01/08/2013
C200

SCHEDULE 1 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ1.**

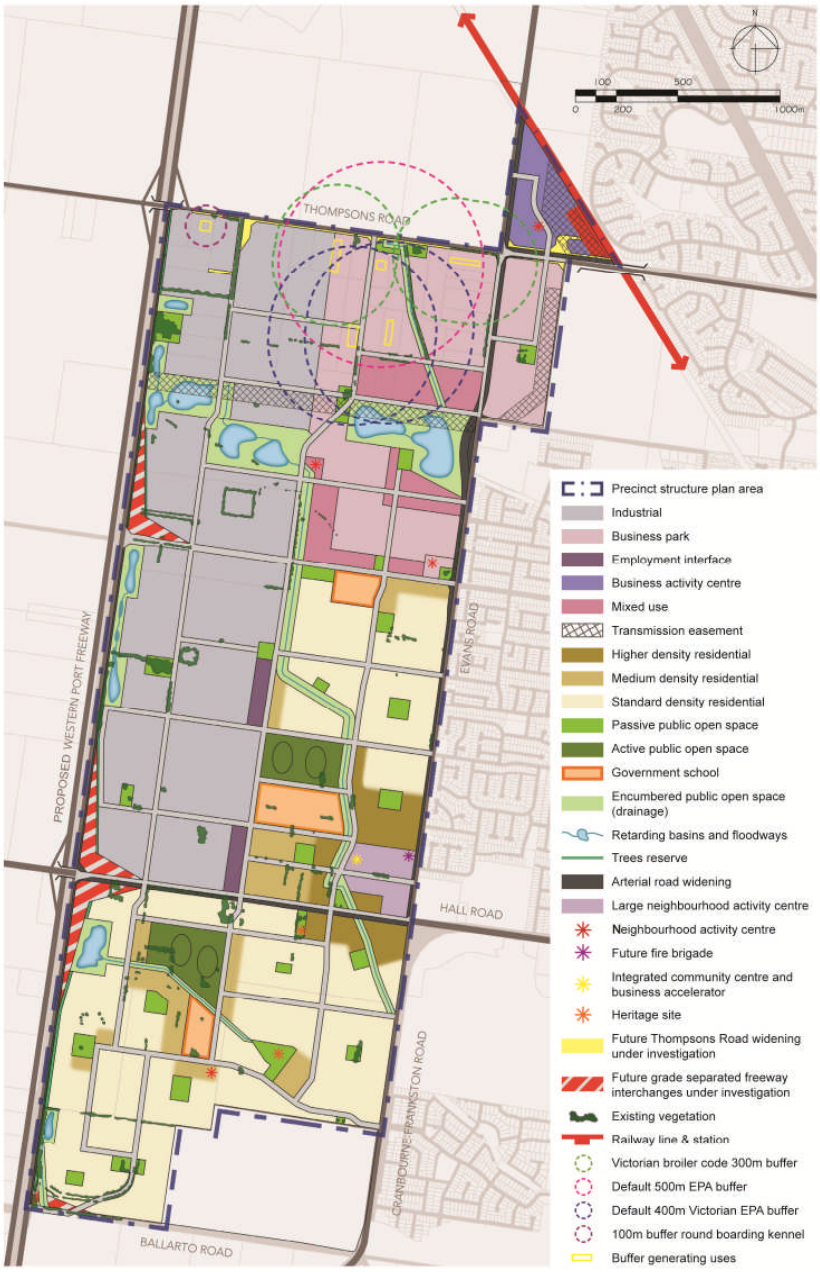
CRANBOURNE WEST PRECINCT STRUCTURE PLAN

1.0 The Plan

07/06/2012
C159

Map 1 to Schedule 1 to Clause 37.07 shows the Future Urban Structure for the Cranbourne West Precinct Structure Plan. It is a reproduction from Plan 5 in the Cranbourne West Precinct Structure Plan.

Map 1 to Schedule 1 of Clause 37.07: Cranbourne West Future Urban Structure



2.0 Use and development

01/08/2013
C200

2.1 The Land

07/06/2012
C159

The use and development provisions specified in this schedule apply to land inside the 'precinct structure plan area' on Map 1 and zoned as Urban Growth Schedule 1. Where land is not zoned Urban Growth Zone the provisions of this Schedule do not apply.

