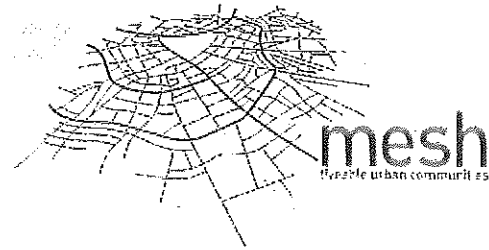


9012031



29 March 2011

Mr Peter Johnson
Chief Executive Officer
Macedon Ranges Shire Council
P O Box 151
Kyneton Vic 3444

chg \$ 798 -

Macedon Ranges Council

48/02/55

M/06587

30 MAR 2011

planning

RECEPTION

COPY TO

Dear Mr Johnson,

**Re: Davies Hill, Woodend
Planning Scheme Amendment Request**

Introduction

As you are aware, mesh has been engaged by Villawood Properties to undertake strategic planning and design work for its Davies Hill site in Woodend. This work has resulted in a number of discussions with and presentations to Councillors and Council officers over the past 12 to 18 months regarding the merits of this site as a location for a well-designed, masterplanned extension of town that will make a positive contribution to the Woodend community.

We are of the view that the site is the most suitable location for any growth in Woodend taking into account in all relevant considerations. This includes the proximity of the site to the Woodend town centre and community facilities and efficient use of existing infrastructure. The establishment of a new school site will also make a significant contribution to Woodend and assist in ensuring that the development delivers a broader community benefit.

The content of these presentations was documented in a strategic assessment of the site in the context of Woodend and its broader role in the Macedon Ranges Shire, titled *Woodend Strategic Plan: Davies Hill Masterplan*. This document was submitted to Council in February 2010 with the stated purpose of seeking Council's in principle response as to the possibility of achieving support for a rezoning request.

To date no formal advice from Council has been received in response to this document, however, following recent discussions with Council officers, Villawood has now instructed mesh to prepare a formal request to Council to amend the Macedon Ranges Planning Scheme to facilitate residential development at Davies Hill.

This letter constitutes the formal, statutory request for Council to consider an amendment and includes the following information:

- A description of the proposed Planning Scheme Amendment;

- A summary of the merits of the proposal;
- A CD copy of the *Woodend Strategic Plan: Davies Hill Masterplan*, February 2010, which sets out the strategic rationale for the rezoning; and,
- A copy of the Planning Scheme controls proposed to be included in the Macedon Ranges Planning Scheme.

It is understood that Council intends to consider adoption of the Settlement Strategy prepared by CPG on 20 April 2011. Mesh has previously submitted to Council our objection to this Settlement Strategy on the basis that it recommends a growth scenario for Woodend that is based on significant errors (with regard to an analysis of land supply) and is inconsistent with the broader objectives of the Strategy to locate population growth in townships that have greater access to infrastructure and services.

While it is understood that the Settlement Strategy is not intended to be property specific, it is considered that the Davies Hill proposal offers enormous opportunities to further the broader objectives of the Settlement Strategy. To this end, it is requested that this amendment request be presented to Council as a matter of urgency to enable consideration of the Settlement Strategy in the context of the potential benefits of the Davies Hill proposal.

To enable Council and the community to properly consider the Davies Hill proposal within the context of the Settlement Strategy, it is requested that Council apply a moderate growth scenario for Woodend. A moderate growth scenario (providing for an additional 700 households) is consistent with the Victoria in Future (VIF) forecasts for Woodend and Council's own population forecasts. It is considered that a moderate growth scenario will properly provide for a limited amount of growth potential in Woodend without compromising the values of the town.

To ensure that the values of the town are not compromised, Villawood Properties are prepared to commit to release an average of only 45 lots per annum up to a limit of 60 lots on any given year. This approach will ensure that the development is undertaken very sensitively over a 15-20 year time frame.

Proposal

As noted above, this amendment is required to facilitate development of the Davies Hill site for the purposes of a masterplanned community in a strategically appropriate location in Woodend. As outlined in the attached Davies Hill Masterplan document, it is not the intention to replicate suburbia in Woodend, but rather it is Villawood's vision to deliver a genuinely unique, boutique development that would make a significant, positive contribution to Woodend, by reflecting and translating the desirable qualities of the township that make Woodend a special place.

To this end, the Davies Hill development is proposed to comprise:

- Up to 650 residential lots, including both standard lots ranging in size from a minimum of 700m² up to 2000m² with an average of 900m² and a seniors residential precinct of approximately 65 lots;
- Land for a new campus of Braemar College (approximately 20ha);
- A series of (up to 13) architecturally designed, low density housing along the Avenue of Honour frontage; and,
- Approximately 130ha (280 acres) of land for open space purposes.

In recognition of the character of the site and the broader Woodend context it is proposed to develop and rigorously apply housing design guidelines. These design guidelines will be administered by a design review committee to ensure that a high quality outcome is achieved that will respect and enhance the character of Woodend. In addition to the very significant open space contribution, Villawood Properties are prepared to commit to deliver approximately 7kms of walking/cycle trails and a significant financial contribution of over \$1M toward the upgrade of existing recreation facilities in Woodend such as the Buffalo Stadium and Racecourse Reserve.

In summary therefore the benefits of the project are:

- Contribute toward a consolidated township structure via a master planned development controlled by a single owner
- Significant contribution toward establishment of a linked public open space network
- Establish a meaningful northern gateway to Woodend via a formalised response to the Avenue of Honour – “memorial parkland”
- Significant contribution toward upgrade of local sporting facilities
- Commitment to sustainability principles on a large estate scale
- Contribute toward the attraction of Woodend as a place to live
- Contribute toward an upgrade of the existing waste water treatment plant.

