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SCHEDULE 1 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ1**.

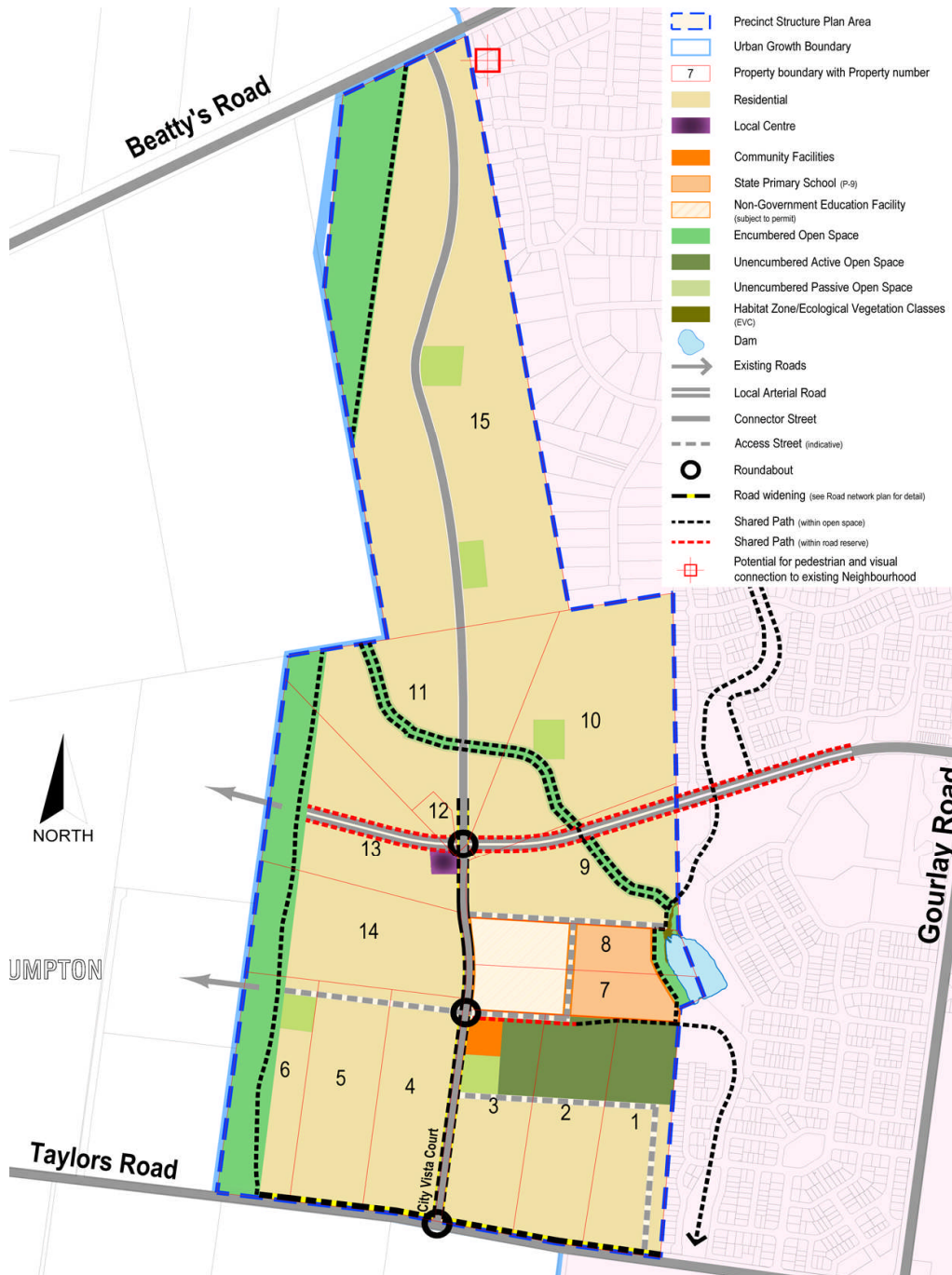
TAYLORS HILL WEST PRECINCT STRUCTURE PLAN

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The Plan

Map 1 to Schedule 1 to Clause 37.07 shows the Future Urban Structure for Taylors Hill West. It is a reproduction of Plan 5 in the Taylors Hill West Precinct Structure Plan.

Map 1 To Schedule 1 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 all land shown as UGZ1 in the planning scheme maps.

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 generally in accordance with Map 1 of this Schedule.

Table 1: Applied zone provisions

Land shown on map 1 of this schedule	Applied zone provisions
Local centre	Clause 34.01 – Commercial 1 Zone
Habitat Zone/Ecological Vegetation Class (EVC) and land within 20 metres of Habitat Zone/Ecological Vegetation Class (EVC)	Clause 35.06 – Rural Conservation Zone (RCZ2)
All other land	Clause 32.08 – General Residential Zone

The boundary of the local centre with the applied Commercial 1 Zone is to be determined by the designation of land on the south west corner of City Vista Court and Hume Drive in a plan of subdivision as a local centre to the satisfaction of the responsible authority.

