

Changes to Planning Provisions that affect Shoreham and the Mornington Peninsula

State Government Changes

Recent Planning changes have been predominantly introduced to accommodate the projected increase in the population of Melbourne and of regional Victoria (from 4.5 million to 8 million by 2051 and from 1.4 million to 2.1 million in the same period respectively). According to the Minister for Planning (Hon Richard Wynne MP) ‘... the planning system needs to create the opportunity for housing supply to respond accordingly’.

1. VicSmart

Three years ago (September, 2014) the State Government introduced a scheme for fast tracking planning applications known as VicSmart. Key features of VicSmart provide for:

- a 10 day permit process;
- applications not being advertised;
- applications being decided by the Chief Executive Officer of the council or his delegate.

In March 2017, an extension to VicSmart was implemented. The amendment, most importantly, increases the threshold for ‘cost of development’ of some existing VicSmart buildings and works.

The extensions allow for the following to be included within the fast tracking provisions set out above:

- building and works up to \$1 million in industrial areas;
- building and works up to \$500,000 in commercial and some special purpose areas;
- a range of low impact developments in rural areas (up to \$500,000 in agricultural settings and \$250,000 in more sensitive rural settings);
- small scale types of buildings and works in selected overlays;
- subdivision, advertising signs and car parking.

The government also announced in March, 2017 that a further VicSmart extension into the residential zones will occur, including the fast tracking of:

- a single story extension to a single dwelling where specific design criteria are met
- buildings and works up to \$100,000 in residential zones, where not associated with a dwelling.

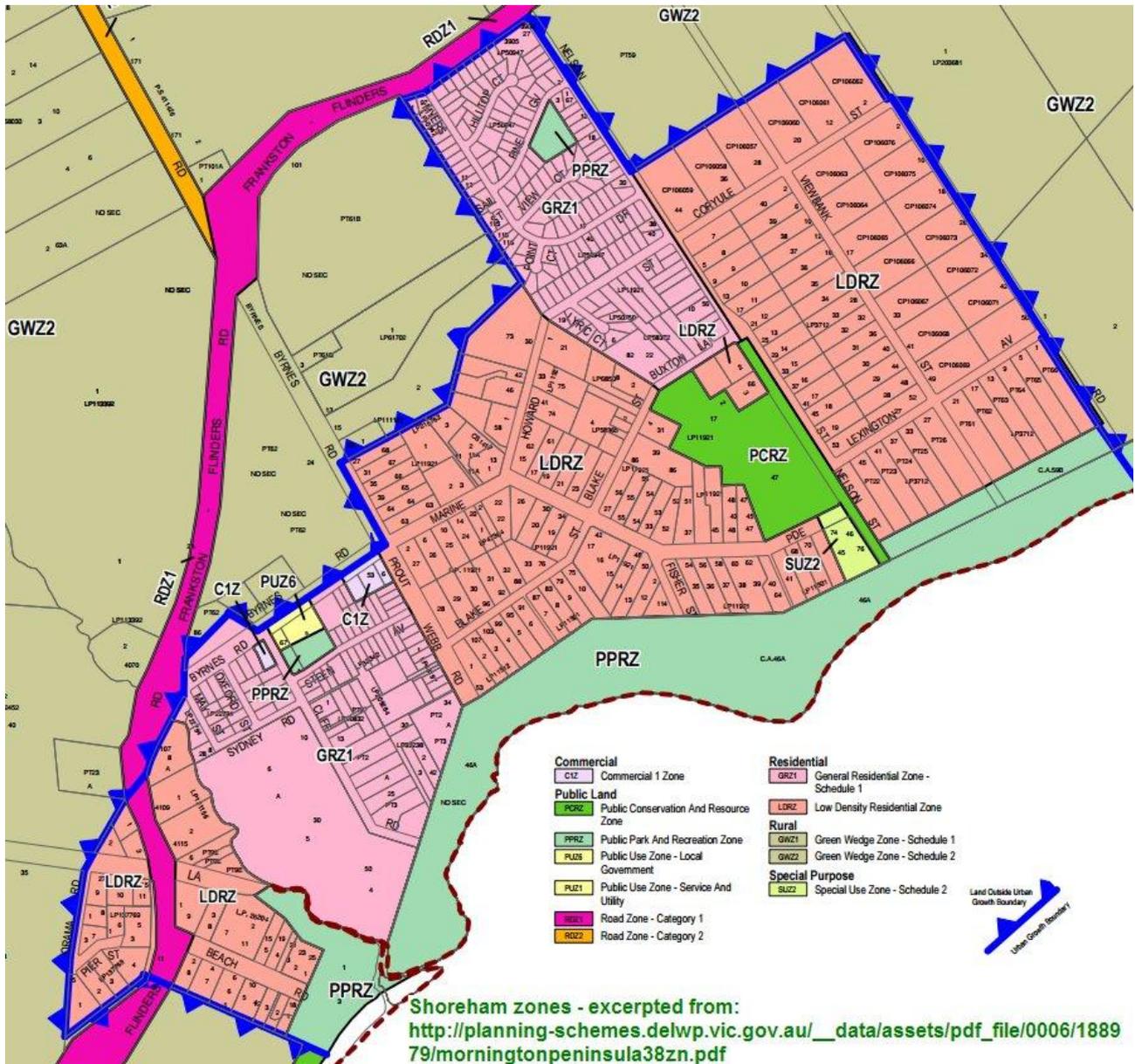
For further information, see <https://www.planning.vic.gov.au/planning-permit-applications/vicsmart>