In addition to these broader benefits the project will deliver the following economic benefits:

- Support local businesses – at full development Davies Hill residents will have a retail spending capacity of approximately **\$19M** per annum which could support more than **3,000m²** of retail floor space
- Generate in excess of **\$150M** construction investment
- Generate an estimated **30 FTE** construction jobs per annum, and a further **100 indirect jobs** elsewhere in the economy
- Support on-going employment, including:

Approximately **110 jobs (or 55 FTE)** in the retail industry, a share of which would be supported in the Woodend Town Centre

Between **30 and 40 FTE** jobs at Braemar

Employment in home based activities in Woodend

As indicated previously, It is proposed that the development will be delivered over a 15-20 year timeframe, resulting in an average lot release of approximately 45 lots per year. While lots releases each year may vary, it is proposed that in any given year no more that 60 lots will be released.

To ensure the proposal will make a positive contribution to Woodend, the Davies Hill Masterplan report clearly and thoroughly analyses and documents the character of Woodend, distilling these characteristics down to four key themes:

- Landscape setting;
- Township character;
- Convenient access; and
- Well serviced communities.

An illustrative masterplan (see attached) has then been prepared to demonstrate how each of the character themes has been incorporated into the vision for the Davies Hill proposal. It is

noted that the purpose of this masterplan is to illustrate to Council and the community in a clear, plan based format, how the vision is to be delivered, and to form the platform upon which detailed, prescriptive, and robust planning scheme controls can be prepared; key of which will be a Development Plan Overlay (DPO) that will require a further level of plan based analysis and response before any development can occur. Taking this approach enables certainty to be provided to the Council and community with regard to intended development outcomes. It is noted that it is not intended to give the illustrative masterplan any status at this point.

In light of the above, the amendment proposes to make the following specific changes to the zone, overlay and ordinance provisions of the Macedon Ranges Planning Scheme:

1. Amend the Planning Scheme zoning maps to:
 - a. Rezone part of the land from the Farming Zone (FZ) to the Residential 1 Zone (R1Z).
 - b. Amend the boundary of the existing Rural Conservation Zone Schedule 1 (RCZ1). It is proposed to have the RCZ apply only to the Davies Hill/Red Hill peak and slopes. The remainder of the RCZ is proposed to be rezoned to R1Z.
 - c. Rezone part of the Five Mile Creek and its associated floodway to the Urban Floodway Zone (UFZ). It is proposed to rezone only the north-east side of the creek at this stage. The south-west side of the creek is proposed to remain in the FZ.

2. Amend planning overlay maps and associated schedules to:
 - a. Introduce a Development Plan Overlay (DPO) over the land to be rezoned in the DHDP area. A schedule to this overlay (Schedule 13) requires that a development plan be prepared to coordinate development and infrastructure provision across the different land parcels within the DHDP area. The schedule also sets our particular requirements that must be addressed prior to a planning application for subdivision.

3. Amend Clause 22.02-3 of the Macedon Ranges Planning Scheme, specifically the Woodend Township Structure Plan to reflect the proposed amendment to the Township Boundary.

Merits of the proposal

It is considered that the location and scale of growth within Woodend as proposed by this amendment has a sound strategic basis, as set out in the attached Davies Hill Masterplan document. A summary is provided below with reference to the following levels of analysis:

- State/region;
- Woodend township;
- Site specific.

State/region

In summary, this document notes that there is significant pressure for growth in the Macedon Ranges Shire as evidence by both population projections prepared by the State Government (Victoria in Future) and Council (Macedon Ranges Population Projections) and recent State government policy positions to focus growth in well serviced regional areas (Melbourne @ 5 Million and the Regional Blueprint).

This growth pressure is acutely apparent in Woodend, which possess a number of desirable characteristics, including:

- its locational advantages (access to the Calder and rail and within an hour's drive of Melbourne);
- high level of community and retail services, and
- an attractive township and landscape character.

Combined with a shortage of land zoned for residential purposes, a lack of diverse housing opportunities and an ageing population, this significant growth pressure has led to a lack of affordability and lack of housing options within township.

Woodend

It is mesh's position that a low growth scenario for Woodend, as proposed within the draft Settlement Strategy, is an inappropriate position for Council to adopt as it will substantially exacerbate existing housing problems, is inconsistent with State and local government policy to promote growth in strategically appropriate locations and will stifle the vibrancy and sustainability of the township.

To this end, it is considered that the Davies Hill proposal, as outlined above, will provide the opportunity for Council to facilitate delivery of a high quality and well planned development at a scale, and over a time period, consistent with the State and local growth projections (which both specify growth in the order of approximately 700 lots to 2036).

Such a development will also take pressure off Council to rely on inappropriate, piecemeal development in constrained locations that make little, if any contribution to the broader Woodend community.

The proposed amendment ultimately seeks a change to the current township boundary (shown in Clause 22.02-3 of the Planning Scheme) to include the Davies Hill site as a new residential neighbourhood within the Woodend Township. The Davies Hill masterplan sets out a detailed analysis of the existing structure and character of the township, and identifies natural edges that offer the opportunity to establish enduring boundaries to the township. The Davies Hill site fits within these proposed boundaries and will effectively 'balance' the shape of the town, within its existing northern and western limits.