2.3 Specific provisions – Use of land

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The following provisions apply to the use of land.

Table 2: Use

Use	Requirement
Office where the applied zone is General Residential Zone	A permit may be granted to use land for an office if the leasable floor area of the office does not exceed 100 square metres.

Table 3: Shop use where the applied zone is Commercial 1 Zone

Use	Requirement
Shop	A permit is required to use land for a shop if the combined leasable floor area of all shops exceeds 900 square metres.

2.4 Specific provisions – Construction of one dwelling on a lot

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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 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.

3.0 Application requirements

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In addition to the requirements of Clause 56.01-2, a Subdivision Design Response for a 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. The responsible authority may waive or reduce these application requirements.

An application for a residential subdivision of 10 lots or more must be accompanied by a written statement that sets out how the proposed subdivision implements the Housing element of the precinct structure plan applying to the land to the satisfaction of the responsible authority. The responsible authority may waive or reduce these application requirements.

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

- the provision, staging and timing of stormwater drainage works
- 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 Taylors Hill West Development Contributions Plan 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.

An application to subdivide land or construct or carry out buildings and works on that part of a parcel of land identified as native vegetation to be protected, or land within 20 metres of land identified as native vegetation to be protected, must be accompanied by the following information:

- A targeted survey for Spiny Rice Flower to the satisfaction of the Department of Sustainability and Environment. If any Spiny Rice Flower are identified a Conservation Management Plan must be prepared for this species to the satisfaction of the Department of Sustainability and Environment.
- A targeted survey for Small Scurf Pea to the satisfaction of the Department of Sustainability and Environment. If any Small Scurf Pea are identified a Conservation Management Plan must be prepared for this species to the satisfaction of the Department of Sustainability and Environment.
- A conservation management plan for Bibron's Toadlet and the Growling Grass Frog (GGF) to the satisfaction Department of Sustainability and Environment.

4.0 Conditions and requirements for permits

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A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the Taylors Hill West Precinct Structure Plan (including the Taylors Hill West Native Vegetation Precinct Plan) are implemented as part of the planning permit or the plans endorsed under the permit.

Land required for community facilities, public open space or public roads must be shown on a plan of certification as a reserve in favour of Melton City Council or another relevant person or body.

Before a plan is certified for a subdivision (or the relevant stage of a subdivision) where building envelopes are proposed, each lot between 250 square metres and 300 square metres in area must contain a building envelope (in accordance with Part 4 of the Building Regulations) to the satisfaction of the responsible authority.

The approved building envelopes must be applied as a restriction on the plan of subdivision or through an agreement under section 173 of the Act that is registered on the title to the land. The restriction or the agreement must provide for:

- The building envelope plan to apply to each relevant lot
- All buildings to conform to the building envelope on the relevant lot
- The construction of a building outside the building envelope only with the written consent of the responsible authority
- A building envelope to cease to apply to any building on the lot affected by the envelope after the issue of a certificate of occupancy for the whole of a dwelling on the land.

Prior to the issue of a Statement of Compliance for the first stage of a development, the owner must, if required, enter into an agreement or agreements under section 173 of the Act which specifies the infrastructure required to be provided as part of the development. The agreement must give effect to the approved Public Infrastructure Plan.

Any permit issued for land identified as native vegetation to be protected, or land within 20 metres of land identified as native vegetation to be protected:

- Must be consistent with any conservation management plan applying to the land.
- Must require any relevant conservation actions, as set out in an approved conservation management plan, to be carried out to the satisfaction of the responsible authority.

Any permit granted to develop land must contain the following conditions:

- If individual Striped Legless Lizards occur on the land a fully costed Striped Legless Lizard translocation/salvage plan must be prepared to the satisfaction of the Department of Sustainability and Environment and must be submitted to and approved by the responsible authority.

5.0

Advertising signs

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The following advertising sign categories in this scheme apply by reference to Plan 1 of this Schedule.

Table 3: Advertising signs

Land shown on plan 1 of this schedule	Advertising sign category
Local centre	Category 1
Residential	Category 3
All other land	Category 4

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.

5.2

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Education promotion signs

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 that promotes an education centre on land identified as education, community and district sports reserve on Map 1 to this schedule.

5.3

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Office and convenience shop signs in residential areas

A permit may be granted for a business identification sign of no more 2 square metres on land where the applied zone is General Residential Zone provided:

- The application for a permit is lodged concurrently with an application for buildings and works for a convenience shop or office on the same land
- The sign is not illuminated
- No fittings or wiring are visible from adjacent streets or properties
- The sign is maintained to a high standard.

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No exemption from notice and review

An application to use land for a convenience shop or office, on land where the applied zone is General Residential Zone, is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.