

PLANNING PROCESS FOR TRAIN AND TRAM ZONE ACTIVITY CENTRES



We've created new planning controls to guide tailored planning for activity centres. This factsheet explains how they work.

1.



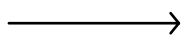
TRAIN AND TRAM ZONE ACTIVITY CENTRE PLANS

- The Victorian Government is setting the planning framework for 60 train and tram zone activity centres.
- Activity Centre Plans will provide guidance on where new homes should be located.
- The plans are informed by two phases of community engagement and input from Community Reference Groups.
- New planning controls will implement the Activity Centres Plans by setting rules for building heights, setbacks and other design standards. These controls include the **Built Form Overlay (BFO)** and the **Housing Choice and Transport Zone (HCTZ)**.

Built Form Overlay (BFO) Developed to standardise planning controls in activity centre 'core' areas. This overlay sets out building heights, design rules and introduces a new streamlined planning pathway to allow more homes to be built quickly.

Housing Choice and Transport Zone (HCTZ)
- Developed to enable a diversity of housing in the catchment areas and other well-served locations with convenient access to public transport, jobs and services. The HCTZ only applies to residential zoned land.

2.



PLANNING SCHEME AMENDMENT

- Subject to approval of the Minister for Planning, the Activity Centre Plans will be implemented into the relevant planning schemes administered by councils. This will set the requirements for use and development.

3.

PLANNING PERMIT APPLICATION AND APPROVAL

- In most cases, council is in charge of administering the planning scheme, including granting permits. This is consistent with current planning permit processes.
- A planning permit must be applied for and granted before works can occur. A planning permit application must address the BFO and HCTZ controls, and other zone, overlays and particular provisions.

Built Form Overlay (BFO)

A planning permit application will need to respond to deemed to comply standards.

Under the deemed to comply pathway, if an application meets the deemed to comply requirement, then that planning application cannot be refused on the basis of that requirement. If a planning application does not meet the standards, the usual discretionary council decision-making process and criteria apply.

Other existing planning controls may also apply. These may include, but not limited to:

- Heritage Overlay.
- Clause 52.06 Carparking.
- Clause 52.37 Canopy trees.
- Clause 58 Apartment Developments.
- Clause 54 Managing the Design of Single Dwellings.

Housing Choice and Transport Zone (HCTZ)

An application for a planning permit must address the permit requirements of the HCTZ.

Other existing planning controls may apply. This may include, but not limited to:

- Heritage Overlay.
- Clause 52.06 Carparking.
- Clause 52.37 Canopy trees.
- Clause 55 Two or more dwellings on a Lot and Residential Buildings.
- Clause 57 Two or more dwellings on a Lot and Residential Buildings of 4 storeys.
- Clause 58 Apartment Developments.

- Notice and review, including the ability to object at VCAT, may still apply if required by the planning scheme.

4.

OTHER PERMITS AND APPROVALS

- Other permits in addition to a planning permit may be required which may include, but not limited to:
 - Building Permit (*Building Act 1993 and Building Regulations 2018*)
 - Heritage Permit (*Heritage Act, 2017*)

WORKS