



New residential zones for Victoria

CONSULTATION DRAFT

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Minister's foreword

Victoria is experiencing unprecedented population growth, and we have an ageing population. Changing lifestyles and demographics mean that there is, and there will continue to be, significant demand for more housing and different types of housing to meet our future generations' needs.

Planning plays an important role in making sure our residential areas can accommodate our future housing requirements. It also plays a significant role in protecting valued elements of the character of our neighbourhoods – our heritage, trees, and streetscapes. Housing affordability is also influenced by planning – by enabling new housing opportunities to meet housing demand; and by locating housing close to jobs, shops, transport and services.

With effective tools, the planning system can deliver all of these things.

Councils have asked for better ways to manage residential development in planning schemes, to reflect local housing policies and community aspirations.

In response, the Brumby Government released a discussion paper in February 2008 on new residential zones for Victoria.

The feedback to this discussion paper – from members of the public, community groups, councils, the development industry and other interested parties – has been extensive. These submissions have helped shape the draft new residential zones that I am now pleased to release for further public input.

Getting the new residential zones right is important. I encourage you to read this paper and tell us what you think by making a submission. Information about how you can do this is set out on page 9.

JUSTIN MADDEN MLC
Minister for Planning





Contents

Why we need new zones.....	3
What you said.....	4
New zone features.....	5
Process – where to from here?	7
Making a submission	9
Draft Residential Zones Submission Coversheet.....	11
The draft zones.....	13
Summary	15
Substantial Change Zone	17
Incremental Change Zone	27
Limited Change Zone	37



Why we need new zones

Victorian councils have asked for better tools to implement local policy.

Local councils play a central role in the growth of our communities and they have expressed concerns about the effectiveness of local policy in managing some new development.

The Government responded to these concerns by establishing an expert group to investigate and make recommendations about improving the way planning policy operates.

The Government accepted the expert group's recommendations to review the residential zones and provide greater certainty about the type of development that can be expected in residential neighbourhoods.

The discussion paper proposals

In February 2008, a discussion paper that outlined proposals for three new residential zones was released for consultation. These zones were based on areas where substantial, incremental and limited housing change could occur.

The proposals in the discussion paper were designed to stimulate debate and allow ideas to be put forward so draft zones could be developed for further public consultation.

How will councils use the new zones?

When finalised, the new zones will allow councils to identify key requirements for new housing in residential neighbourhoods, such as:

- Building height limits.
- How far a building should be set back from the street frontage.
- Separation distances between buildings including the size of side and rear setbacks.
- The provision of smaller or larger backyards.
- The area of a property that can be built on.



What you said

Over 400 submissions were received in response to the discussion paper.

Responses to the discussion paper can be divided into four categories: members of the public, community groups, councils and industry. A summary of the main responses from each category is provided below.

Members of the public:

- Were unclear about what zone changes would mean for their neighbourhoods.
- Opposed any removal or reduction of the procedures for notifying the public of development applications.
- Were concerned about what would happen to existing amenity rights and protections.
- Were concerned about increases in building height and the impacts on their neighbourhoods and homes.

Community groups:

- Wanted more detailed information about the zones.
- Opposed any removal or reduction of the procedures for notifying the public of development applications.
- Were concerned about increases in building height and the impacts on their neighbourhoods.
- Believed that existing residential development provisions are not prescriptive enough to be a basis for removing or reducing public notification.

Councils:

- Were supportive of the proposal for three new zones.
- Wanted more information about the development requirements that would be able to be varied.
- Wanted to know how the new zones would be implemented.
- Some councils opposed any removal or reduction of public notification procedures.

Industry:

- Cautiously supported the proposals but was concerned that zones would be used to stop the development of new housing.
- Generally supported changes to public notification procedures.
- Thought government needed to set clear ground rules about the use and application of the new zones.
- Thought improvements to council decision-making processes should also be considered.

The submissions provided valuable feedback that has assisted with the preparation of the detailed draft zone provisions.



New zone features

What are the improved features of the new zones?