Site-specific

The site is considered to be complex, displaying characteristics that are valued in the balance of Woodend, including undulating landforms, stands of native vegetation and an interface with the Avenue of Honour. These site features are considered an asset that can be leveraged to develop a design response that is in keeping with the existing character of Woodend. In particular, the interface with the Avenue of Honour also provides an opportunity to develop a specific design response that contributes to the gateway to the township and its attractiveness to tourists. To this end, the Davies Hill masterplan outlines a proposed architectural response for this interface. This response is currently being further developed and refined in consultation with the community and the RSL, and additional details will be provided shortly.

Preliminary flora and fauna advice from CPG Global has identified that the majority of the land is considered degraded, treeless vegetation due to ongoing cultivation and cropping, however, there are a number of patches of native vegetation classified as Valley Grassy Forest EVC that have conservation significance, and would need to be accommodated within the masterplan design.

Flood and fire risk, which are significant constraints in the southern parts of Woodend, are not considered to affect the Davies Hill site significantly. The site is not affected by the Wildfire Management Overlay, and given it is located at the head of the catchment, and due to the scale of the proposed development, there is an ability to accommodate retarding basins and wetlands to management drainage pressures on the site.

Further detailed site assessments, including expert reports on flora and fauna and fire risk will be submitted shortly.

Use of Zones and Overlays

The R1Z is considered the most appropriate zone for the Davies Hill area to facilitate a residential subdivision while also enabling the responsible authority to balance other permissible land uses (such as a school) within the site.

While the R1Z has been applied to the majority of the site, it is acknowledged that it is not assumed that all land zoned R1Z would be developable. Land that is constrained, such as by vegetation would need to be responded to a more detailed planning stage, and set aside in open space where appropriate. This approach is reflected in the illustrative masterplan, and certainty of this outcome will be provided through specific requirements of the DPO. It is also noted that Vegetation Protection Overlays that are currently in place over many of the stands of trees on the site are proposed to remain, and will form another layer of protection. Notwithstanding, it is acknowledged that some vegetation may require removal to facilitate access to the site. details of likely impacts on vegetation will be provided shortly, however, native vegetation loss will be minimised as much as possible.

The use of the RCZ to apply to the elevated land, including Davies and Red Hill, is considered appropriate to ensure the protection from development of these significant topographical features of the site.

The UFZ is considered an appropriate zone to reflect the land's flood status but also to provide flexibility with regard to future uses that may be appropriate within flood-constrained land.

The application of the DPO across the Davies Hill area will ensure that specific site assessment and design response requirements can be addressed in a holistic manner. The purpose of the DPO is to prevent use and development of the land until a plan has been prepared to ensure that the development of the land is carried out generally in accordance with the plan. The prescriptive nature of a planning control such as a DPO will provide certainty about the nature of the proposed use and development of the land to the responsible authority and the community as a whole. A draft DPO schedule has been prepared is enclosed.

Relationship to Amendment C45

Braemar College currently have an amendment, C45, before Council to rezone land within the Davies Hill site to the Special Use Zone, Schedule 5 (SUZ5) and to apply a DPO.

It is noted that the R1Z and DPO sought as part of the amendment requested in this correspondence would enable use and development of the land for the school, and therefore the SUZ5 would not be required. You will note that the attached draft DPO Schedule incorporates specific controls to ensure that the outcome and certainty sought through C45 is achieved as part of this amendment process also.

Notwithstanding, it is requested that Council consider this amendment request in the context of accommodating Braemar, but without prejudicing the progress of Amendment C45.

Further information to be provided

While this letter forms the formal request for Council to consider an amendment, it is intended that a more complete and detailed package of information will be submitted to Council in the coming weeks.

This package will include a revised Davies Hill Masterplan report and background technical reports, including a flora and fauna assessment, a traffic impact assessment and a fire risk assessment and will be submitted to Council in the first half of April. It is also noted that previous work undertaken by Braemar College in relation to their proposed Planning Scheme amendment (C45) is also relevant to this amendment, and will be resubmitted where appropriate.

Villawood understands that Woodend is a special place, and considers the Davies Hill site to be a unique opportunity to deliver an exceptional development that will make a positive contribution to the township. To this end, Villawood is committed to working closely with Council and the community to refine and develop a plan that responds to community needs and concerns. While Council considers this request, Villawood and mesh will continue to consult with the community, and feedback from this consultation will be provided to Council to enable the amendment to evolve as required.

