SCHEDULE [NUMBER] TO CLAUSE 37.10 PRECINCT ZONE

**24/02/2025**

Shown on the planning scheme map as PRZ[number].

[NAME OF PRECINCT]

[Insert the name of the precinct, or if applying to part of the precinct, the name of that part].

1. Role of the precinct

**24/02/2025**

[Insert a short statement of a maximum of 200 words about the role of the precinct or any land within the precinct with a specific role, function or built form outcome].

See clause 37.10-1 for relevant provisions.

1. Use and development objectives

**24/02/2025**

If no use or development objectives are specified for the precinct, insert “None specified.”

or

[Insert up to ten use and development objectives]

Objectives must not duplicate the purpose of the zone and should be unique to the precinct or that part of the precinct to which the schedule applies.

See clause 37.10-1 for relevant provisions.

1. Use and development framework plan

**24/02/2025**

[Insert a use and development framework plan for the area to which the schedule applies. The use and development framework plan must identify any land to which the master plan requirements of clause 37.10-3 apply].

See clause 37.10-2 for relevant provisions.

4.0 Master plan requirements

**24/02/2025**

If there is no land to which the master plan requirements apply, insert “None specified.” The remaining sub-headings under this section can then be deleted.

Requirements before a permit is granted

If no requirements are specified, insert “None specified.”

or

[Insert a statement specifying the use, subdivision or buildings or works for which a permit may be granted before a master plan has been prepared to the satisfaction of the responsible authority].

Different requirements may be specified for all or any land to which the master plan requirements apply.

See clause 37.10-3 for relevant provisions.

Requirements for a master plan

If no requirements are specified, insert “None specified.”

or

[Insert a statement specifying the matters that must be described in a master plan].

Different requirements may be specified for different sites.

See clause 37.10-3 for relevant provisions.

Concept plan

If no concept plan is included for the purposes of clause 37.10-3, insert “None specified.”

or

[Insert a concept plan]

See clause 37.10-3 for relevant provisions.

5.0 Public benefit uplift framework

**24/02/2025**

If no public benefit uplift framework is specified, insert “None specified.”

or

[Insert the limit or standard that may be exceeded if a public benefit is provided].

The schedule may also set out the public benefits and how they are to be calculated.

See clause 37.10-5 for relevant provisions.

6.0 Use of land

**24/02/2025**

[Insert a table of applied zones or a table of uses. Multiple tables of uses or applied zones may be included if required. See 37.10-6 for relevant provisions].

If including applied zone provisions to land using zones from the Victoria Planning Provisions that will apply to land within the use and development framework plan area insert: “The requirements in the table of uses of the following zones in the planning scheme apply to the use of land, by reference to the use and development framework plan of this schedule.”

**[Insert “Table of applied zones” as relevant]**

|  |  |
| --- | --- |
| Land | Applied zone |
| Land shown in Area 1 of the use and development framework plan | Applied zone provisions  Clause 34.01 – Commercial 1 Zone |
| Land shown in Area 2 of the use and development framework plan | Applied zone provisions  Clause 34.02 – Commercial 2 Zone |
| Land shown in Area 3 of the use and development framework plan | Applies zone provisions  Clause 32.04 – Mixed Use Zone |

If including a variation to an applied zone, insert a table of variations to applied zones with specified detail as follows: “The requirements in the table of applied zones are varied by the table of variations to applied zones”.

**[Insert “Table of variations to applied zones” as relevant]**

|  |  |  |
| --- | --- | --- |
| Use | Applied zone | Variation to the applied zone |
| Use | Clause 34.01 – Commercial 1 Zone | Ensure that conditions against uses listed have a basis in a strategic document related to the precinct. |

Where no applied zone land use requirements are specified insert a table of uses with specified detail as follows: “The requirements in the table of uses apply to the use of land”.

**[Insert “Table of uses” as relevant]**

Section 1 - Permit not required

| Use | Condition |
| --- | --- |
| Ensure that uses listed have a basis in a strategic document related to the precinct.  Uses must be no more restrictive than existing equivalent VPP zones and should be consistent with the purpose of the zone.  Ensure that uses are defined terms at Clause 73.03. | Ensure that conditions against uses listed have a basis in a strategic document related to the precinct. |
| Automated collection point | Must meet the requirements of Clause 52.13-3 and 52.13-5.  The gross floor area of all buildings must not exceed 50 square metres. |
| Any use listed in Clause 62.01  See Section 1 of 37.10-6 for relevant provisions. | Must meet requirements of Clause 62.01. |

Section 2 - Permit required

| Use | Condition |
| --- | --- |
| Ensure that uses listed have a basis in a strategic document related to the precinct.  Do not separately list uses if no conditions are included; they can be included in the requirement: “Any other use not in Section 1 or 3”. | Ensure that conditions against uses listed have a basis in a strategic document related to the precinct. |
| **Any other use not in Section 1 or 3**  See Section 2 of 37.10-6 for relevant provisions. |  |

Section 3 – Prohibited

| Use |
| --- |
| Ensure that uses listed have a basis in a strategic document related to the precinct.  See Section 3 of 37.10-6 for relevant provisions. |

Use of land requirements

If no requirements are specified, insert “None specified.”

or

[insert requirements]

See clause 37.10-6 for relevant provisions.