In summary:

The existing zones	The new zones
Do not make the intended housing outcomes clear. (Most residential areas are in the Residential 1 Zone so there are no distinctions about development requirements for different neighbourhoods.)	Make intended housing outcomes clear by applying different zones and development requirements to different neighbourhoods.
Do not have a capacity to specify preferred neighbourhood character and design outcomes.	Allow capacity to specify preferred neighbourhood character and preferred design outcomes.
Only provide for a mandatory maximum building height limit control in the Residential 3 Zone.	Provide for a maximum building height limit control in all three zones and allow councils to vary the default height limit to reflect their own housing strategies.
Do not allow councils to apply different housing development requirements to reflect the characteristics of different neighbourhoods and local housing strategies.	Allow councils to apply different housing development requirements to be applied to different neighbourhoods. Provide additional development controls in the Limited Change Zone including the ability to specify size and the maximum number of dwellings on a lot.
Set provisions apply for third party notice, objection and appeals. Not all zones enable third party rights.	Retain third party notice, objection and appeal provisions in all zones.
Do not allow councils to set the planning permit application notice, objection and appeal provisions for new housing developments.	Allow the planning permit application notice, objection and appeal provisions for new housing developments to be set by councils in consultation with the local community and DPCD.



Greater flexibility through precinct-based controls

Councils will be able to tailor existing development requirements through a local schedule which can be applied to different areas within a neighbourhood. Consequently, councils will have a greater capacity to identify an appropriate level of change for a particular neighbourhood.

Greater certainty through maximum building heights

Currently, very few residential areas have mandatory maximum building height limits.

The new zones will provide a greater level of certainty about building heights by setting a maximum building height limit and allowing councils to vary this default height limit for different neighbourhoods.

Protection of existing notice and appeal provisions

Existing notice and appeal provisions will not be changed unless councils, in consultation with the local community, identify circumstances where the existing requirements may be reduced or waived.

This might occur when the key planning and development parameters have previously been publicly debated through a detailed structure planning or planning scheme amendment process.

Retention of existing amenity protections

While the new zones will identify areas where housing growth is promoted, they will support the liveability that Victoria's towns and suburbs currently enjoy.

Communities will continue to benefit from neighbourhood and amenity protections that apply under the existing planning controls including standards for overshadowing of private open space, sunlight access to existing windows and overlooking.

The draft new residential zones appear in full on page 17-48 of this document.



Process – where to from here?

Submissions to the new residential zones will be received until Thursday, 9 April 2009.

Submissions will be referred to an independent Advisory Committee that will make recommendations to the Minister for Planning on the final form of the new residential zones.

Councils will continue to be responsible for developing and implementing their local housing strategies. Local housing strategies will inform where substantial, incremental and limited change zones apply.

Implementing the new zones.

The draft residential zones now on exhibition are tools for managing residential use and development. While the Advisory Committee will make broad recommendations about processes for implementing the zones, they will not be making recommendations about which zones should apply to each area. Implementing the zones will be a separate process that occurs following the advice of the Advisory Committee and following a decision on the final form of the zones.

Support and resources will be provided to councils in applying the new zones.

When the new zones are finalised, an implementation program will be developed.

The Government wants to ensure that the transition to the new residential zones occurs with the least possible impacts on the community and the day-to-day business of councils.

How will the transition occur?

It is proposed to replace the existing residential zones in planning schemes with the new residential zones. The detail of each transition will be determined in conjunction with the local council, but is anticipated to be generally as follows:

Existing zone	Anticipated new zone
Residential 1	Incremental Change Zone
Residential 2	Substantial Change Zone
Residential 3	Incremental Change Zone
Selected Residential 1 and 3 Zone areas that also have an overlay that limits the opportunity for additional housing (e.g. Neighbourhood Character Overlay, Heritage Overlay, Environmental Significance Overlay, Vegetation Protection Overlay)	Limited Change Zone



Sufficient time and opportunity will be provided to councils to introduce the new residential zones into all planning schemes. The Government will work closely with councils to resolve any potential transition issues in implementing the new zones.

The Advisory Committee appointed to consider submissions will also make recommendations for transitional arrangements based on the final form of the zones.

What will happen to the zoning of my property?

Existing residential zones will be replaced with the new residential zone that fits best. In most circumstances, the transition will not involve substantive changes to councils' existing planning policies. This means that existing local housing policies will continue to apply.

What happens to existing overlays?

The new zones have been designed to complement, rather than replace, other planning provisions such as overlays. Generally, any overlays that currently apply will continue to apply.

However, existing overlays may be removed if they include development requirements that can be included in one of the new zones. This will be considered on a case-by-case basis as part of the transition process.

What about residential development over three storeys?

Where residential development over three storeys is permitted by the zone, councils have access to other planning tools to ensure that such development delivers good design for the neighbourhood.

