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SCHEDULE 9 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ9**.

BERWICK WATERWAYS PRECINCT STRUCTURE PLAN

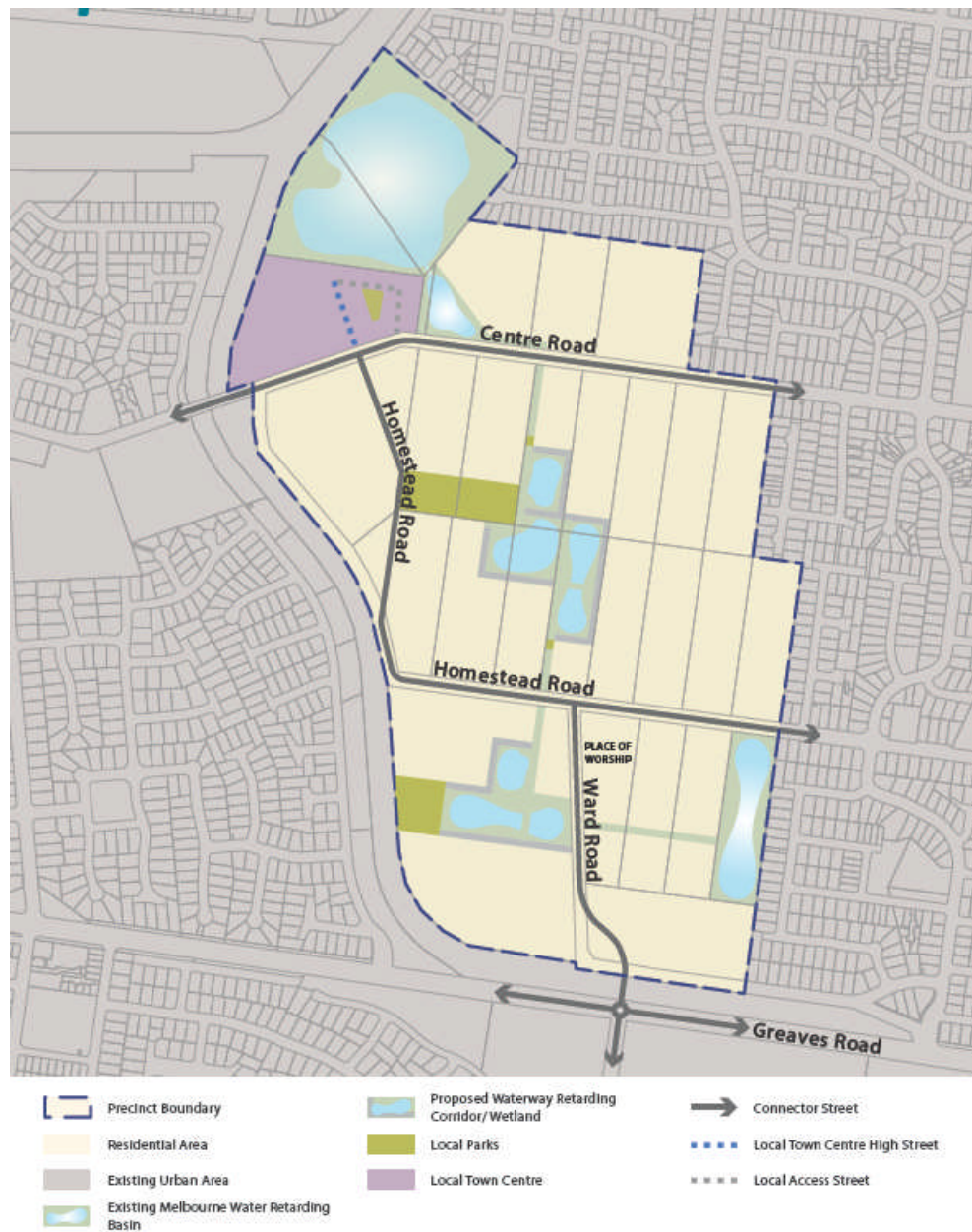
1.0

The Plan

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Map 1 to Schedule 9 to Clause 37.07 shows the Future Urban Structure for Berwick Waterways. It is a reproduction of Plan 2 in the Berwick Waterways Precinct Structure Plan.

MAP 1 TO SCHEDULE 9 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 UGZ9 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 town centre	Clause 34.01 – Commercial 1 Zone
Greaves Road	Clause 36.04 – Road Zone Category 1
Centre Road	Clause 36.04 – Road Zone Category 2
Connector Street	
All other land	Clause 32.07s1 – Residential Growth Zone 1

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

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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 Residential Growth 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 an applied 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

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A permit is not required to use or develop land shown in the *Berwick Waterways Precinct Structure Plan* for a local park provided the use or development is carried out generally in accordance with the *Berwick Waterways Precinct Structure Plan* and with the prior written consent of the responsible authority.

2.5 Specific Provisions - Construction of single dwellings on small lots

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A permit is not required to construct one dwelling on a lot of between 250 square metres 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 to Clause 54.06-2 is met.

Or

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.

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Application requirements

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Residential subdivision

Land budget, housing, diversity and density

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.

Flood mitigation plan & Integrated water cycle management plans

An application to develop land must be accompanied by a flood mitigation plan showing:

- The location and form of flood storage capacity required in association with the proposed development of the whole of the land in the Berwick Waterways Precinct Structure Plan area and how the proposed development facilitates or is consistent with achieving the required form of flood storage capacity;
- Flood storage capacity provided downstream of the development, free draining and capable of emptying within a timeframe sufficient to provide capacity for likely flood events;
- A proposed outfall for flood and storm waters;
- How flood waters are to be conveyed to the outfall;
- How the plan implements the flood mitigation provisions in the Berwick Waterways Precinct Structure Plan;
- Evidence of how land required to accommodate retarding basins, waterways and related infrastructure is to be secured and transferred to Melbourne Water concurrent with development of the land.

Subdivision applications must be accompanied by an integrated water management plan showing:

- Proposed integrated water cycle management system;
- Waterways and integrated water management design enables land to be used for multiple recreation and environmental purposes;
- Overland flow paths, piping within road reserves and how these will be connected and integrated across property / parcel boundaries;
- Containment of water in road reserves to Melbourne Water freeboard requirements for overland flow paths.

These requirements may be combined into a single plan.

Public infrastructure plan

An application for subdivision must be accompanied by a Public Infrastructure Plan which addresses the following unless otherwise agreed by the responsible authority:

- 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 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
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

Assessment of traffic impacts of new intersection

An application that proposes to create or change access to Centre Road or Greaves 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 in the case of Greaves Road or Casey City Council in the case of Centre Road unless otherwise agreed by the responsible authority and the relevant road manager.

Potentially contaminated land

An application to use or develop land 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:

- Takes account of the report *Geotechnical and Preliminary Environmental Contamination Assessment: Precinct Structure Plan No. 09 Berwick Waterways* by Aecom, 28 January 2011.
- 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.
- Recommended remediation actions for any potentially contaminated land.

4.0 Conditions and requirements for permits

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See the precinct structure plan applying to the land.

5.0 Advertising signs

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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.

5.1 Land and home sales signs

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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.