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SCHEDULE 4 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ4**

ALFRED ROAD PRECINCT STRUCTURE PLAN

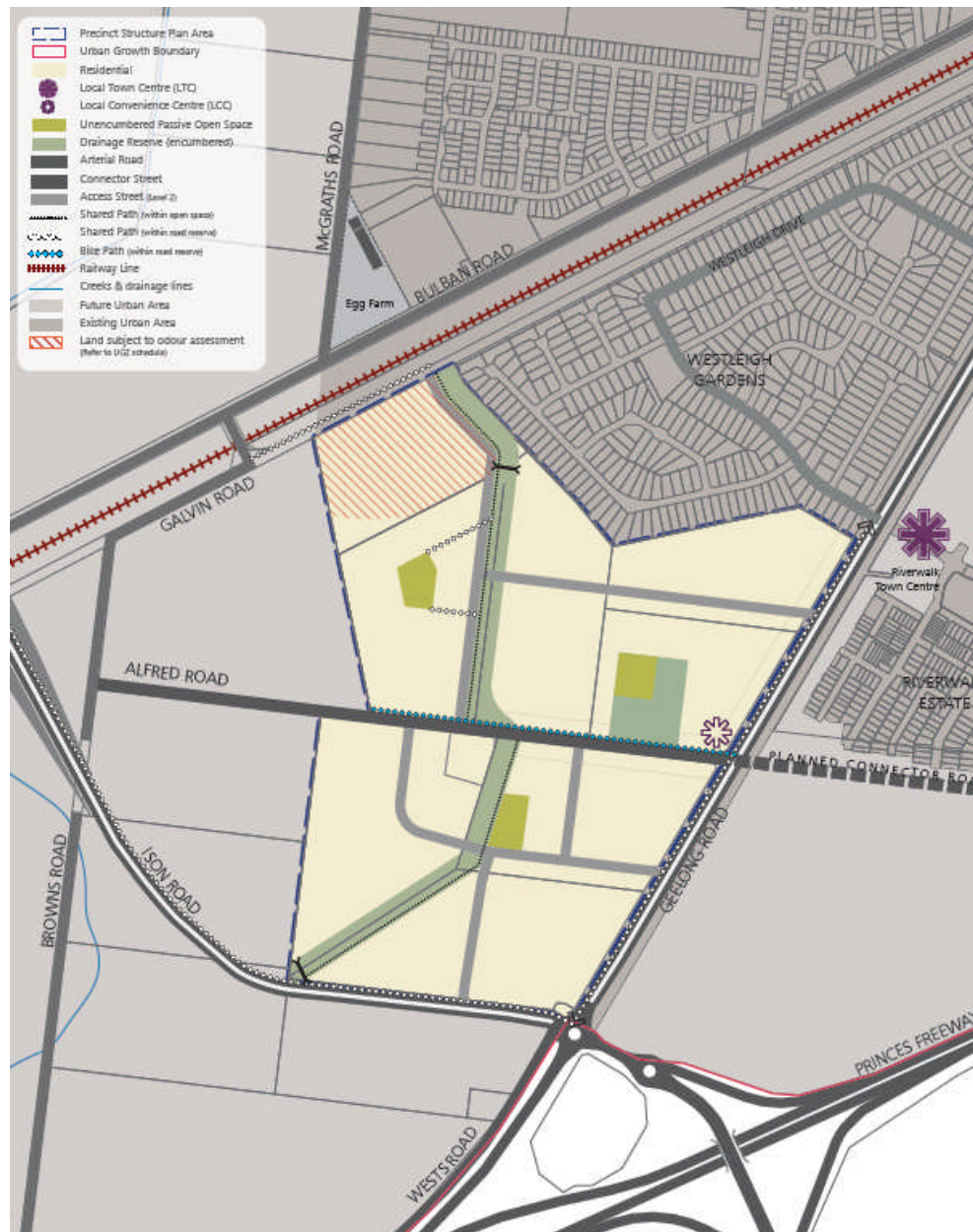
1.0

The Plan

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Map 1 to Schedule 4 to Clause 37.07 shows the Future Urban Structure for Alfred Road. It is a reproduction of Plan 2 in the Alfred Road Precinct Structure Plan.