These include:

- Assessing development proposals against the *Design Guidelines for Higher Density Residential Development* (DSE 2004).
- Applying additional planning requirements through overlay controls that allow councils with their local communities to identify preferred design and development outcomes.

What happens in greenfield areas?

In metropolitan growth areas, the Urban Growth Zone is designed to apply to larger scale 'greenfield' developments where precinct structure plans guide the provision of new housing.

In other greenfield or infill locations, the appropriate new residential zone can be determined by the council on a case-by-case basis.

What about vegetation protection?

Existing planning controls that protect vegetation through the vegetation and landscape protection overlays will continue to apply.

Introducing a permit requirement for vegetation removal in the new residential zones would create confusion with the existing vegetation protection provisions in planning schemes.



New residential zones for Victoria

Making a submission



Making a submission

Your submission on the proposed residential zones is invited.

You can make a submission online by following the links at:

www.dpcd.gov.au/planning/residentialzones

or send your submission to the Department of Planning and Community Development (DPCD) either by:

email: **planning.systems@dpcd.vic.gov.au**

or

mail: Statutory Planning Systems Reform
Department of Planning and Community Development
GPO Box 2392
Melbourne VIC 3001

Please complete and attach the submission coversheet (next page) to your submission.

Make sure your submission is received by Thursday, 9 April 2009.

Your submission will be referred to an independent Advisory Committee that will make recommendations to the Minister for Planning on the final form of the new residential zones.

It is important that you indicate on the submission coversheet (next page) whether you wish to appear before the Advisory Committee.

If you have any queries about making a submission call Information Victoria on 1300 366 356 (local call cost) or TTY + 61 3 9603 8806 (8.30am – 5.00pm Monday to Friday).

Publication of submissions

All submissions received will be published in full on the DPCD website. If you do not wish to have your submission or personal information published, please advise DPCD in writing stating your reasons. Please be aware that the ultimate discretion whether to publish or not on the DPCD website rests with DPCD. Access to any unpublished submissions may still be granted pursuant to the provisions of the *Freedom of Information Act 1982*.



Draft Residential Zones Submission Coversheet

Please complete and attach this coversheet to your submission to ensure that we can contact you as needed.

Your contact details

Name:

Title:

Organisation:

Address:

.....

Email:

Which of the following best describes you?

- General public
- Community based organisation
- Local government
- Peak planning or development industry organisation
- Individual or company involved in the development industry
- Planning or building consultant
- Other, please specify:

Do you wish to present your submission to the Advisory Committee?

Yes No

You will be contacted following the close of submissions and provided with further details about the Advisory Committee process.





New residential zones for Victoria

The draft zones





Summary

The detailed provisions have been designed to reflect the purpose of each zone.

Substantial Change Zone	Incremental Change Zone	Limited Change Zone
<p>The Substantial Change Zone will provide for housing growth by a mix of housing types that includes medium to higher density housing and is designed to:</p> <ul style="list-style-type: none"> • Deliver housing at higher densities in locations that offer good access to services and public transport • Enable preferred neighbourhood character and design objectives to be specified • Allow for increased provision of small-scale offices and home businesses • Retain third party notice, objection and review provisions. Councils can set reduced requirements in consultation with community and DPCD • Allow key residential siting and design requirements to be varied for different neighbourhoods • Set a maximum building height limit of 13.5 metres (4 storeys) unless varied higher by the council • Require a planning permit for one dwelling on a lot of less than 300 square metres in area. 	<p>The Incremental Change Zone will allow medium density housing that respects the character of the neighbourhood and is designed to:</p> <ul style="list-style-type: none"> • Provide for housing at a range of densities that respects the neighbourhood character of Victoria's towns and suburbs • Enable preferred neighbourhood character and design objectives to be specified • Allow for a range of appropriate non-residential uses • Retain third party notice, objection and review provisions. Councils can set reduced requirements in consultation with community and DPCD • Allow key residential siting and design requirements to be varied for different neighbourhoods • Set a maximum building height limit of 9 metres (3 storeys) unless varied higher or lower by the council • Allow a planning permit to be required for one dwelling on a lot of between 300–500 square metres in area. 	<p>The Limited Change Zone will enable specific characteristics of the neighbourhood to be protected through greater control over housing and is designed to:</p> <ul style="list-style-type: none"> • Ensure the existing neighbourhood character is protected by providing limited opportunities for new housing • Enable preferred neighbourhood character and design objectives to be specified • Constrain a wider range of non-residential uses to main road locations • Retain third party notice, objection and review provisions. Councils can set reduced requirements in consultation with community and DPCD • Allow key residential siting and design requirements to be varied for different neighbourhoods • Set a maximum building height limit of 9 metres (3 storeys) unless varied lower by the council • Allow a planning permit to be required for one dwelling on a lot between 300–500 square metres • Allow the number of dwellings permissible on a lot to be specified (provided it is not less than two dwellings) • Allow a minimum subdivision lot size to be specified • Provide new application requirements for non-residential use and development of land • Provide new decision guidelines for non-residential use and development of land.





