

13/07/2017
C219

SCHEDULE 6 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ6**.

GREENVALE CENTRAL PRECINCT STRUCTURE PLAN

1.0

The plan

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Map 1 shows the future urban structure for the land. It is a reproduction of Plan 3 in the *Greenvale Central Precinct Structure Plan*.

Map 1 to Schedule 6 to Clause 37.07



2.0 Use and development

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2.1 The land

23/01/2014
C154(Part 1)

The use and development provisions specified in this schedule apply to the land as shown within the ‘Precinct Boundary’ on Map 1 of this schedule and shown as UGZ6 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

23/01/2014
C154(Part 1)

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

Table 1: Applied Zones

Land use/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
Arterial Road	Clause 36.04 – Road Zone – Category 1
Connector Street	Clause 36.04 – Road Zone – Category 2
All other land	Clause 32.08 – General Residential Zone

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

23/01/2014
C154(Part 1)

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

23/01/2014
C154(Part 1)

A permit is not required to use or develop land shown in the *Greenvale Central 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 *Greenvale Central Precinct Structure Plan* and with the prior written consent of the responsible authority.

2.5 Specific provisions – Use of land

23/01/2014
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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 the combined leasable floor area of all shops exceeds 500 square metres.
Primary School	A permit is not required to use land for a Primary School on land shown as Potential Non Government Primary School

2.6 Specific Provisions - Dwellings on a lot less than 300 square metres

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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 Hume Planning Scheme.

2.7 Buildings and works for a school

23/01/2014
C154(Part 1)

A permit is required to construct a building or construct or carry out works associated with a Primary School on land shown as a non government school unless exempt under Clause 62.02-1 or 62.02-2.

2.8 Egg Farm (30 French Road, Greenvale)

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C154(Part 1)

Whilst the egg farm at 30 French Road, Greenvale continues to operate, an application to develop land for a sensitive use (accommodation, child care centre, kindergarten, primary school or public open space) within the directional buffer designated on *Plan 5 - Image Character and Housing* in the *Greenvale Central Precinct Structure Plan* must be accompanied by a risk assessment prepared by a suitably experienced and qualified person. The risk assessment must acknowledge the existing poultry farm operations and assess the amenity impacts of the egg farm on the future proposed sensitive use of the land.

2.9 Specific provisions – Vegetation Protection

23/01/2014
C154(Part 1)

A permit is required to remove, destroy or lop any vegetation identified for retention on *Plan 7 – Vegetation Retention Plan* in the *Greenvale Central Precinct Structure Plan*.

3.0 Application requirements

23/01/2014
C154(Part 1)

If in the opinion of the responsible authority an application requirement listed at 3.1, 3.2, 3.3 or 3.4 is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

3.1 Residential subdivision

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In addition to the requirements of Clause 56.01-2, a Subdivision Design Response for a residential subdivision of less than 60 lots must show the proposed use and development of each part of the land and the staging of the development for all land in contiguous ownership with the land under application.

An application for a residential subdivision of 10 lots or more must be accompanied by:

- A written statement that sets out how the subdivision implements the incorporated Greenvale Central Precinct Structure Plan.
- Subdivision and Housing Design Guidelines, prepared to the satisfaction of the Responsible Authority, in accordance with the incorporated Greenvale Central Precinct Structure Plan.
- A table setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.
- A Traffic Impact Assessment Report to the satisfaction of the relevant road management authority.

Any application for residential subdivision must be accompanied by:

- Potential bus route and bus stop locations prepared to the satisfaction of Public Transport Victoria.
- An assessment of the existing surface and subsurface drainage conditions on the site by a suitably qualified professional and the potential impacts on the

proposed development, including any measures required to mitigate the impacts of the development on groundwater and drainage.

3.2 Public Infrastructure Plan

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An application for subdivision and or use and development of land must be accompanied by a Public Infrastructure Plan which addresses the following:

- 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 *Greenvale Central Development Contributions Plan* is sought to be provided as "works in lieu" subject to the 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.