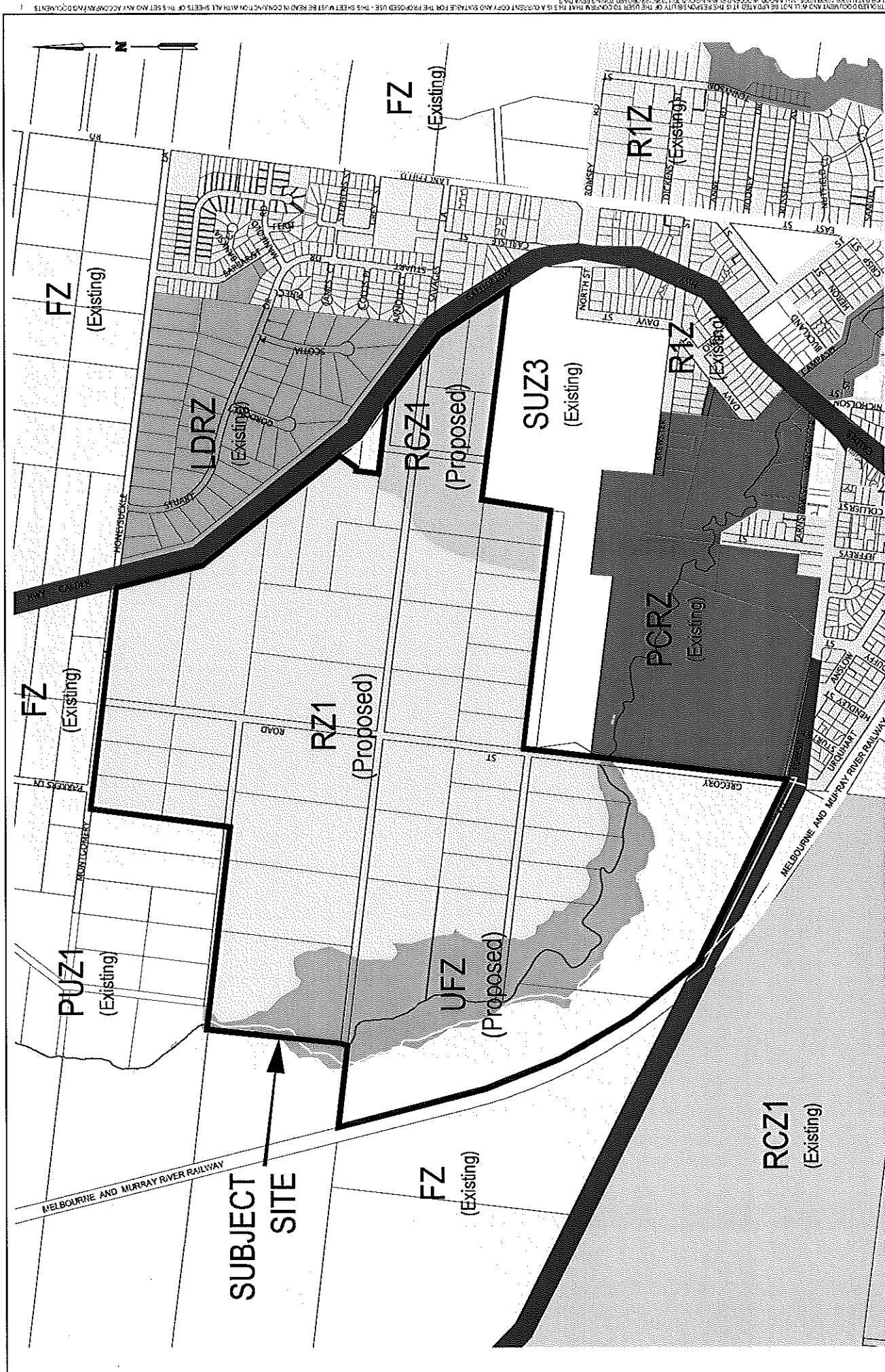
Should you require any further information, noting that a more detailed package will be forwarded to you in the first half of April, please do not hesitate to contact me on 9695 3025.

Yours sincerely



Chris De Silva
Director





CONCEPT PLAN

PROJECT: CALDER HIGHWAY WOODMIND
 DRAWING NO. 1032501 PZ0NE
 SHEET 1 OF 1

omkinsonGroup
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DRAWING APPROVED BY: M.E. [Signature]
 Date: 28-03-2011
 Checked: P.J.L. M.E.
 Date: 28-03-11 28-03-11

Principal: Willwood P/L
 Proposed Subdivision:
 Calder Highway, Woodmind
 Proposed Zoning Amendments

NO.	DATE	DESCRIPTION
1	28-03-11	DATE

THIS PLAN IS A CONCEPT PLAN AND DOES NOT CONSTITUTE A ZONING AMENDMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE GOVERNMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE GOVERNMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE GOVERNMENT.

SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

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Shown on the planning scheme map as **DPO 13**

DAVIES HILL DEVELOPMENT PLAN

1.0 Requirement before a permit is granted

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The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a Development Plan only where it is satisfied that the proposed subdivision, use or development will not prejudice the future use or development of the land.

2.0 Conditions and requirements for permits

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A development plan must be must address the following overall objectives:

Overall Objectives

To create a masterplanned residential community at Davies Hill that makes a positive contribution to Woodend.

To deliver a masterplan design that responds to, reflects and further contributes to the desirable qualities and character features of the broader Woodend Township. These character features of Woodend include its:

- **Landscape setting**, including the wooded character, the backdrop of the hills, the undulating land forms, the influence of the creeks and waterways and the rural, open feel.
- **Township character**, including the cohesive and formal main street, the significance of historic buildings and streetscapes (such as the Avenue of Honour), the development of discrete neighbourhoods with diverse housing styles, the predominance of wider road reserves and the influence of informal and formal streetscape plantings.
- **Convenient access**; including ready access to the Calder Highway and rail line and a connected and permeable local street network.
- **Well-serviced community**, including a well-serviced town centre, high level of local employment and provision of a centralised sporting hub at the Racecourse Reserve.

The development plan must demonstrate achievement of these overall objectives through reference to the following plan elements and their specific objectives.

- Neighbourhood Character
- Movement network
- Open space and vegetation
- Neighbourhoods and density
- Avenue of Honour
- Community facilities
- Utilities and drainage

Neighbourhood Character Objectives

To establish a neighbourhood character within the Davies Hill site that is sensitive to, and equally, draws upon the key elements and attributes of the established character of Woodend.

