
<td>Trade supplies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Timber yard</td>
<td>Retail premises</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land used to sell by both retail and wholesale, or to hire, materials, tools, equipment, machinery or other goods for use in: a) automotive repairs and servicing; b) building; c) commerce; d) industry; e) landscape gardening; f) the medical profession; g) primary production; or h) local government, government departments or public institutions.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td>Land used to provide a system of transport in vehicles connected to a network of tracks, and includes tram stops, shunting areas and associated passenger facilities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transfer station</td>
<td>Land used to collect, consolidate, temporarily store, sort or recover refuse, used or surplus materials before transfer for disposal, recycling or use elsewhere.</td>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Transport terminal</td>
<td>Land used to assemble and distribute goods or passengers. It includes facilities to park and manoeuvre vehicles. It does not include a Tramway.</td>
<td>Airport</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bus terminal</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Heliport</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Railway station</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Road freight terminal</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wharf</td>
<td></td>
</tr>
<tr>
<td>Travel agency</td>
<td></td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Utility installation</td>
<td>Land used:</td>
<td>Data centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) for telecommunications;</td>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) to transmit or distribute gas or oil;</td>
<td>Reservoir</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) to transmit, distribute or store power, including battery storage;</td>
<td>Telecommunications facility</td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) to collect, treat, transmit, store, or distribute water; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>e) to collect, treat, or dispose of storm or flood water, sewage, or sullage.</td>
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<tr>
<td></td>
<td>It includes any associated flow measurement device or a structure to gauge waterway flow.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle store</td>
<td>Land used to park or store vehicles in connection with a goods or passenger transport business.</td>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Veterinary centre</td>
<td>Land used to:</td>
<td>Commercial display area</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) diagnose animal diseases or disorders;</td>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) surgically or medically treat animals; or</td>
<td>Mail centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) prevent animal diseases or disorders.</td>
<td>Milk depot</td>
<td></td>
</tr>
<tr>
<td></td>
<td>It may include keeping the animals on the premises for treatment.</td>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>Land used to store or display goods. It may include the storage and distribution of goods for wholesale and the storage and distribution of goods for online retail. It does not include premises allowing in-person retail or display of goods for retail, or allowing persons to collect goods that have been purchased online.</td>
<td>Commercial display area</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mail centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Milk depot</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Store</td>
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<tr>
<td>Land use term</td>
<td>Definition</td>
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</tr>
<tr>
<td>Waste-to-energy facility</td>
<td>Land used for the combustion, treatment or bio-reaction of waste to produce energy for use off site. It includes the activities to collect, temporarily store, process, or transfer waste materials for energy production.</td>
<td></td>
<td>Energy generation facility</td>
</tr>
<tr>
<td>Water retarding basin</td>
<td>Land used to store storm or flood water on a temporary basis.</td>
<td></td>
<td>Minor utility installation</td>
</tr>
<tr>
<td>Wharf</td>
<td>Land used to provide facilities for ships, such as bulk and container ships, passenger ships, and defence force marine craft.</td>
<td></td>
<td>Transport terminal</td>
</tr>
</tbody>
</table>
| Wind energy facility          | Land used to generate electricity by wind force. It includes land used for:  
  a) any turbine, building or other structure or thing used in or in connection with the generation of electricity by wind force  
  b) an anemometer.  
  It does not include turbines principally used to supply electricity for domestic or rural use of the land. |                                               | Renewable energy facility                       |
| Winery                        | Land used to display, and sell by retail, vineyard products, in association with the growing of grape vines and the manufacture of the vineyard products. It may include the preparation and sale of food and drink for consumption on the premises. |                                               |                                                 |
| Zoo                           |                                                                                                                                                                                                          |                                               | Outdoor recreation facility                      |
NESTING DIAGRAMS

The information in the table to Clause 73.03 is set out in the following diagrams as a means of indicating the nesting of land use terms.

The table to Clause 73.03 prevails if there is any inconsistency between the table and the diagrams or list.

Land use terms that are not nested are listed at Clause 73.04-17.

