

**53.22**

20/09/2023  
VC242

**SIGNIFICANT ECONOMIC DEVELOPMENT**

**Purpose**

To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria’s economy and provide substantial public benefit, including jobs for Victorians.

To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.

**53.22-1**

20/09/2023  
VC242

**Application**

The provisions of this clause prevail over any inconsistent provision in this planning scheme.

This clause applies to an application under any provision of this planning scheme if the condition corresponding to a category in Table 1 is met.

This clause does not apply to an application to subdivide land.

**Table 1**

Category	Condition
<p><b>Category 1</b></p>	<p>The use must be specified in Table 2 and the condition corresponding to that use must be met. If the application includes more than one use in Table 2, only one use must meet the corresponding condition.</p> <p>Must have written advice from the Chief Executive Officer, Invest Victoria confirming the likely financial feasibility of the proposal.</p>
<p><b>Category 2</b></p>	<p>The use must be specified in Table 2.</p> <p>The use or development will be:</p> <ul style="list-style-type: none"> <li>▪ carried out by or on behalf of, or jointly or in partnership with, the State of Victoria or a public authority; or</li> <li>▪ funded, or partly funded, by the State of Victoria or a public authority; or</li> <li>▪ carried out on Crown land.</li> </ul>
<p><b>Category 3</b></p>	<p>The use must be specified in Table 2.</p> <p>The responsible authority has advised in writing that the use or development of land is of significance having regard to:</p> <ul style="list-style-type: none"> <li>▪ The purpose of clause 53.22.</li> <li>▪ The estimated cost of development.</li> <li>▪ The written advice of the Chief Executive Officer, Invest Victoria.</li> </ul>

Table 2

Use	Condition
<p><b>Camping and caravan park</b></p> <p><b>Group accommodation</b></p> <p><b>Food and drink premises (other than bar, convenience restaurant and take away food premises)</b></p> <p><b>Leisure and recreation</b></p> <p><b>Place of assembly</b></p> <p><b>Recreational boat facility</b></p> <p><b>Residential hotel</b></p> <p><b>Winery</b></p>	<p>The estimated cost of the development must be at least:</p> <ul style="list-style-type: none"> <li>▪ \$10 million if any part of the land is in metropolitan Melbourne; or</li> <li>▪ \$5 million if any part of the land is not in metropolitan Melbourne.</li> </ul>
<p><b>Agriculture</b></p> <p><b>Data centre</b></p> <p><b>Industry</b></p> <p><b>Research centre</b></p>	<p>The estimated cost of development must be at least:</p> <ul style="list-style-type: none"> <li>▪ \$20 million if any part of the land is in metropolitan Melbourne; or</li> <li>▪ \$10 million if the land is not in metropolitan Melbourne.</li> </ul>
<p><b>Hospital</b></p> <p><b>Medical centre</b></p> <p><b>Warehouse</b></p>	<p>The estimated cost of development must be at least:</p> <ul style="list-style-type: none"> <li>▪ \$30 million if any part of the land is in metropolitan Melbourne; or</li> <li>▪ \$10 million if the land is not in metropolitan Melbourne.</li> </ul>
<p><b>Tertiary institution</b></p>	<p>The estimated cost of the development must be at least:</p> <ul style="list-style-type: none"> <li>▪ \$30 million if any part of the land is in metropolitan Melbourne; or</li> <li>▪ \$20 million if the land is not in metropolitan Melbourne.</li> </ul>
<p><b>Retail premises (other than food and drink premises)</b></p>	<p>The estimated cost of development must be at least:</p> <ul style="list-style-type: none"> <li>▪ \$100 million if any part of the land is in metropolitan Melbourne; or</li> <li>▪ \$20 million if the land is not in metropolitan Melbourne.</li> </ul>
<p><b>Earth and energy resources (other than extractive industry, mining, mineral exploration, petroleum exploration, petroleum production and stone exploration)</b></p>	<p>The estimated cost of development must be at least \$30 million.</p>
<p><b>Extractive industry</b></p>	<p>The estimated value of the resource to be extracted must be at least \$30 million.</p>

Use	Condition
<b>Mining and mineral exploration</b>	The estimated cost of development must be at least \$10 million.
<b>Office</b>	Must meet one of the following: <ul style="list-style-type: none"> <li>▪ The combined gross floor area of all buildings associated with the proposed use or development must be at least 10,000 square metres if any part of the land is in metropolitan Melbourne; or</li> <li>▪ The combined gross floor area of all buildings associated with the proposed use or development must be at least 5,000 square metres if the land is not in metropolitan Melbourne.</li> </ul>

**53.22-2**

20/09/2023  
VC242

**Planning scheme requirements**

The responsible authority may waive or vary any building height or setback requirement.

An application is exempt from an application requirement in this planning scheme if in the opinion of the responsible authority the information is not relevant to the assessment of the application.

**53.22-3**

20/09/2023  
VC242

**Application requirements**

In addition to the application requirements elsewhere in the planning scheme, an application must be accompanied by the following information, as appropriate:

- A quantity surveyor report prepared by a suitably qualified person specifying the estimated cost of the development. For a development that includes more than one use, the report should specify the estimated cost of development for each use.
- Written advice of the Chief Executive Officer, Invest Victoria.

**53.22-4**

20/09/2023  
VC242

**Exemption from review**

An application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

**53.22-5**

20/09/2023  
VC242

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines elsewhere in this planning scheme including in clause 65, the responsible authority must consider, as appropriate:

- The purpose of the clause.
- The views of the Office of the Victorian Government Architect.

**53.22-6**

20/09/2023  
VC242

**Transitional provision**

Clause 53.22 does not apply to:

- An application for a permit lodged before the approval date of Amendment VC242.
- An application for an amendment of a permit under section 72 of the Act if the original permit application was lodged before the approval date of Amendment VC242.