To create distinct character precincts within the development plan area that respond to the site features, the surrounding development and landscape context and the planned development context.

Open space

- Maximise the 'open feel' character defined by the township of Woodend through the incorporation of open space along the Five Mile Creek, Davies Hill, the Avenue of Honour and the retention of key stands of vegetation in public open space.
- Ensuring the informal 'wooded character' of Woodend is maintained through the retention of existing vegetation within open space areas as dedicated 'green links' or within the streetscapes.

Topography and View lines

- The alignment of local access streets to address undulating landforms such as natural depressions, drainage lines and ridgelines.
- The alignment of streets to maintain and direct view corridors to Davies Hill and the Macedon Ranges and existing vegetation on site to enhance the character and landscape setting.

Housing design

- The implementation of diverse housing styles and types to cater for a range of housing requirements.
- The location of larger lots to be generally located along the Avenue of Honour and the interface with the Five Mile Creek and smaller, more urban style lots to be located centrally around key neighbourhood parks and community facilities such as the proposed school.
- Implementation of design guidelines.

Avenue of Honour

- The retention and protection of the Avenue of Honour as a key asset of the township by ensuring a positive land use interface and creation of memorial parkland along this edge.
- Sensitively sited and designed built form along the Avenue of Honour with the tree canopy creating the dominant feature and well designed and deliberately sited contemporary architecture positioned to ensure the integrity and experience of the Avenue of Honour is maintained.

Movement Network Objectives

To provide a highly permeable movement network, including connector road, local street and pedestrian/cycle path network that:

- Achieves a suitable number of access points into the surrounding road network including the Tylden-Woodend Road, Montgomerys Lane and investigation into a secondary access point onto the Avenue of Honour.
- Establishes a modified grid network which provides strong internal connectivity and permeability and external connections to the existing road network.
- Responds to the topography and areas of significant vegetation located both within and external to the development plan area.
- Aligns streets to take full advantage of key vistas and view lines.
- Establishes a positive landscape character through the use of formal and informal high quality street tree planting.

- Provides widened road reservations with a diverse range of cross-sections which distinguish each proposed neighbourhood and is also reflective of the existing character of Woodend.
- Provides a well designed road network which allows for possible bus routes through the site, with particular emphasis on the design of streets accessing and surrounding the proposed school site.
- Provides convenient and accessible pedestrian/cycle paths (on and off road) which link key public open space areas and community facilities such as the Five Mile Creek, public open space associated with the internal drainage line, Davies Hill, the Avenue of Honour and the proposed school site.
- Creates well connected pedestrian/cycle paths external to the development plan area connecting with existing areas.
- Creates a formal 'main street' at the centre of the development plan area which provides a focal point consisting of community-based uses directly associated with the proposed school site.

Open Space and Vegetation Objectives

To provide an interlinked open space network that:

- Focuses on the Five Mile Creek floodplain and key site features including the ridgelines associated with Davies Hill, existing vegetation, drainage lines through the site and the Avenue of Honour to create a well integrated and defined open space network.
- Is visually and physically connected to the surrounding land uses such as the open space areas through the use of edge road or other treatments to promote active and well defined frontages.
- Accommodates a wide range of functions including drainage, passive recreation, walking/cycling trails and preserves key site features.
- Locates open space to form the heart of each defined neighbourhood whilst taking advantage of key site attributes.
- Provides a high amenity setting for diverse housing outcomes and streetscapes that have a direct relationship with open space areas.
- Reinforces the role of streets as providing key 'green links' between neighbourhoods and the open space areas through the use of widened road reserves and formal and informal street tree planting.
- Retains existing vegetation throughout the development plan area into consolidated open space area, small parks or widened nature streets, where appropriate.

Neighbourhoods and Density Objectives

To provide a series of neighbourhoods that:

- Are diverse in landscape and built form character, each underpinned by a varied streetscape and defined by their site features, view lines and topography and interfaces.
- Are clearly defined by streetscape features and interfaces yet are each connected through the use of local streets and open space links.
- Positively address key open space areas such as the Five Mile Creek, Davies Hill and the Avenue of Honour and other discreet public open space areas.
- Contain diverse housing styles and types for a range of people within each neighbourhood and are generally defined by larger lots along the Avenue of Honour and Five Mile Creek and more urban-style lots located centrally around the neighbourhood park, key pocket parks and community facilities.

Avenue of Honour Objectives

To provide a positive and active landuse interface to the Avenue of Honour that respects its historical significance through the delivery of a memorial park and protects key view lines via:

- The careful siting of built form, taking into account landform conditions, important view lines and changes to the alignment of the Avenue of Honour.
- The utilisation of built form elements to highlight the landscape and draw attention to the natural assets within and beyond the Avenue of Honour.
- Create contemporary interpretation of Woodend to contribute to the gateway experience created by the Avenue of Honour ensuring development is natural, sustainable and married with simple and contemporary forms.
- Introduction of sensitively developed architectural focal points to attract the eye into and beyond the site, while not dominating the streetscape.
- The use of contemporary and natural materials and forms that demonstrate best practice Ecologically Sustainable Design.

Community Facilities Objectives

To ensure the adequate delivery of community facilities by:

- The appropriate siting of a school campus and associated community facilities to ensure these are conveniently located and accessible by the new community and the broader Woodend Township.
- Providing a suitable level of access around community facilities designed for bus movements.
- Ensuring that community facilities form the central 'heart' of the new development.