Substantial Change Zone

The Substantial Change Zone will provide for housing growth by a mix of housing types that includes medium to higher density housing.

What is the role or purpose of this zone?

This zone identifies neighbourhoods where housing growth is appropriate. Such growth may be possible because of good access to existing community facilities, employment and public transport or to take advantage of a strategic redevelopment site for new housing.

Where can this zone be applied?

This zone can be applied within walking distance of shopping and entertainment services in town centres or suburban locations, along public transport routes and in surrounding areas that have good access to public transport services and areas identified for substantial change in local council housing strategies.

What will councils be able to control?

Councils can tailor the key development requirements set out in the local schedule to the zone to achieve preferred neighbourhood character and design objectives. A maximum building height limit of 13.5 metres (4 storeys) will apply. However, councils can specify a higher limit in appropriate locations.

What will development in this zone look like?

This zone will provide the opportunity to accommodate people in medium to higher density housing development. Depending on the particular neighbourhood setting, this will result in a mixture of development up to three or four storeys depending on what is appropriate in the street and neighbourhood context.



32.02 SUBSTANTIAL CHANGE ZONE

Shown on the planning scheme map as **R2Z**.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To deliver housing at higher densities in locations that offer good access to services and transport including activity centres and strategic redevelopment sites.

To manage residential development to achieve neighbourhood character and design objectives specified in a schedule to this zone.

In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

32.02-1 Neighbourhood character and design objectives

A schedule to this zone must contain the neighbourhood character and design objectives to be achieved for the area affected by the schedule.

32.02-2 Table of uses

Section 1 - Permit not required

USE	CONDITION
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Carnival	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	

USE	CONDITION
Place of worship	Must be no social or recreation activities. The gross floor area of all buildings must not exceed 180 square metres. The site must not exceed 1200 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Residential aged care facility	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	The leasable floor area must not exceed 80 square metres.
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Medical centre	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Office	The leasable floor area must not exceed 100 square metres.
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)	
Plant nursery	

USE	CONDITION
Service station	<p>The site must either:</p> <ul style="list-style-type: none"> ■ Adjoin a business zone or industrial zone. ■ Adjoin, or have access to, a road in a Road Zone. <p>The site must not exceed either:</p> <ul style="list-style-type: none"> ■ 3000 square metres. ■ 3600 square metres if it adjoins on two boundaries a road in a Road Zone.
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Extractive industry
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Retail premises (other than Community market, Convenience shop, Food and drink premises, and Plant nursery)
Saleyard
Transport terminal
Warehouse (other than Store)

32.02-3

Subdivision

Permit requirement

A permit is required to subdivide land.

An application to subdivide land, 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.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	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.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

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:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The neighbourhood character and design objectives specified in a schedule to this zone.
- The objectives and standards of Clause 56.

32.02-4 Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on a lot of less than 300 square metres.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on a lot less than 300 square metres, and:
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The neighbourhood character and design objectives specified in a schedule to this zone.
- The objectives, standards and decision guidelines of Clause 54.

32.02-5 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required 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 if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

A permit is not required to construct one dependent person's unit on a lot.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The neighbourhood character and design objectives specified in a schedule to this zone.
- For a development of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.
- For a development of four or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).

32.02-6 Requirements of Clause 54 and Clause 55

The schedule to this zone may specify the requirements of:

- Standards A3, A5, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in the schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.02-7 Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.02-2.

32.02-8 Building Height

The height of a building must not exceed a building height specified in a schedule to this zone. If no building height is specified the height of a building must not exceed 13.5 metres (4 storeys) 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 building height must not exceed 14.5 metres.

This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- A building which exceeds the specified building height for which a valid planning or building permit was in effect prior to the introduction of this provision.

32.02-9 Exemption from notice and review

A 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.

