

14/07/2016
C208

SCHEDULE 8 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ8**.

Casey Fields South Residential Precinct Structure Plan

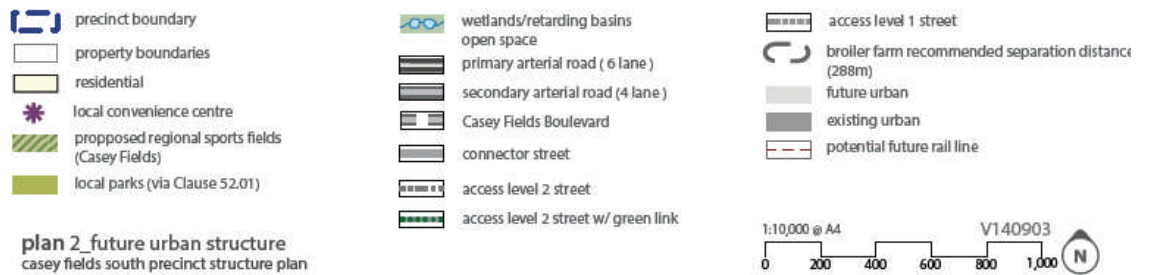
1.0

The Plan

20/11/2014
C186

Map 1 shows the future urban structure proposed in the *Casey Fields South Residential Precinct Structure Plan*. It is a reproduction of Plan 2 in the *Casey Fields South Residential Precinct Structure Plan*.

Map 1 to Schedule 8 to Clause 37.07



2.0 Use and development

20/11/2014
C186

2.1 The land

20/11/2014
C186

The use and development provisions specified in this schedule apply to the land within 'precinct boundary' on Map 1 and shown as UGZ8 on the planning scheme maps.

2.2 Applied zone provisions

20/11/2014
C186

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 (Refer Map 1)	Applied zone provisions
Convenience centre	Clause 34.01 – Commercial 1 Zone
Arterial Road	Clause 36.04 – Road Zone – Category 1
Connector road	Clause 36.04 – Road Zone – Category 2
All other land	Clause 32.07 – Residential Growth Zone 1

2.3 Reference to a planning scheme zone is a reference to an applied zone

20/11/2014
C186

A reference to a planning scheme zone in an applied zone must be read as if it were a reference to an applied zone under this schedule.

Note: e.g. The General Residential Zone specifies 'Car wash' as a Section 2 Use with the condition, 'The site must adjoin, or have access to, a road in a Road Zone.' In this instance the condition should be read as, 'The site must adjoin, or have access to, a road in a Road Zone or an applied Road Zone in the Urban Growth Zone schedule applying to the land'.

2.4 Specific provisions – Use and development of future public land

20/11/2014
C186

A permit is not required to use or develop land shown in the *Casey Fields South Residential Precinct Structure Plan* as open space (active or passive) or community facilities provided the use or development is carried out generally in accordance with the *Casey Fields South Residential Precinct Structure Plan* and with the prior written consent of City of Casey.

2.5 Specific provisions – Construction of single dwellings on small lots

20/11/2014
C186

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code incorporated pursuant to Clause 81 of the Casey Planning Scheme.

Or;

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 required to construct a front fence within 3 metres of a street unless the Front Fence Height Standard in Table A2 to Clause 54.06-2 is met.

2.6

20/11/2014
C186

Land adjacent to Broiler Farm, 1385 Ballarto Road, Cranbourne East

An application to use or develop land for a sensitive use within 288 metres of the broiler farm at 1385 Ballarto Road, Cranbourne East must be accompanied by a risk assessment prepared by a suitably experienced and qualified person. The risk assessment must acknowledge the existing broiler farm operations and assess the adverse amenity impacts of the broiler facility on the future use or development of the land for a sensitive use within the buffer designated in the *Casey Fields South Residential Precinct Structure Plan*.

3.0

20/11/2014
C186

Application requirements

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

3.1

20/11/2014
C186

Subdivision - residential development

In addition to any requirement in 56.01-2, a subdivision design response must include:

- A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields;
- A demonstration of how the property will contribute to the achievement of the residential density outcomes in the Precinct Structure Plan applying to the land;
- A demonstration of lot size diversity by including a colour-coded lot size plan, reflecting the lot size categories and colours outlined in Table 2 – Lot Size and Housing Type Guide in the *Casey Fields South Residential Precinct Structure Plan*; and
- A demonstration of how the subdivision will contribute to the delivery of a diversity of housing.

3.2

20/11/2014
C186

Public Infrastructure Plan

An application must be accompanied by a Public Infrastructure Plan which addresses the following:

- a stormwater management strategy that makes provision for the staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Melbourne Water;
- what land may be affected or required for the provision of infrastructure works;
- the provision, staging and timing of stormwater drainage 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;
- what if any infrastructure set out in the Clyde Development Contributions Plan is sought to be provided as "works in lieu" subject to the written consent of City of Casey;
- the provision of public open space and land for any community facilities; and
- any other matter relevant to the provision of public infrastructure required by the responsible authority.

3.3 Traffic Impact Assessment

20/11/2014
C186

An application that proposes to create or change access to a primary or secondary arterial 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 or City of Casey, as required.

3.4 Environmental Site Assessment

20/11/2014
C186

An application to subdivide land, use or develop land for a sensitive use (residential use, child care centre, pre-school centre or primary school) 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 takes account of 'Preliminary environmental contamination assessment – 1345 – 1425 Ballarto Road and 365 – 385 Clyde-Five Ways Road, Clyde' (Beveridge Williams, October 2012) and provides information including:

- Further detailed assessment of potential contaminants on the relevant land;
- 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*;
- Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water; and
- Recommended remediation actions for any potentially contaminated land.

3.5 Groundwater Assessment

20/11/2014
C186

An application to subdivide land, use or develop land must be accompanied by hydrogeological assessment of groundwater 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 development on groundwater.

4.0 Conditions and requirements for permits

20/11/2014
C186

Refer to the Precinct Structure Plan applying to the land.

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

14/07/2016
C208

In accordance with section 52(1)(c) of the Act notice of application to use or develop land for a sensitive use within 288 metres of the broiler farm at 1385 Ballarto Road, Cranbourne East must be given to the owner/operator of the broiler farm at 1385 Ballarto Road, Cranbourne East.

6.0 Advertising signs

20/11/2014
C186

The advertising sign category for the land is the category specified in the zone applied zone to the land at Clause 2.2 of this schedule.

6.1

20/11/2014
C186

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; and
- 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.