3.3 Use or develop land for a sensitive purpose – Environmental Site Assessment – Category One Properties

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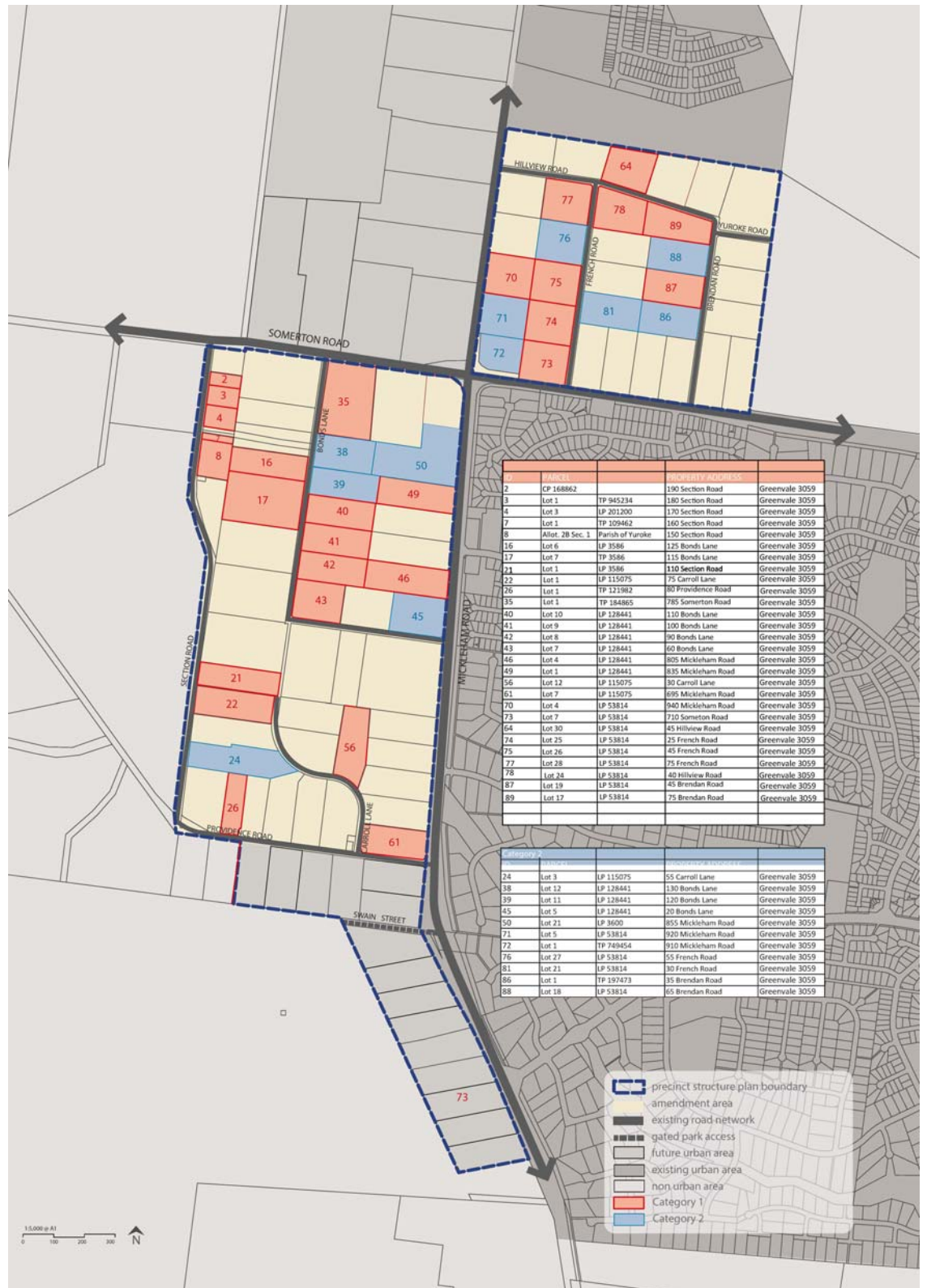
An application to develop land defined as Category 1 on Map 2 to Schedule 6 to Clause 37.07 for a sensitive use (accommodation, child care centre, kindergarten, primary school or public open space) must be accompanied by a preliminary assessment of the potential for contaminated land as a result of the previous land uses, carried out by a suitably qualified person.

3.4 Use or develop land for a sensitive purpose – Phase 2 Environmental Site Assessment – Category Two Properties

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An application to develop land defined as Category 2 on Map 2 to Schedule 6 to Clause 37.07 for a sensitive use (accommodation, child care centre, kindergarten, primary school or public open space) must be accompanied by a Secondary Environmental Site Assessment, including intrusive soil investigation of the Environmental Assessment Areas ranked as 'Medium Potential for Contamination' (and Assessment Level B) in the Phase 1 Environmental Site Assessment Greenvale Central (Lane Piper, June 2011).

Map 2 to Schedule 6 to Clause 37.07



4.0 Conditions and requirements for permits
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 Refer to the *Greenvale Central Precinct Structure Plan*.

5.0 Advertising signs

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Land is in the category specified in the applied zone.

5.1 Land and home sales signs

23/01/2014
C154(Part 1)

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.

5.2 Education promotion signs

23/01/2014
C154(Part 1)

Despite the provisions of Clause 52.05, a permit may be granted, for a period of not more than 5 years, to display an advertising sign greater than two square metres in area that promotes an educational centre on the land identified as potential non government primary school on Map 1 to this schedule.