Utilities and Drainage

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Is provided in accordance with the staged needs of the development to ensure all lots are provided with adequate services.
- Appropriately upgrades existing infrastructure such as roads and drains external to the development plan area as required.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect the water quality of the Five Mile Creek and its associated drainage lines.

3.0 Requirements for development plan

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A development plan must be prepared for the entire site to ensure a holistic approach which considers each of the seven general objectives concurrently individually and collectively.

Site Analysis

A development plan must include a detailed site analysis and design response that includes the following items to the satisfaction of the responsible authority:

- An environmental assessment of the flora, fauna and habitat significance of the land which includes the recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the Catchment and Land Protection Act 1994.
- An arboricultural assessment of all existing trees on the land which provides a description of the condition, health and integrity of all trees including the Avenue of Honour. The assessment must include recommendation for the long term preservation of tree(s) having regard to proposed open space or development in the neighbourhood context. The arboricultural assessment must also include a plan showing the location of all vegetation nominated for removal and retention and surveyed locations of trunk, canopy and tree protection zone of all vegetation nominated for retention.
- An archaeological survey and heritage assessment which includes the recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required pursuant to the Aboriginal Heritage Act 2006.
- A landscape assessment that defines any important landscape views or vistas and landscape features.
- A consolidated site analysis plan for the entire development plan site in digital and hard copy format that depicts all relevant site analysis information.
- An environmental audit identifying any environmental hazards or contamination on the land and land uses adjacent to the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.

Design Response

The development plan must comprise:

- A design response that takes into account the results of the site analysis process.
- A written report and plans addressing the objectives described in this schedule.
- The written report and plans must include (where relevant):

Character

- A neighbourhood character assessment of the existing Woodend Township identifying the theme and how this will relate to the preferred character of each neighbourhood within the development plan area.
- A design response based on the site analysis plan demonstrating why a particular neighbourhood character has been selected.

Movement Network

- Street layout plan that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.
- Typical cross-sections for all streets.
- A road hierarchy plan and its relationship to the existing road network of Woodend.
- A road traffic safety plan that assigns a traffic volume range to each road and identifies measures to ensure roads do not exceed the traffic volume range commensurate with their position in the road hierarchy.

Open Space

- An open space plan identifying encumbered open space, passive open space, land suitable for active open space, and any additional open space required to perform a streetscape function, protection of existing vegetation or to link open space areas.
- A landscape masterplan that identifies a preferred character/theme for each open space area and a street tree theme for streets and boulevards, including nomination of suitable species.
- A landscape masterplan for the floodplain or part thereof that clearly defines land within the floodplain suitable for active, passive and conservation functions, with a distinct landscape design for each.
- A plan detailing any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and fauna assessment.
- Details of fencing treatments proposed for land abutting open space, including land abutting the floodplain.

Neighbourhoods and Density

- An indicative lot layout plan that identifies areas appropriate for standard density housing, areas that are suitable for urban-style housing and areas considered appropriate for low density housing.

Community facilities

- A community facilities plan indicatively identifying the design of the centre, the location and scale of uses; location of bus stops and parking areas and the relationship between the activity centre and the open space, primary school and any community facilities required by the responsible authority.

Utilities and Drainage

- A Development Sequencing plan that identifies the likely sequence of development, the staging and provision of infrastructure, drainage, roads and other key facilities and evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.
- An overall land budget that calculates the area for each category of land use shown on the plan. The land budget must specifically identify land that will be set aside for infrastructure and open space.

3.0 Decision guidelines

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C69

In considering whether to approve a development plan, the responsible authority must consider the objectives and requirements of this schedule.

35.06
13/09/2010
VC63

RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ** with a number (if shown).

Purpose

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

To conserve the values specified in the schedule to this zone.

To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.

To protect and enhance natural resources and the biodiversity of the area.

To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.

To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.

To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

35.06-1
13/09/2010
VC63

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 Circus	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Geothermal energy extraction	Must meet the requirements of Clause 52.08-4
Greenhouse gas sequestration	Must meet the requirements of Clause 52.08-6.
Greenhouse gas sequestration exploration	
Home occupation	
Informal outdoor recreation	
Mineral exploration	

USE	CONDITION
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Railway	
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
Agriculture (other than Animal keeping, Apiculture, Intensive animal husbandry, and Timber production)	
Car park	Must be used in conjunction with another use in Section 1 or 2.
Community market	
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 35.06-2.
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling. Must meet the requirements of Clause 35.06-2.
Emergency services facility	
Freezing and cool storage	The goods stored must be agricultural produce, or products used in agriculture.
Group accommodation	Must be used in conjunction with Agriculture, Rural industry, or Winery. Must be no more than 6 dwellings. The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares. This condition only applies to land in Metropolitan Melbourne.

