

01/09/2016
C189

SCHEDULE 10 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ10**.

Casey Central Town Centre Precinct Structure Plan

1.0

The Plan

01/09/2016
C189

Map 1 to Schedule 10 to Clause 37.07 shows the Future Urban Structure for Casey Central Town Centre. It is a reproduction of Plan 3 in the *Casey Central Town Centre Precinct Structure Plan*.

MAP 1 TO SCHEDULE 10 TO CLAUSE 37.07



2.0 Use and development

01/09/2016
C189

2.1 The Land

01/09/2016
C189

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 UGZ10 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

01/09/2016
C189

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
Lifestyle retail	Clause 34.01 – Commercial 1 Zone
Transitional retail	
Corporate centre	Clause 34.02 – Commercial 2 Zone
Glasscocks Road	Clause 36.04 – Road Zone Category 1
Mixed use	Clause 32.04 – Mixed Use Zone
Medium density residential	Clause 32.08s1 – General Residential Zone 1
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

01/09/2016
C189

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

01/09/2016
C189

A permit is not required to use or develop land shown in the *Casey Central Town Centre Precinct Structure Plan* as open space (other than open space within a gas easement) provided the use or development is carried out generally in accordance with the *Casey Central Town Centre Precinct Structure Plan* and with the prior written consent of the responsible authority.

2.5

01/09/2016
C189

Specific Provisions – Use of land

Table 2: Use

Use	Condition
Dwelling where the applied zone is Mixed Use Zone	A permit is required to use land for a dwelling.
Office where the applied zone is Mixed Use Zone	A permit is not required to use land for an office.
Supermarket where the applied zone is Commercial 1 Zone	A permit is required to use land for a supermarket if the combined leasable floor area of all supermarkets exceeds 1,500 square metres on land shown as 'transitional retail' and 'lifestyle retail' in the incorporated Casey Central Precinct Structure Plan.
Corrective institution Child care centre Hospital Medical centre Residential aged care facility Retirement village Education centre	Prohibited within 55 metres of the gas easement.

2.6

01/09/2016
C189

Specific Provisions – Construction of single dwellings on small lots

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 at Table A2 to Clause 54.06-2 is met.

2.7

01/09/2016
C189

Specific Provisions – construction management plan required whether or not a permit is required

Prior to the commencement of any works, including demolition, within the gas easement or within 55 metres of the gas easement as shown on Map 1 of this schedule, a Construction Management Plan (CMP) must be submitted to and approved by the responsible authority. The plan must:

- be endorsed by the owner/operator of the high pressure gas pipeline;
- specify details of the construction methodology;
- prohibit the use of rippers and horizontal directional drills within the easement or towards the easement unless otherwise agreed by the operator of the gas transmission pipeline;
- prohibit vertical drilling within easement;

- prohibit deep excavation within the gas easement, unless with prior agreement of the owner/operator of the high pressure gas pipeline;
- prohibit heavy vehicles (over 8 tonne per axle) from accessing the gas easement other than by a fully constructed road, unless with prior agreement with the operator of the gas transmission pipeline;
- require a concrete slab to be installed over the pipeline for the width of any road crossing; and
- include any other relevant matter to the satisfaction of the responsible authority.

The construction management plan must be implemented to the satisfaction of the responsible authority.

The construction management plan may be amended to the satisfaction of the responsible authority.

2.8 Specific Provisions – Referral of applications – Lifestyle and Transitional retail areas and Corporate Centre areas

01/09/2016
C189

An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in the Lifestyle and Transitional retail areas and Corporate Centre areas shown on Map 1 of this schedule must be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the Metropolitan Planning Authority.

3.0 Application requirements

01/09/2016
C189

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 Subdivision - residential development

01/09/2016
C189

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 3 – Lot Size and Housing Type Guide in the *Casey Central Town Centre Precinct Structure Plan*; and
- a demonstration of how the subdivision will contribute to the delivery of a diversity of housing.

Public infrastructure plan

An application for subdivision 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 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 development contributions plan applying to the land is sought to be provided as "works in lieu" subject to the written consent of the collecting agency;
- 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.

3.2 Traffic Impact Assessment

01/09/2016
C189

An application that proposes to create or change access to Narre Warren - Cranbourne Road or Glasscocks 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 Narre Warren - Cranbourne Road or City of Casey in the case of Glasscocks Road unless otherwise agreed by the responsible authority and the relevant road manager.

3.3 Environmental Wind Assessment

01/09/2016
C189

An application that proposes construction of a building in excess of 40 metres in height must be accompanied by a desktop environmental wind assessment by a suitably qualified wind engineer to ensure appropriate ground level wind conditions are achieved. The assessment must be to the satisfaction of the responsible authority.

3.4 Environmental Site Assessment

01/09/2016
C189

- An application to subdivide land or to 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 the report titled '*Casey Central Phase 1 Environmental Site Assessment*' (GHD, May 2006) 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;
 - Recommended remediation actions for any potentially contaminated land.

4.0 Conditions and requirements for permits

01/09/2016
C189

4.1 General requirements

01/09/2016
C189

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the Casey Central Precinct Structure Plan are implemented as part of the planning permit or the plans endorsed under the planning permit.

Prior to commencement of the first stage of a development or prior to issue of a Statement of Compliance for subdivision within the precinct, the owner must, if required, enter into an agreement, or agreements, under Section 173 of the *Planning and Environment Act 1987* which specifies the infrastructure required to be provided as part of the development. The agreement must give effect to the approved Public Infrastructure Plan and amongst other matters specify the timing and responsibility for delivery of the fully directional signalized intersection of The Strand and Glasscocks Road.

4.2 Subdivision permits that allow for the creation of a lot less than 300 square metres

01/09/2016
C189

Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:

- Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Casey Planning Scheme.
- The plan of subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority.

4.3 Use or develop land for a sensitive purpose

01/09/2016
C189

Any permit for the subdivision, use or development of land for a sensitive use must include any conditions necessary, in the opinion of the responsible authority, to implement any remediation actions recommended in the Environmental Site Assessment accompanying the application.

4.4 Subdivision or building and works permits where land is required for road widening

01/09/2016
C189

Land required for road widening including flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in Council at no extra cost to the acquiring agency unless funded by the *Cranbourne North Precinct Structure Plan Development Contributions Plan*.

4.5 Subdivision or building and works permits where land is required for public open space

01/09/2016
C189

Land required for public open space as a local park as set out in the Casey Central Town Centre Precinct Structure Plan or the *Cranbourne North Precinct Structure Plan Development Contributions Plan*, must be transferred to or vested in Council at no cost unless the land is funded by the *Cranbourne North Precinct Structure Plan Development Contributions Plan*.

4.6 Public Transport Victoria

01/09/2016
C189

Unless otherwise agreed by Public Transport Victoria, prior to the issue of a Statement of Compliance for any subdivision stage, bus stops must be constructed, at full cost to the permit holder, as follows:

- Generally in the location identified by Public Transport Victoria;
- In accordance with the *Public Transport Guidelines for Land Use and Development* with a concrete hard stand area, and in activity centres a shelter must also be constructed;
- Be compliant with the *Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002*; and
- Be provided with direct and safe pedestrian access to a pedestrian path.

All to the satisfaction of Public Transport Victoria and the responsible authority.

4.7 Salvage and translocation

01/09/2016
C189

Any permit for subdivision must contain the following condition:

The *Salvage and Translocation Protocol for Melbourne's Growth Corridors, 2014 (Melbourne Strategic Assessment) (Department of Environment and Primary Industries)* must be implemented in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

5.0 Advertising signs

01/09/2016
C189

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

01/09/2016
C189

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.