2.2 Applied zone provisions

01/08/2013
C200

The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building, and construction and carrying out of works, by reference to Table 1 of this schedule.

Table 1: Applied zone provisions

Land use or development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land	Applied Zone Provisions
Residential (any density)	Clause 32.08 – General Residential Zone
Industrial / Employment interface / Business park	Clause 34.02 – Commercial 2 Zone
Neighbourhood Activity Centre (other than specified in this table)	Clause 34.01 – Commercial 1 Zone
Neighbourhood Activity Centre (on central trunk boulevard collector in Mixed Use) / Mixed use / Business Activity Centre	Clause 32.04 – Mixed Use Zone
Arterial Road widening	Clause 36.04 – Road Zone Category 2 once the land is in public ownership

2.3 Specific Provisions – Use of Land

01/08/2013
C200

Table 2: Use

Use	Condition or requirement
Industry (excluding Service Industry)	Must not be located on a lot which is within 35 metres of land in an applied residential zone unless the land in the applied residential zone is to be developed for open space or drainage purposes in accordance with the Cranbourne West Precinct Structure Plan.
Shop where the applied zone is Commercial 1 Zone	A permit is required to use land for a shop if the combined leasable floor area of all shops exceeds the following areas (square metres) for the relevant centre as described in the Cranbourne West Precinct Structure Plan: 8000 – Large Neighbourhood Activity Centre 5000 – Neighbourhood Activity Centre at the intersection of Central Parkway / Evans Road 3000 – Neighbourhood Activity Centre in the southern residential precinct

2.4 Specific provisions – Resolution of Doubt

03/02/2010
C102

If any doubt arises as to whether a provision specified in this schedule applies to land, a permit may be granted for any use or development if the responsible authority is satisfied that the use or development is in accordance with the Cranbourne West Precinct Structure Plan.

2.5 Specific provisions – Construction of one dwelling on a lot

07/06/2012
C159

A permit is not required to construct one dwelling on a lot of between 250 and 300 square metres where an approved building envelope (as defined in Part 4 of the Building Regulations 2006) applies to the lot.

A permit is not required to construct a front fence within 3 metres of a street on a lot of between 250 and 300 square metres provided that the Front Fence Height Standard in Table A2 of Clause 54.06-2 is met.

3.0 Application Requirements

07/06/2012
C159

3.1 General

03/02/2010
C102

Any planning permit application must be accompanied by:

- A detailed flora and fauna survey that identifies the location of flora and fauna within or adjoining the site and proposed management required to mitigate the impacts of the development on significant species to the satisfaction of the Department of Sustainability and Environment. Amongst investigation of all other species the survey should also specifically target Dwarf Galaxias and the Growling Grass Frog. This requirement cannot be waived or reduced.
- A Native Vegetation Plan, where required, to the approval of the Department of Sustainability and Environment that identifies vegetation to be retained, vegetation to be removed, and offsets to be secured in the long term. The Native Vegetation Plan must be in line with the three step approach to achieve net gain of Victoria's Native Vegetation Framework and where native vegetation is to be removed it must include an Offset Plan.
- A hydrogeological assessment of groundwater conditions and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions on the development and the impact of development on groundwater.
- A site assessment of the potential for contaminated land as a result of previous land uses.
- A Transport Impact Assessment Report to the satisfaction of the relevant roads authority (be it VicRoads or Council).
- An Infrastructure Plan which addresses the following:
  - the provision, staging and timing of stormwater drainage works;
  - what land may be affected or required for the provision of infrastructure works;
  - the provision, staging and timing of roadworks internal and external to the land consistent with any relevant traffic report or assessment;
  - the landscaping of any land;
  - the provision of public open space and land for any community facilities;
  - what, if any, infrastructure set out in the Cranbourne West Development Contributions Plan is sought to be provided as "works in lieu" subject to the consent of the Collecting Agency; and,

- any other matter required by the responsible authority.

- Detailed plans or reports relating to the proposed development. The plans and or reports must show and explain how the proposal responds to the vision and requirements of the Cranbourne West Precinct Structure Plan and outline how the proposal integrates with adjoining land and other areas within the Precinct Structure Plan area.

An application for residential subdivision must also be accompanied by Subdivision and Housing Design Guidelines, prepared to the satisfaction of the responsible authority, which demonstrate how the proposal responds to and achieves the objectives and planning and design guidelines in the 'Housing' element of the Cranbourne West Precinct Structure Plan incorporated in this scheme.