32.02-10 Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

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.

SCHEDULE TO THE SUBSTANTIAL CHANGE ZONE

Shown on the planning scheme map as R2Z (show number if more than one schedule)

Name of area

1.0 Neighbourhood character and design objectives

- *The objectives for the precinct are specified here.*

2.0 Building Height

- *The schedule may specify a maximum height limit greater than 13.5 metres (4 storeys).*

3.0 Exemption from notice and review

- *Any exemptions are specified here.*

4.0 Requirements of Clause 54 and Clause 55

	Clause 54 and Clause 55 Standard	Requirement
Minimum street setback	Standard A3 and Standard B6	<i>The schedule may specify a reduced setback.</i>
Site coverage	Standard A5 and Standard B8	<i>The schedule may specify a site coverage greater than 60%.</i>
Side and rear setbacks	Standard A10 and Standard B17	<i>The schedule may specify a reduced side and rear setbacks.</i>
Walls on boundaries	Standard A11 and Standard B18	<i>The schedule may specify a greater length for a wall on a boundary.</i>
Private open space	Standard A17	<i>The schedule may specify a reduced area or dimension of private open space.</i>
	Standard B28	<i>The schedule may specify a reduced area or dimension of private open space.</i>
Front fence height	Standard A20 and Standard B32	<i>The schedule may specify a reduced front fence height.</i>





Incremental Change Zone

The Incremental Change Zone will allow medium density housing that respects the character of the neighbourhood.

What is the role or purpose of this zone?

This zone accommodates additional housing that respects the existing character of diverse neighbourhoods across Victoria's towns and suburbs.

Where can this zone be applied?

This zone can be applied to an area where new development is possible, provided that it respects the existing character of the neighbourhood.

The preferred future character of the area may be formed by the existing housing, by rejuvenating or renewing existing housing or by providing new housing that creates a new neighbourhood character.

In each instance, councils will be able to identify the particular characteristics of these neighbourhoods to ensure new housing fits with their preferred future vision for the neighbourhood.

What will councils be able to control?

Councils can tailor the key development requirements set out in the local schedule to the zone to achieve neighbourhood character and design objectives.

A maximum building height limit of 9 metres (3 storeys) will apply. However, councils can specify a higher or lower height limit.

What will development in this zone look like?

Victoria's towns, suburbs and neighbourhoods display a variety of housing types and lot sizes across a range of building periods and house styles. What will constitute respectful additional housing will depend on the characteristics of each particular neighbourhood.



32.01 INCREMENTAL CHANGE ZONE

Shown on the planning scheme map as **R1Z**.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.

To encourage residential development that respects the neighbourhood character.

To manage residential development to achieve neighbourhood character and design objectives specified in a schedule to this zone.

In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

32.01-1 Neighbourhood character and design objectives

A schedule to this zone may contain neighbourhood character and design objectives to be achieved for the area affected by the schedule.

32.01-2 Table of uses

Section 1 - Permit not required

USE	CONDITION
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Carnival	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	

USE	CONDITION
Place of worship	Must be no social or recreation activities. The gross floor area of all buildings must not exceed 180 square metres. The site must not exceed 1200 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Residential aged care facility	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	The leasable floor area must not exceed 80 square metres.
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Medical centre	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)	
Plant nursery	

USE	CONDITION
Service station	<p>The site must either:</p> <ul style="list-style-type: none"> ■ Adjoin a business zone or industrial zone. ■ Adjoin, or have access to, a road in a Road Zone. <p>The site must not exceed either:</p> <ul style="list-style-type: none"> ■ 3000 square metres. ■ 3600 square metres if it adjoins on two boundaries a road in a Road Zone.
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Extractive industry
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Community market, Convenience shop, Food and drink premises, and Plant nursery)
Saleyard
Transport terminal
Warehouse (other than Store)

32.01-3

Subdivision

Permit requirement

A permit is required to subdivide land.

An application to subdivide land, 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.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	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.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

Exemption from notice and review

An application to subdivide land into lots each containing an existing dwelling or car parking space 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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The neighbourhood character and design objectives specified in a schedule to this zone.
- The objectives and standards of Clause 56.

32.01-4 Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of between 300 square metres and 500 square metres if specified in the schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
 - A lot of less than 300 square metres, or
 - A lot of between 300 and 500 square metres if specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The neighbourhood character and design objectives specified in a schedule to this zone.
- The objectives, standards and decision guidelines of Clause 54.