Land use terms in bold font are defined in Clause 73.03.

Accommodation group

- Camping and caravan park
- Corrective institution
- Dependent person’s unit
  - Bed and breakfast
- Dwelling
  - Caretaker’s house
- Group accommodation
- Host farm
- Residential aged care facility
  - Community care accommodation
- Residential building
  - Residential hotel
  - Motel
  - Rooming house
- Residential village
- Retirement village
Agriculture group

- Animal production
  - Animal training
  - Apiculture
    - Domestic animal husbandry
    - Domestic animal boarding
      - Dog breeding
    - Horse husbandry
      - Horse riding school
      - Horse stables
    - Racing dog husbandry
      - Racing dog training
  - Aquaculture
    - Horticulture
    - Market garden
    - Crop raising
      - Rice growing
      - Timber production
73.04-3  Agriculture group (sub-group of Animal production)

73.04-4  Education centre group
Earth and energy resources group

- Geothermal energy exploration
- Geothermal energy extraction
- Greenhouse gas sequestration
- Greenhouse gas sequestration exploration
- Mineral exploration
- Mineral extraction
- Petroleum exploration
- Petroleum extraction
- Stone exploration
- Stone extraction
Place of assembly group

- Amusement parlour
- Carnival
- Cinema
- Cinema-based entertainment facility
- Circus
- Drive-in theatre
- Art gallery
- Place of assembly
- Exhibition centre
- Museum
- Function centre
- Conference centre
- Hall
- Reception centre
- Library
- Nightclub
- Place of worship
- Restricted place of assembly
Recreational boat facility group

- Boat ramp
  - Slipway
- Boat launching facility
  - Jetty
  - Mooring pole
  - Pier
  - Pontoon
- Marina

ALPINE RESORTS PLANNING SCHEME
Retail premises group

- Bar
- Convenience restaurant
- Hotel
- Restaurant
- Take away food premises
- Betting agency
- Gaming premises
- Garden supplies
- Plant nursery
- Manufacturing sales
- Market
- Car sales
- Motor vehicle, boat, or caravan sales
- Postal agency
- Primary produce sales
- Shop
- See separate diagram for the sub-group of Shop
- Trade supplies
- Timber yard
Retail premises group (sub-group of Shop)

- Adult sex product shop
- Beauty salon
- Bottle shop
- Convenience shop
- Dry cleaning agent
- Department store
- Hairdresser
- Laundromat
- Restricted retail premises
- Equestrian supplies
- Party supplies
- Supermarket
Transport terminal group

- Airport
- Bus terminal
- Heliport
- Railway station
- Road freight terminal
- Wharf
Utility installation group

- Data centre
- Minor utility installation
- Water retarding basin
- Reservoir
- Telecommunications facility
Warehouse group

- Commercial display area
  - Liquid fuel depot
  - Solid fuel depot
- Fuel depot
- Mail centre
- Warehouse
  - Milk depot
    - Boat and caravan storage
    - Freezing and cool storage
    - Rural store
    - Shipping container storage
    - Vehicle store
- Store
Land use terms that are not nested

Art and craft centre
Brothel
Car park
Cemetery
Crematorium
Display home centre
Emergency services facility
Freeway service centre
Funeral parlour
Helicopter landing site
Home based business
Hospital
Natural systems
Research centre
Saleyard
Service station
Sign
Tramway
Veterinary centre
Winery
APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

The schedule to this clause must include a general explanation of the relationship between the Municipal Planning Strategy, the objectives and strategies in Clauses 10 to 19 and the controls on the use and development of land in this planning scheme.

A planning authority must take into account the schedule to this clause when it prepares an amendment to this planning scheme.

A responsible authority must not take into account the schedule to this clause when it makes a decision under this planning scheme.
FURTHER STRATEGIC WORK

The schedule to this clause may specify the planning authority’s approach to further strategic work. A planning authority may take into account the schedule to this clause when it prepares an amendment to this planning scheme.

The responsible authority must not take into account the schedule to this clause when it makes a decision under this planning scheme.