USE	CONDITION
Host farm	
Interpretation centre	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Plant nursery	
Pleasure boat facility	
Primary produce sales	
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 52.42.
Residential hotel	<p>Must be used in conjunction with Agriculture, Rural industry, or Winery.</p> <p>The number of bedrooms must not exceed the number specified in a schedule to the zone or 80 bedrooms, whichever is the lesser.</p> <p>The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares. This condition only applies to land in Metropolitan Melbourne.</p>
Restaurant	<p>Must be used in conjunction with Agriculture, Rural industry, or Winery.</p> <p>The number of patrons present must not exceed the number specified in a schedule to the zone or 150 patrons, whichever is the lesser.</p> <p>The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares. This condition only applies to land in Metropolitan Melbourne.</p>
Rural industry (other than Abattoir and Sawmill)	
Rural store	
Timber production	Must meet the requirements of Clause 52.18.
Utility Installation (other than Minor utility installation and Telecommunications facility)	
Wind energy facility	Must meet the requirements of Clause 52.32.
Winery	

Section 3 - Prohibited

USE

Abattoir

Accommodation (other than Dependent person's unit, Dwelling, Group accommodation, Host farm, and Residential hotel)

Animal boarding

Industry (other than Rural industry)

Intensive animal husbandry

Leisure and recreation (other than Informal outdoor recreation)

Retail premises (other than Community market, Plant nursery, Primary produce sales, and Restaurant)

Place of assembly (other than Carnival and Circus)

Sawmill

Warehouse (other than Freezing and cool storage, and Rural store)

Any other use not in Section 1 or 2

35.06-2

19/01/2006
VC37

Use of land for a dwelling

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling 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 must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person's unit.

35.06-3

19/01/2006
VC37

Subdivision

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. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided so as to increase the number of lots. The agreement must be registered on title. The requirement to enter into an agreement only applies to a lot which could be further subdivided in accordance with this scheme.

- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

35.06-4

31/10/2006
VC43

Long term lease or licence for Accommodation

A permit is required to lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation.

Each portion of a lot leased or licensed for the purpose of Accommodation must be at least the area specified as the minimum subdivision area for the land in a schedule to this zone. If no area is specified, each portion of a lot leased or licensed for the purpose of Accommodation must be at least 40 hectares.

This provision only applies to land in Metropolitan Melbourne.

35.06-5

15/09/2008
VC49

Buildings and works

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.06-1. This does not apply to:
 - An alteration or extension to an existing dwelling provided the floor area of the alteration or extension does not exceed the area specified in a schedule to this zone or, if no area is specified, 50 square metres. Any area specified must be more than 50 square metres.
 - An out-building associated with an existing dwelling provided the floor area of the out-building does not exceed the area specified in a schedule to this zone or, if no area is specified, 50 square metres. Any area specified must be more than 50 square metres.
 - An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension does not exceed the area specified in a schedule to this zone or, if no area is specified, 50 square metres. Any area specified must be more than 50 square metres. The building must not be used to keep, board, breed or train animals.
 - A rainwater tank.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
 - 100 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1.
 - 40 metres from a Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2.
 - 20 metres from any other road.
 - 5 metres from any other boundary.
 - 100 metres from a dwelling not in the same ownership.
 - 100 metres from a waterway, wetlands or designated flood plain.

35.06-6

31/10/2006
VC43

Decision guidelines

Before deciding on an application to use or subdivide land, lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation, 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:

General issues

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
- How the use or development conserves the values identified for the land in the schedule.
- Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.

Rural issues

- The environmental capacity of the site to sustain the rural enterprise.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed infrastructure.
- Whether the use or development will have an adverse impact on surrounding land uses.

Environmental issues

- An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.
- The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.
- How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.
- The location of on site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of roads and existing and proposed infrastructure services to minimise the visual impact on the landscape.

35.06-7

31/10/2006
VC43

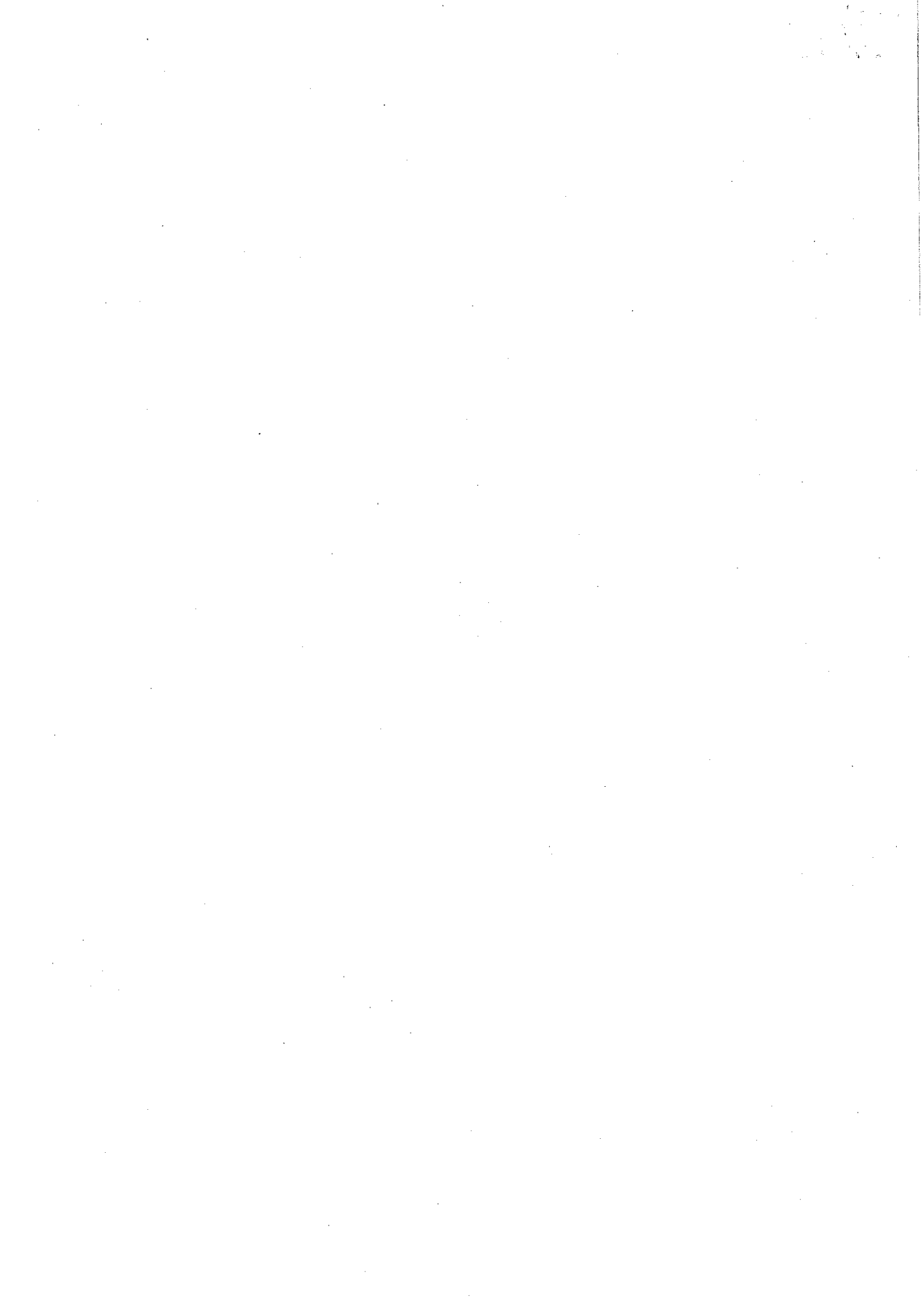
Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 4.