Map 1 to Schedule 4 to Clause 37.07



2.0 Use and development

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2.1 The Land

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The use and development provisions specified in this schedule apply to the land shown as 'Precinct Structure Plan Area' in Map 1 of this schedule and shown as UGZ4 on the planning scheme maps.

Note: If land shown on Map 1 is not zoned UGZ, the provisions of this zone do not apply.

2.2 Applied zone provisions

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

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
Local convenience centre	Clause 34.01 – Commercial 1 Zone
All other land	Clause 32.08 – General Residential Zone

2.3 Specific provisions - shop use in applied Commercial 1 Zone

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Table 2: Use

Use	Requirement
Shop where the applied zone is Commercial 1 Zone	A permit is required to use land for a shop if: <ul style="list-style-type: none"> ▪ the combined leasable floor area of all shops exceeds 1,500 square metres. ▪ the leasable floor area of an individual shop premises exceeds 600 square metres.

2.4 Specific provisions – Use and development of future public land

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A permit is not required to use or develop land shown in the 'Alfred Road Precinct Structure Plan' as passive open space provided the use or development is carried out generally in accordance with the 'Alfred Road Precinct Structure Plan' and with the prior written consent of Wyndham City Council.

2.5 Specific provisions - Buildings and works

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2.5.1 Specific provisions – Construction of one dwelling on a lot less than 300 square metres in area

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A permit is not required to construct one dwelling on a lot with an area less than 300 square metres where:

- an approved building envelope as defined in Part 4 of the *Building Regulations 2006* applies to the lot, and
- the building envelope complies with the 'Small Lot Housing Code' in the Wyndham Planning Scheme, and
- the dwelling is constructed in compliance with the building envelope.

3.0 Application requirements

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If in the opinion of the responsible authority an application requirement is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

3.1 Land budget Public Infrastructure Plan

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An application for subdivision must address the requirements of Clause 56 of the Wyndham Planning Scheme. In addition to any requirement in 56.01-2 a subdivision design response must include:

- A land budget table, to the same format and methodology as those within this PSP, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields.

3.2 Public Infrastructure Plan

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An application for subdivision must be accompanied by a Public 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 road works 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 development contributions plan applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency.
- The provision, staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Melbourne Water.
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

3.3 Surface and subsurface water assessment

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An application for subdivision must be accompanied by an assessment of surface and subsurface water conditions on the site 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 the development on groundwater.

3.4 Access to Geelong Road assessment

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An application that proposes to create or change access to Geelong Road or the proposed Ison Road must be accompanied by a Traffic Impact Assessment Report (TIAR). The

TIAR, including functional layout plans and a feasibility / concept road safety audit must be to the satisfaction of VicRoads.

3.5 Rail noise assessment

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An application that proposes, or will allow, residential buildings within 80 metres of a rail track within the Melbourne-Geelong Rail Line land must be accompanied by an assessment of noise and vibration impacts on the development from the rail operations at the time of the application.

3.6 Potential contamination assessment

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An application to use or develop land for a sensitive use must be accompanied by an environmental site assessment of the land by a suitably qualified environmental professional to the satisfaction of the responsible authority which provides information including:

- detailed assessment of the matters outlined as potential contaminants on the land documented in 'Stage 1 and 2 Desktop Environmental, Hydrogeological and Geotechnical Assessment, Report on PSP area 43 – Alfred Road, Draft V2, 23 July 2010' by SKM.
- Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the 'Potentially Contaminated Land General Practice Note June 2005, DSE'.
- Recommended remediation actions for any potentially contaminated land.

3.7 Egg farm emissions assessment

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An application to use or develop land for a sensitive use on land marked as 'land subject to odour assessment' must be accompanied by a risk assessment prepared by a suitably experienced and qualified person. The risk assessment must acknowledge the existing egg farm operations at 170-198 Bulban Road, Werribee and assess the adverse amenity impacts of the poultry facility on the future use or development of the land for a sensitive use, providing sufficient confidence of the suitability of any sensitive use.

