

28/08/2014  
C181

**SCHEDULE 5 TO THE URBAN GROWTH ZONE**

Shown on the planning scheme map as **UGZ5**.

**Point Cook West Precinct Structure Plan**

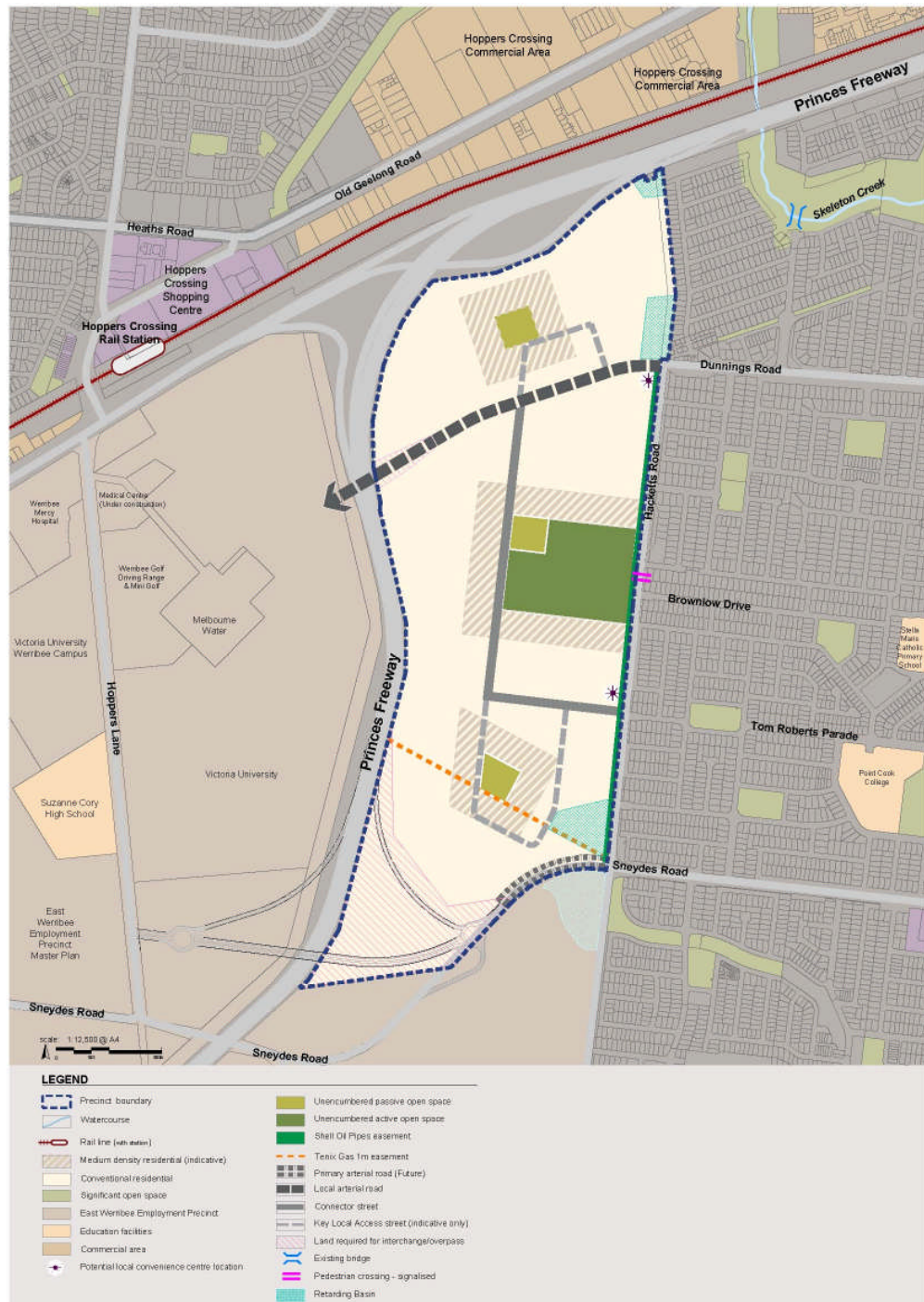
**1.0**

**The Plan**

29/11/2012  
C163

Map 1 shows the future urban structure proposed in the Point Cook West Precinct Structure Plan. It is a reproduction of Plan 2 in the Point Cook West Precinct Structure Plan.

**Map 1 to Schedule 5 to Clause 37.07**



**2.0 Use and development**

28/08/2014  
C181

**2.1 The land**

29/11/2012  
C163

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 UGZ5 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**

01/08/2013  
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/development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land (refer map 1)	Applied zone provisions
Local Convenience Centre	Clause 34.01 – Commercial 1 Zone*
All other land	Clause 32.08 – General Residential Zone

\*If no local convenience centre is developed then the land reverts to an applied General Residential Zone

**2.3 Specific provisions – Use and development of future public land**

29/11/2012  
C163

A permit is not required to use or develop land shown in the Point Cook West 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 Point Cook West Precinct Structure Plan and with the prior written consent of Wyndham City Council.