7.0 Subdivision

**24/02/2025**

**Permit requirements**

If no subdivision permit requirement exemptions are specified, insert “None specified.”

or

[insert permit exemptions]

See clause 37.10-7 for relevant provisions.

**Subdivision requirements**

If no subdivision requirements are specified, insert “None specified.”

or

[insert subdivision requirements]

See clause 37.10-7 for relevant provisions.

8.0 Buildings and works

**24/02/2025**

**Permit requirements**

If no permit requirements or exemptions are specified, insert “None specified.”

or

[Insert requirement for a permit to construct a fence]

and/or

[Insert permit exemption]

See clause 37.10-8 for relevant provisions.

**Buildings and works requirements**

If no buildings and works requirements are specified, insert “None specified.”

or

[insert buildings and works requirements]

See clause 37.10-8 for relevant provisions.

**Buildings and works requirements that do not apply**

If all other provisions or requirements in this planning scheme relating to the construction of a building or the construction or carrying out of works continue to apply , insert “None specified.”

or

[specify the provisions or requirements in this planning scheme relating to the construction of a building or the construction or carrying out of works that do not apply].

See clause 37.10-8 for relevant provisions.

**Outcomes and standards**

If no outcomes and standards are specified, insert “None specified”.

or

Insert:

**“[*Insert name of outcome*]**

**Outcome**

[*Insert outcome*]

**Standard ##**

[Insert standard]

**Decision guidelines**

[Insert decision guidelines]”

See clause 37.10-4 for relevant provisions

9.0 Application requirements

**24/02/2025**

If no requirements are specified, insert “None specified.”

or

[Insert application requirements]

Ensure that application requirements do not duplicate requirements of the Precinct Zone.

See clause 37.10-9 for relevant provisions.

10.0 Notice and review

**24/02/2025**

If no notice and review requirements are specified, insert “None specified.”

or

If the exemption from notice and review in clause 37.10-10 does not apply to an application, insert “An application for [insert application broken into specific paragraphs based on the application class: use of land, construct a building or construct or carry out works and/or subdivision] is not 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 [as relevant].”

Note: Exemption from notice and review applies to all applications unless specified otherwise.

See clause 37.10-10 for relevant provisions.

11.0 Decision guidelines

**24/02/2025**

If no decision guidelines are specified, insert “None specified.”

or

[Insert decision guidelines]

Ensure that decision guidelines do not duplicate decision guidelines in the Precinct Zone or clause 65.

See clause 37.10-11 for relevant provisions.

12.0 Mandatory permit conditions

**24/02/2025**

If no mandatory permit conditions are specified, insert “None specified.”

or

[Insert conditions that the responsible authority must include in deciding to grant a permit under the zone or for land to which a master plan will apply]

See clause 37.10-12 for relevant provisions.

13.0 Signs

**24/02/2025**

If a different sign category isn’t specified, insert “None specified.”

or

If a different sign category is specified, insert “All land to which this schedule applies is in Category [insert sign category].”

See clause 37.10-13 for relevant provisions.

14.0 Required bicycle facilities

**24/02/2025**

If no bicycle space requirements are specified for the purposes of clause 52.34-5, insert “None specified.”

or

If bicycle space requirements are specified for the purposes of clause 52.34-5, insert “The following bicycle space requirements apply for the purposes of clause 52.34-5 of this planning scheme.”

[Insert any bicycle space requirement for an employee, resident, visitor, shopper or student”]

Insert the following table:

**Table X – Bicycle spaces**

|  |  |  |
| --- | --- | --- |
| **Use** | **Employee/resident** | **Visitor/shopper/student** |
| Insert use | Insert bicycle space requirement | Insert bicycle space requirement |

See clauses 37.10-14 and 52.34-5 for relevant provisions.

15.0 Transitional provisions

If no transitional provisions are specified, insert “None specified.”

**24/02/2025**

or

[Insert transitional provisions]

See clause 37.10-15 for relevant provisions