

## Port Phillip Planning Scheme – Explanatory Guide

### Planning Scheme Structure

Planning schemes are created using the framework in the Victoria Planning Provisions (VPP). They have three main parts:

1. Maps showing how land is affected by zones and overlays
2. Written text:
  - an ordinance setting out the written requirements of a scheme, including state and local policies and the types of use or development which needs a permit (usually determined through a zone and /or overlay)
  - particular provisions including provisions for specific topics (such as car parking)
  - general provisions
  - definitions
3. Incorporated documents such as the Code of Practice for Private Tennis Court Development.

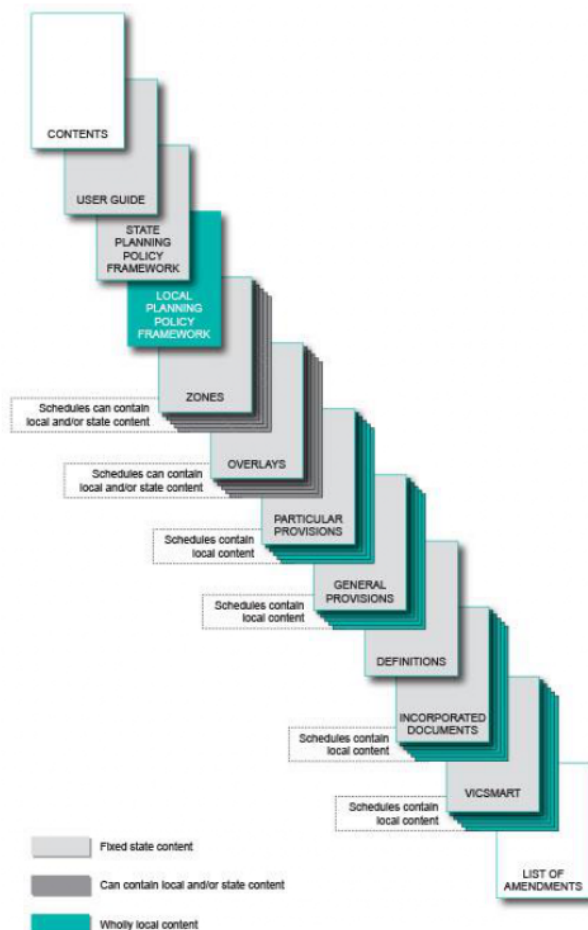


Figure I: Planning Schemes must include each part of the Victorian Planning Provisions (in Grey, above)

## State Planning Policy Framework

State policies are contained in the State Planning Policy Framework (the SPPF). They are the same in every planning scheme in Victoria and must be taken into account in land use and development decisions.

The SPPF comprises general principles for land use and development in Victoria. It is divided into the following nine key areas, where it provides specific strategies for:

- Plan Melbourne (the Metropolitan Strategy);
- Settlement;
- Environmental and Landscape Values;
- Environmental Risks;
- Natural Resource Management;
- Built Environment and Heritage;
- Housing;
- Economic Development;
- Transport; and
- Infrastructure.

## Local Planning Policy Framework

The purpose of the LPPF is to demonstrate how broader State planning policies will be achieved or implemented in a local context. It contains a number of components: The Municipal Strategic Statement (MSS) at Clause 21, and Local Planning Policies (LPP) at Clause 22, and local schedules to zones, overlays, general and particular provisions.

- The MSS provides a statement of the key strategic planning, land use and development objectives for the municipality, and sets out the strategies and actions for achieving those objectives.
- Local planning policies are policy statements about specific types of land uses or developments, or circumstances (e.g. development in heritage areas).

## Zones

All land in Victoria has a zone. Zones specify particular purposes for land, such as business, industrial or residential. They show what the land can be used for, and include controls relating to buildings and works and subdivision.

Standard zones for statewide application are included in the VPP and are used in all schemes as required.

## Overlays

A site or area can have overlay requirements in addition to the zone requirements. Generally, overlays apply to a single issue or a related set of issues (such as heritage, environmental concern or flooding). Where more than one issue applies to land, multiple overlays can be used.

Standard overlays for statewide application are included in the VPP. Each planning scheme only includes the overlays required to implement strategy.

Many overlays have schedules to specify local objectives and requirements.

## Particular Provisions

Particular provisions are specific prerequisites or planning provisions for a range of particular uses and developments, such as advertising signs and car parking. Particular provisions apply consistently across the state. Only particular provisions already in the VPP can be included in planning schemes and they apply in addition to the requirements of a zone or overlay unless specified otherwise.

## General Provisions

General provisions are operational requirements which are consistent across the state. They include matters such as existing use rights, administrative provisions, ancillary activities and referral of applications.

## Definitions

A set of consistent statewide definitions is included in the VPP and applies in all schemes. Defined terms are separated into:

- General Terms
- Outdoor Advertising Terms and
- Land Use Terms.

Terms used in planning scheme provisions should be consistent with their meaning in the *Planning and Environment Act 1987* (the Act) or the Definition section of the scheme. Other terms have their ordinary meaning; a dictionary is commonly used to define them.

## Incorporated Documents

The *Planning and Environment Act 1987* allows certain documents to be incorporated in a planning scheme by reference, rather than by physically including them in the scheme.

## VicSmart

VicSmart is a streamlined assessment process for straightforward planning permit applications. Classes of application are identified in the planning scheme as being VicSmart and have specified requirements for information, assessment processes and decision guidelines.

Key features of VicSmart include:

- a 10 day permit process
- applications are not advertised
- information to be submitted with an application and what council can consider is pre-set
- the Chief Executive Officer of the council or delegate decides the application.