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.



37.0318/06/2010
VC62**URBAN FLOODWAY ZONE**Shown on the planning scheme map as **UFZ**.**Purpose**

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

To identify waterways, major floodpaths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding.

To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989.

To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

37.03-118/06/2010
VC62**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Extensive animal husbandry	
Greenhouse gas sequestration	Must meet the requirements of Clause 52.08-6.
Greenhouse gas sequestration exploration	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Natural systems	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19

Section 2 - Permit required

USE	CONDITION
Agriculture (other than Apiculture and Extensive animal husbandry)	
Leisure and recreation (other than Informal outdoor recreation, Indoor recreation facility, and Motor racing track)	
Mineral, stone or soil extraction (other than Mineral exploration, Mining, and Search for stone)	

USE	CONDITION
Road	
Utility installation (other than Telecommunications facility)	

Section 3 - Prohibited

USE
Indoor recreation facility
Motor racing track
Any other use not in Section 1 or 2

37.03-2

15/09/2008
VC49

Buildings and works

A permit is required to construct a building or construct or carry out works, including:

- A fence.
- Roadworks.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- 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.
- A non-domestic disabled access ramp.

This does not apply to:

- Flood mitigation works carried out by the responsible authority or floodplain management authority.
- The following works in accordance with plans prepared to the satisfaction of the responsible authority:
 - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
 - The erection of telephone or power lines provided they do not involve the construction of towers or poles.
- Post and wire and post and rail fencing.

37.03-3

19/01/2006
VC37

Subdivision

A permit is required to subdivide land. A permit may only be granted to subdivide land if the following apply:

- The subdivision does not create any new lots, which are entirely within this zone. This does not apply if the subdivision creates a lot, which by agreement between the owner and the relevant floodplain management authority, is to be transferred to an authority for a public purpose.

- The subdivision is the resubdivision of existing lots and the number of lots is not increased, unless a local floodplain development plan incorporated into this scheme specifically provides otherwise.

37.03-4

19/01/2006
VC37

Application requirements

Local floodplain development plan

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.

Flood risk report

If a local floodplain development plan for the area has not been incorporated into this scheme, an application must be accompanied by a flood risk report to the satisfaction of the responsible authority. The flood risk report must consider the following, where applicable:

- 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 zone.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - 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 on 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.
- The effects of the development on environmental values such as natural habitat, stream stability, erosion, water quality and sites of scientific significance.

37.03-5

19/01/2006
VC37

Referral of applications

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

37.03-6

19/01/2006
VC37

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 local floodplain development plan or flood risk report.
- Any comments of the relevant floodplain management authority.

37.03-7 Advertising signs

19/01/2006
VC37

Advertising sign requirements are at Clause 52.05. This zone is in Category 4 unless a schedule to this zone specifies a different category.

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.

32.01
18/06/2010
VC62

RESIDENTIAL 1 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.

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
18/06/2010
VC62

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)	
Greenhouse gas sequestration	Must meet the requirements of Clause 52.08-6.
Greenhouse gas sequestration exploration	
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	<p>Must be no social or recreation activities.</p> <p>The gross floor area of all buildings must not exceed 180 square metres.</p> <p>The site must not exceed 1200 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>
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)	

USE	CONDITION
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)	
Plant nursery	
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)

32.01-209/10/2006
VC42**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 objectives and standards of Clause 56.

32.01-315/09/2008
VC49**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 objectives, standards and decision guidelines of Clause 54.

32.01-4
15/09/2008
VC49

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 objectives, standards and decision guidelines of Clause 55.

32.01-5 Requirements of Clause 54 and Clause 55

19/01/2006
VC37

The schedule to this zone may specify the requirements of:

- Standards A3, A4, A5, A10, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B7, B8, B17, 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.

32.01-6 Buildings and works associated with a Section 2 use

19/01/2006
VC37

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.01-1.

32.01-7 Advertising signs

19/01/2006
VC37

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.