The above changes are now incorporated into the Mornington Peninsula Planning Scheme.

2. Amendment to the Victoria Planning Provisions (Amendment VC110)

In addition to the extension of the VicSmart provisions, amendments were made by the State Government in March 2017 relating to the various residential zones in Victoria (Victoria Planning Provisions, amendment VC110). These amendments affect area zoning and the height and density of buildings within the various zones.

In the case of Shoreham, the changes affect those areas within the General Residential Zone (GRZ) (see areas shaded musk pink [ie not the salmon pink - LDRZ] on the map).



For further information see:

<https://www.planning.vic.gov.au/policy-and-strategy/planning-reform/reformed-zones-for-victoria/reformed-residential-zones> and

https://www.planning.vic.gov.au/_data/assets/pdf_file/0015/32127/General-Residential-Zone-Web.pdf

Key changes include:

- Replacing the maximum building height of 9 metres by a new mandatory maximum building height of 11 metres, with a new 3 storey height limit;
- A new mandatory minimum garden area requirement ranging from 25-35% depending on the lot size;
- An application to subdivide land that creates a vacant lot less than 400 square metres must contain a minimum garden area of 25%;
- Allowing the maximum building height to be increased where applicable flood levels affect land;
- A new requirement for relevant neighbourhood character objectives to be specified in the schedule to the zone.

Taken by themselves, the changes in the GRZ appear likely to encourage 3 storey development given that the building footprint on a site now has to be smaller to accommodate the garden requirement.

These changes are already part of the Victoria Planning Provisions. The General Residential Zone provisions apply to all General Residential Zone areas across Metropolitan and regional Victoria alike, irrespective of location. However, all amendments are subject to various existing local overlays that may be in place in respect to each zone.

Mornington Peninsula Shire amendments to its own Planning Scheme

Changes to overlays relevant to the Mornington Peninsula were made by the Mornington Peninsula Shire and gazetted on 11th May (amendments C205). These amendments relate to overlays in respect to Environmental Significance, Vegetation Protection, Significant Landscape, Design and Development, and Heritage. Many of these relate to Shoreham and its surrounds.

Changes to the various overlays remove or modify the provisions requiring a planning permit for certain forms of development. These changes allow for streamlining of the MPS planning process.

For more information see

[http://dsewebapps.dse.vic.gov.au/Shared/ATSAttachment2.nsf/\(attachmentopen\)/D4A621879691012DCA25811C000174A5/\\$File/Mornington+Peninsula+C205+Explanatory+Report+Approval+Gazetted.pdf](http://dsewebapps.dse.vic.gov.au/Shared/ATSAttachment2.nsf/(attachmentopen)/D4A621879691012DCA25811C000174A5/$File/Mornington+Peninsula+C205+Explanatory+Report+Approval+Gazetted.pdf)

<http://planning-schemes.delwp.vic.gov.au/updates-and-amendments/amendment?id=B081D58E52FBF43CCA25804F007A2521>

Disclaimer: the above information is a lay-persons guide only and cannot be relied upon. For details and advice on what the amendments mean please contact State or Local Government direct.