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

28/08/2014  
C181

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 Wyndham Planning Scheme.

**2.5 Specific provisions – Referral of applications to the Director of Public Transport**

29/11/2012  
C163

For the purpose of Clause 52.36-1 of the planning scheme a development is generally in accordance with the Point Cook West Precinct Structure Plan (October 2012) where the following requirements are met:

- a road nominated on Plan 4 – Public Transport and Trails in the *Point Cook West Precinct Structure Plan* as a potential bus route is constructed (including any partial construction where relevant) in accordance with its corresponding cross section in the *Point Cook West Precinct Structure Plan* and in accordance with the Public Transport Guidelines for Land Use and Development;
- signalised intersections that contain a proposed Principal Public Transport Network (PPTN) route in the *Point Cook West Precinct Structure Plan* include bus priority

measures to mitigate delays to bus travel times, to the satisfaction of the Director of Public Transport;

- any roundabouts or other road management devices on potential bus routes are constructed to accommodate ultra low floor buses in accordance with the Public Transport Guidelines for Land Use and Development; and
- unless otherwise agreed in writing with the Director of Public Transport, 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 the Director of Public Transport;
  - 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

to the satisfaction of the Director of Public Transport.

A responsible authority may address any of the above matters through planning permit conditions.

### 3.0 Application requirements

29/11/2012  
C163

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

29/11/2012  
C163

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 mobility plan that demonstrates how the local street and movement network integrates with adjacent urban development or is capable of integrating with future development on adjacent land parcels.
- For applications in the vicinity of the Shell high pressure oil pipelines, a response to the Shell documents *Conditions For Works Near Shell & WAG High Pressure Pipelines In Victoria and Land Use Planning, Development & Subdivision Near Shell & W.A.G. High Pressure Pipelines In Victoria*.

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

- The provision, staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Melbourne Water; and
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

#### **4.0 Conditions and requirements for permits**

28/08/2014  
C181

##### **4.1 Conditions for subdivision or building and works permits where land is required for community facilities, public open space and road widening.**

29/11/2012  
C163

Land required for community facilities, as set out in the Point Cook West Precinct Structure Plan or the Point Cook West Development Contributions Plan, must be transferred to or vested in Council at no cost to Council unless the land is funded by the Point Cook West Development Contributions Plan.

Land required for public open space as a local park, as set out in the Point Cook West Precinct Structure Plan or the Point Cook West Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless the land is funded by the Point Cook West Development Contributions Plan.

Land required for road widening including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the Point Cook West Development Contributions Plan.

##### **4.2 Conditions for subdivision permits that allow for the creation of a lot of less than 300 square metres**

28/08/2014  
C181

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 Wyndham Planning Scheme; and
- 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 Biodiversity**

29/11/2012  
C163

##### **Striped Legless Lizard**

Any permit which would allow subdivision, building or works that will impact on an area of land identified as potential habitat for Striped Legless Lizard on Plan 3 – Threatened Species Action Plan in the Point Cook West Precinct Structure Plan must contain the following condition unless otherwise agreed to in writing by the Department of Sustainability and Environment:

- *The Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Strategic Approach (DSE 2011) and Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Operational Plan (DSE 2011)* must be implemented to the satisfaction of the Secretary of the Department of Sustainability and Environment before during and after the carrying out of any buildings or works or native vegetation removal and all specifications and requirements of the approved plan must be complied with.

## Growling Grass Frog

Any permit which would allow subdivision, buildings or works that will impact on an area identified on Plan 3 – Threatened Species Action Plan and Biodiversity in the Point Cook West Precinct Structure Plan as Growling Grass Frog Category suitable habitat must contain the following condition unless otherwise agreed to in writing by the Department of Sustainability and Environment:

- Prior to the commencement of any buildings or works, a fully costed Growling Grass Frog Conservation Management Plan that directs the salvage and translocation must be prepared to the satisfaction of the Department of Sustainability and Environment and be submitted to and approved by the Responsible Authority. The approved Growling Grass Frog Conservation Management Plan must be implemented to the satisfaction of the Department of Sustainability and Environment and the Responsible Authority.

### 5.0

29/11/2012  
C163

## Advertising signs

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

**Table 2: Advertising signs**

Land shown on plan 1 of this Schedule	Advertising sign category
Residential	Category 3
Local Convenience Centre*	Category 1
All other land	Category 4

\* If no Local Convenience Centre is developed then Category 3 would apply.

### 5.1

29/11/2012  
C163

## Land and home sales signs

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.