

13/07/2017
C219

SCHEDULE 7 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ7**.

WOODLANDS PRECINCT STRUCTURE PLAN

1.0

The plan

23/10/2014
C154(Part 2)

Map 1 shows the future urban structure for the Woodlands *Precinct Structure Plan*. It is a reproduction of Plan 2 in the *Woodlands Precinct Structure Plan*.

Map 1 to Schedule 7 to Clause 37.07



2.0 Use and development

23/10/2014
C154(Part 2)

2.1 The land

23/10/2014
C154(Part 2)

The use and development provisions specified in this schedule apply to the land as shown on Map 1 of this schedule and shown as UGZ7 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

23/10/2014
C154(Part 2)

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 (Refer Map 1)	Applied zone provisions
Low density residential	Clause 32.03 – Low Density Residential Zone

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

23/10/2014
C154(Part 2)

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 Low Density 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 Provision – Scattered tree protection, including trees within areas shown as ‘vegetation to be removed’ in the Woodlands Precinct Structure Plan

23/10/2014
C154(Part 2)

A permit is required to remove, destroy or lop a tree identified as a 'scattered tree' or a tree within an area shown as 'native vegetation to be removed' in the Woodlands Precinct Structure Plan.

3.0 Application requirements

23/10/2014
C154(Part 2)

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

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

23/10/2014
C154(Part 2)

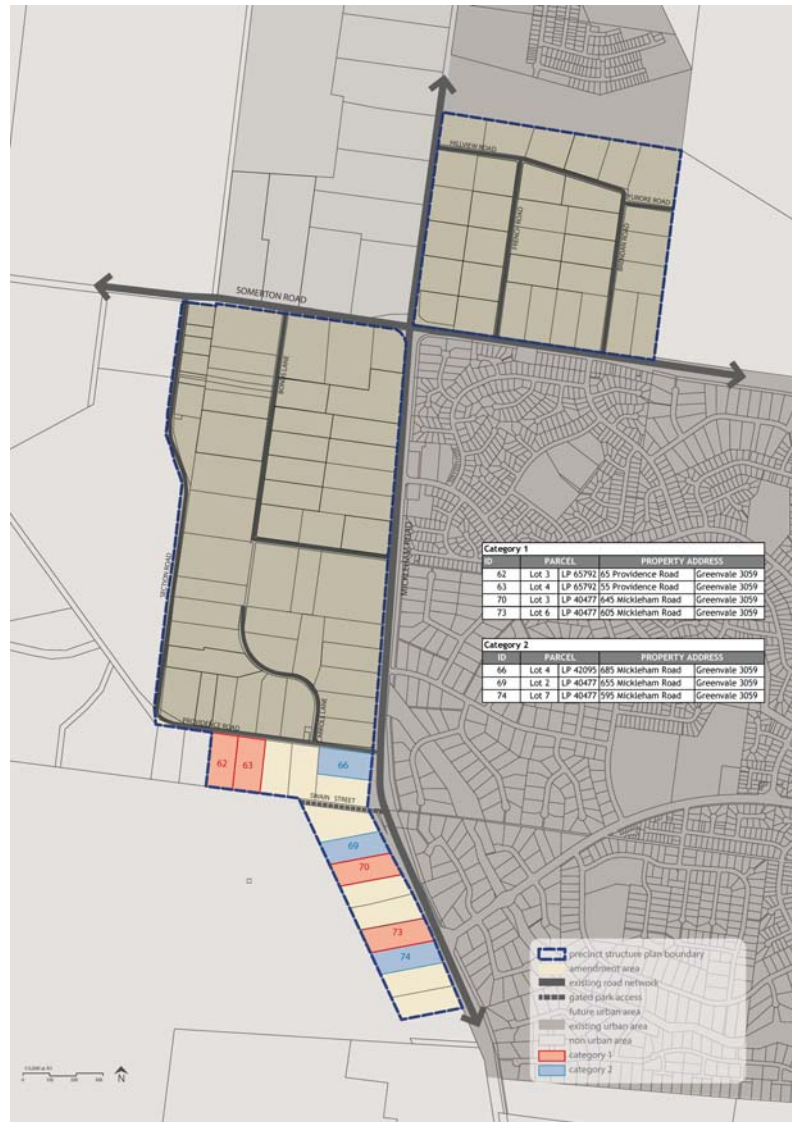
An application to develop land defined as Category 1 on Map 2 to Schedule 7 to Clause 37.07 for a sensitive use (accommodation, child care centre, kindergarten, primary school or public open space) must be accompanied by a preliminary assessment of the potential for contaminated land as a result of the previous land uses, carried out by a suitably qualified person.

3.2
13/07/2017
C219

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

An application to develop land defined as Category 2 on Map 2 to Schedule 7 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 7 to Clause 37.07



3.3
23/10/2014
C154(Part 2)

Section 173 Agreement

Before a permit is granted to subdivide, use or develop land at 565, 585, 595 and 605 Mickleham Road, Greenvale, the owner(s) of the land must enter into an agreement under section 173 of the *Planning & Environment Act 1987* with the responsible authority and the airport lessee company of Melbourne Airport. The Agreement must be registered on title and make provision for the following:

- An acknowledgement that the land is in an area affected by aircraft noise.

- Following the initial subdivision of the land to create the lots for accommodation use, the land must not be further subdivided to create additional lots for accommodation use.
- All buildings on these properties which are to be used for accommodation must be attenuated in accordance with the Australian *Standard AS 2021-2000, Acoustics – Aircraft Noise Intrusion-Building Siting and Construction*.

3.4 Scattered tree assessment

23/10/2014
C154(Part 2)

An application to remove, destroy or lop a tree must be accompanied by a report prepared by a qualified arborist that includes a detailed description of the location, health, structural quality and expected longevity all of the trees on the property.

4.0 Conditions and requirements for permits

23/10/2014
C154(Part 2)

Refer to the *Woodlands Precinct Structure Plan* applying to the land.

5.0 Advertising signs

23/10/2014
C154(Part 2)

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

5.1 Land and home sales signs

23/10/2014
C154(Part 2)

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.