32.01-5 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required 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 if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

A permit is not required to construct one dependent person's unit on a lot.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The neighbourhood character and design objectives specified in a schedule to this zone.
- For a development of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.

- For a development of four or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).

32.01-6 Requirements of Clause 54 and Clause 55

The schedule to this zone may specify the requirements of:

- Standards A3, A5, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in the schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.01-7 Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.01-2.

32.01-8 Building Height

The height of a building must not exceed a building height specified in a schedule to this zone. If no building height is specified the height of a building must not exceed 9 metres (3 storeys) 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 building height must not exceed 10 metres.

This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- A building which exceeds the specified building height for which a valid planning or building permit was in effect prior to the introduction of this provision.

32.01-9 Exemption from notice and review

A 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.

32.01-10 Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

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.

SCHEDULE TO THE INCREMENTAL CHANGE ZONE

Shown on the planning scheme map as R1Z (show number if more than one schedule)

Name of area

1.0 Neighbourhood character and design objectives

- *The objectives for the precinct are specified here.*

2.0 Building Height

- *The schedule may specify a maximum height limit greater or lower than 9 metres (3 storeys).*

3.0 Exemption from notice and review

- *Any exemptions are specified here.*

4.0 Permit requirement for one dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

5.0 Requirements of Clause 54 and Clause 55

	Clause 54 and Clause 55 Standard	Requirement
Minimum street setback	Standard A3 and Standard B6	<i>The schedule may specify a different setback.</i>
Site coverage	Standard A5 and Standard B8	<i>The schedule may specify a different site coverage.</i>
Side and rear setbacks	Standard A10 and Standard B17	<i>The schedule may specify different side and rear setbacks.</i>

	Clause 54 and Clause 55 Standard	Requirement
Walls on boundaries	Standard A11 and Standard B18	<i>The schedule may specify a different length for a wall on a boundary.</i>
Private open space	Standard A17	<i>The schedule may specify a different area or dimension of private open space.</i>
	Standard B28	<i>The schedule may specify a different area or dimension of private open space.</i>
Front fence height	Standard A20 and Standard B32	<i>The schedule may specify a different front fence height.</i>



Limited Change Zone

The Limited Change Zone will enable specific characteristics of the neighbourhood to be protected through greater control over housing.

What is the role or purpose of this zone?

This zone identifies neighbourhoods where there is limited opportunity for change. This may be due to established character or recognised heritage attributes or because of environmental constraints that limit the opportunity for additional housing.

Where can this zone be applied?

This zone can be applied to an area where opportunities to provide additional housing are limited by the specific characteristics of an area. Even neighbourhoods that are close to community facilities and services or public transport services may be included in this zone if specific characteristics limit the opportunity for additional housing.

The extent and application of this zone will need to be balanced against the need to ensure opportunities for sufficient housing growth are provided elsewhere to meet the anticipated growth requirements of the community.

What will councils be able to control?

Councils can tailor the key development requirements set out in the local schedule to the zone. This zone also enables councils to set a minimum lot size for subdivision and the maximum number of dwellings permitted on a property.

A maximum building height limit of 9 metres (3 storeys) will apply. However, councils can set a lower limit in appropriate locations.

What will development in this zone look like?

Development will need to be consistent with the existing neighbourhood character. The appropriate form of development will depend on the specific characteristics of the neighbourhood to be protected.



32.06 LIMITED CHANGE ZONE

Shown on the planning scheme map as **R3Z**.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To ensure residential development protects the neighbourhood character of the area.

To manage residential development to achieve neighbourhood character and design objectives specified in a schedule to this zone.

In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

32.06-1 Neighbourhood character and design objectives

A schedule to this zone must contain neighbourhood character and design objectives to be achieved for the area affected by the schedule.

32.06-2 Table of uses

Section 1 - Permit not required

USE	CONDITION
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Carnival	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	

USE	CONDITION
Place of worship	Must be no social or recreation activities. The gross floor area of all buildings must not exceed 180 square metres. The site must not exceed 1200 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Residential aged care facility	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	The leasable floor area must not exceed 80 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Food and drink premises (other than Convenience restaurant and Take away food premises)	The site must adjoin, or have access to, a road in a Road Zone.
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Medical centre	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	The site must adjoin, or have access to, a road in a Road Zone.
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship – if the Section 1 condition is not met)	The site must adjoin, or have access to, a road in a Road Zone.
Plant nursery	

USE	CONDITION
Service station	<p>The site must either:</p> <ul style="list-style-type: none"> ■ Adjoin a business zone or industrial zone. ■ Adjoin, or have access to, a road in a Road Zone. <p>The site must not exceed either:</p> <ul style="list-style-type: none"> ■ 3000 square metres. ■ 3600 square metres if it adjoins on two boundaries a road in a Road Zone.
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Extractive industry
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Community market, Convenience shop, Food and drink premises, and Plant nursery)
Saleyard
Transport terminal
Warehouse (other than Store)

32.06-3 Use of land

Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.

- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The neighbourhood character and design objectives specified in a schedule to this zone.
- The impact of the use on the amenity of existing dwellings and the surrounding area.
- The effect of traffic to be generated on roads.

32.06-4 Subdivision

Permit requirement

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone.

An application to subdivide land, 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.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	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.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

Exemption from notice and review

An application to subdivide land into lots each containing an existing dwelling or car parking space 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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

- The neighbourhood character and design objectives specified in a schedule to this zone.
- The objectives and standards of Clause 56.

32.06-5 Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of between 300 square metres and 500 square metres if specified in the schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
 - A lot of less than 300 square metres, or
 - A lot of between 300 and 500 square metres if specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The neighbourhood character and design objectives specified in a schedule to this zone.
- The objectives, standards and decision guidelines of Clause 54.

32.06-6 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required 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 if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

The number of dwellings on a lot must not exceed the number specified in a schedule to this zone.

A development must meet the requirements of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

A permit is not required to construct one dependent person's unit on a lot.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The neighbourhood character and design objectives specified in a schedule to this zone.
- For a development of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.
- For a development of four or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).

32.06-7 Requirements of Clause 54 and Clause 55

The schedule to this zone may specify the requirements of:

- Standards A3, A5, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in the schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.06-8 Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.06-2.

Application requirements

An application to construct a building or construct or carry out works for a use in Section 2 of Clause 32.06-2 must be accompanied by the following information, as appropriate:

- A neighbourhood and site description. The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe the site and surrounding area.
- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - All external lighting.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Details of any proposed signage including proposed illumination.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The neighbourhood character and design objectives specified in a schedule to this zone.
- The impact of the proposed buildings and works on the amenity of existing dwellings and the surrounding area, including loss of privacy and solar access to private and public open space, and north facing windows.
- The design of buildings to provide for solar access.

32.06-9 Building height

The height of a building must not exceed a building height specified in a schedule to this zone. If no building height is specified the height of a building must not exceed 9 metres (3 storeys) 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 building height must not exceed 10 metres.

This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- A building which exceeds the specified building height for which a valid planning or building permit was in effect prior to the introduction of this provision.

32.06-10 Exemption from notice and review

A 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.

32.06-11 Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

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.

SCHEDULE TO THE LIMITED CHANGE ZONE

Shown on the planning scheme map as R3Z (show number if more than one schedule)

Name of area

1.0 Neighbourhood character and design objectives

- *The objectives for the precinct are specified here.*

2.0 Minimum subdivision area

- *The schedule may specify the minimum lot size for a subdivision.*

3.0 Maximum number of dwellings (must not be less than two dwellings)

- *The schedule may specify the maximum number of dwellings that can be constructed on one lot.*

4.0 Building Height

- *The schedule may specify a maximum height limit lower than 9 metres (3 storeys).*

5.0 Exemption from notice and review

- *Any exemptions are specified here.*

6.0 Permit requirement for one dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

7.0 Requirements of Clause 54 and Clause 55

	Clause 54 and Clause 55 Standard	Requirement
Minimum street setback	Standard A3 and Standard B6	<i>The schedule may specify a different setback.</i>
Site coverage	Standard A5 and Standard B8	<i>The schedule may specify a different site coverage.</i>

	Clause 54 and Clause 55 Standard	Requirement
Side and rear setbacks	Standard A10 and Standard B17	<i>The schedule may specify different side and rear setbacks.</i>
Walls on boundaries	Standard A11 and Standard B18	<i>The schedule may specify a different length for a wall on a boundary.</i>
Private open space	Standard A17	<i>The schedule may specify a different area or dimension of private open space.</i>
	Standard B28	<i>The schedule may specify a different area or dimension of private open space.</i>
Front fence height	Standard A20 and Standard B32	<i>The schedule may specify a different front fence height.</i>