If in the opinion of the responsible authority a requirement for information is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement unless a specific provision states that the requirement cannot be waived or reduced.

3.2 Neighbourhood Activity Centre

07/06/2012 C159

In addition to the relevant requirements of Section 3.1, unless the responsible authority agrees, a permit for the use, subdivision or other development of the land which is designated as a Large or Small Neighbourhood Activity Centre in the Cranbourne West Precinct Structure Plan must not be granted until an Urban Design Framework for the Neighbourhood Activity Centre has been prepared to the satisfaction of the responsible authority. The Urban Design Framework must address or include, as appropriate, any requirements set out in the Cranbourne West Precinct Structure Plan and this schedule.

A permit for the use, subdivision or other development of land which is designated as a Large or Small Neighbourhood Activity Centre in the Cranbourne West Precinct Structure Plan must be generally in accordance with and implement the approved Urban Design Framework.

The Urban Design Framework may be amended with the approval of the responsible authority.

4.0 General requirements for all planning permits

03/02/2010 C102

A planning permit must require that:

Land for community facilities, public open space and road widening

- land required for community facilities as set out in the Cranbourne West Precinct Structure Plan or the Cranbourne West Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless the land is funded by the Cranbourne West Development Contributions Plan.

- land required for public open space as a local or district park as set out in the Cranbourne West Precinct Structure Plan or the Cranbourne West Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless the land is funded by the Cranbourne West Development Contributions Plan.

- land required for road widening must be transferred to or vested as 'road' in the Roads Corporation (in the case of land for arterial roads under the *Road Management Act* 2004) or in Casey City Council (in the case of other roads) at no cost unless that road or road widening land is funded by the Cranbourne West Development Contributions Plan or unless that land is included within a Public Acquisition Overlay in the scheme. For the purpose of this clause road widening includes the widening of the road reserve required to provide right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road to the satisfaction of the Roads Corporation.

Stormwater management

- an agreement or agreements must be established regarding the ongoing management of any proposed wetland or water body areas located on public land to the satisfaction of the responsible authority. The agreement may require the owner to contribute to the cost of that ongoing management for a period of up to 3 years after the practical completion of the works for that wetland or water body. The agreement or agreements must be executed prior to the issue of a Statement of Compliance in respect of the land containing that wetland or water body.

Stormwater Facilities

- unless an alternative arrangement is in place through a Drainage Scheme, land required for drainage purposes must be transferred to the relevant drainage authority at no cost to the relevant drainage authority. Land required for drainage purposes and transferred to relevant drainage authority (including Casey City Council) must not be credited as open space required to satisfy the requirements of Clause 52.01 of the planning scheme.
- all land required for drainage related purposes, including wetlands and drainage corridors must be landscaped in accordance with a landscape plan to be approved to the satisfaction of the responsible authority. The landscape plan must be informed by any relevant provisions of the Cranbourne West Precinct Structure Plan.

Tree reserves

- Where a tree reserve is required to be created, the tree reserve must be shown as vesting in Casey City Council by a registered plan of subdivision at no cost to Council.

Equalisation of open space in the Employment Area

- Where the area of any land shown as Public Open Space in the Employment Area within the Cranbourne West Precinct Structure Plan is less than 3.75% in respect of any particular land parcel within that Employment Area, the shortfall in the public open space contribution up to 3.75% must be paid in cash to the responsible authority calculated as a percentage of the site value of that land in the subdivision prior to the issue of a Statement of Compliance in respect of a plan of subdivision containing that land.
- Where the area of any land shown as Public Open Space in the Employment Area within the Cranbourne West Precinct Structure Plan exceeds 3.75% in respect of any particular land parcel, the owner of that land will be entitled to a payment. Council and the Owner must agree on the timing and method of payment or the timing and method must be to the satisfaction of the responsible authority. The amount of the payment is to be calculated by reference to a percentage of the site value where the percentage is to be equal the difference between 3.75% and the actual amount of land shown as Public Open Space.

5.0 Advertising signs

03/02/2010
C102

Advertising sign requirements for the land shown as Employment Interface in Map 1 to this schedule are in Category 3 of clause 52.05.

All other land is subject to the advertising requirements which apply under the applied zones.

If there is no applied zone identified for the land the advertising sign requirements for the land are at Category 3 of Clause 52.05.