4.0 Conditions and requirements for permits

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4.1 Tree reserve and landscape buffer requirement

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Land set aside for tree reserves or landscape buffers as set out in the 'Alfred Road Precinct Structure Plan' must be transferred to or vested in Council at no cost to Council unless the land is funded by an incorporated Development Contributions Plan.

4.2 Ensuring the Small Lot Housing Code is an approved building envelope under Part 4 of the Building Regulations 2006 - conditions

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The 'Small Lot Housing Code' incorporated into the Wyndham Planning Scheme is endorsed under this planning permit.

The 'Small Lot Housing Code' must be shown as a restriction (on a plan of subdivision certified under the *Subdivision Act 1988*) that is recorded on the register under the *Transfer of Land Act 1958* in relation to an allotment that is less than 300 square metres in area.

4.3 Subdivision of convenience centre lot - requirement

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The boundary of a local convenience centre lot within the applied Commercial 1 Zone must be shown on a plan of subdivision to the satisfaction of the responsible authority.

4.4 Nationally threatened species and communities - conditions

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A permit for subdivision, or to construct a building or construct or carry out works must contain the following condition:

- The 'Protocol for the Salvage Translocation of Threatened Species in Melbourne's Growth Corridors' (Department of Sustainability and Environment, 2012) must be implemented to the satisfaction of Department of Environment and Primary Industries.
- Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* fees for the clearing of threatened species habitat and/or native vegetation within the lot must be provided to the satisfaction of the Department of Environment and Primary Industries unless otherwise agreed by the Department of Environment and Primary Industries.

These conditions are not required to be included in a permit where the Department of Environment and Primary Industries has confirmed in writing that the conditions have previously been met.

4.5 Design of intersections with existing and future arterial roads - requirements and conditions

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A permit that creates or changes access to Geelong Road or the future Ison Road must require the preparation of a Functional Layout Plan for the permitted access to the satisfaction of the relevant road management authority.

Prior to the certification of a plan of subdivision, the plan of subdivision must show the land affected by the widening of the road reserve which is required to provide road widening and/or right of way flaring for the ultimate design of any adjacent intersection.

The land required for road flaring 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 Wyndham City Council (in the case of other roads) at no cost unless that road or road widening land is funded by an incorporated Development Contributions Plan.

4.6 Precinct Infrastructure Plan - condition

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Prior to the certification of a plan of subdivision or at such other time which is agreed between Council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provides for:

- The implementation of the Public Infrastructure Plan approved under this permit.
- The purchase and/or reimbursement by the responsible authority for any provision of public open space in excess of the amount specified in the schedule to clause 52.01.
- The timing of any payments to be made to the owner having regard to the availability of funds in the open space account.

5.0 Exemption from notice and review not to apply to certain applications

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In accordance with section 52(1)(c) of the Act, notice of an application to use or develop land for a sensitive use on land shown as 'land subject to odour assessment' on Map 1 of

this schedule must be given to the owner/operator of the egg farm at 170-198 Bulban Road, Werribee.

6.0

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Advertising signs

Land is in the category specified in the applied zone.

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Land and home sales signs

Despite the provisions of Clause 52.05, signs promoting the sale of land or homes on the land (or on adjoining land in the same ownership) may be displayed without a permit provided:

- The advertisement area for each sign does not exceed 10 square metres.
- Only one sign is displayed per road frontage. Where the property has a road frontage of more than 150 metres multiple signs may be erected provided there is a minimum of 150 metres distance between each sign, with a total of not more than 4 signs per frontage.
- The sign is not animated, scrolling, electronic or internally illuminated sign.
- The sign is not displayed longer than 21 days after the sale (not settlement) of the last lot.
- The sign is setback a minimum of 750mm from the property boundary.

A permit may be granted to display a sign promoting the sale of land or homes on the land (or on adjoining land in the same ownership) with an area greater than 10 square metres.