**SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE**

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

**ARMSTRONG CREEK NORTH EAST INDUSTRIAL PRECINCT, PRECINCT STRUCTURE PLAN (MAY 2010)**

### 1.0 The Plan

Map 1 shows the future urban structure proposed in the incorporated *Armstrong Creek North East Industrial Precinct, Precinct Structure Plan* (May 2010).

**Map 1 – Armstrong Creek North East Industrial Precinct Urban Structure Plan**

### 2.0 Use and development

The use and development provisions specified in this schedule apply to land as shown in Map 2 of this schedule.
Map 2 – Armstrong Creek North East Industrial Precinct Urban Structure Plan – Character
Precinct names
Applied Zone Provisions

The provisions of the following zones in this scheme apply to land by reference to Map 2 of this schedule

*Note:* If any land shown in Map 2 is not zoned Urban Growth Zone, the provisions of this schedule do not apply.

**Table 1: Applied zone provisions**

<table>
<thead>
<tr>
<th>Land shown on map 2 of this schedule</th>
<th>Applied zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precinct 1</td>
<td>Clause 33.01 - Industrial 1 Zone</td>
</tr>
<tr>
<td>Precinct 2</td>
<td>Clause 33.01 - Industrial 1 Zone</td>
</tr>
<tr>
<td>Precinct 3</td>
<td>Clause 34.02 - Commercial 2 Zone</td>
</tr>
<tr>
<td>Precinct 4</td>
<td>Clause 32.04 - Mixed Use Zone</td>
</tr>
<tr>
<td>Precinct 5</td>
<td>Clause 32.04 - Mixed Use Zone</td>
</tr>
<tr>
<td>Precinct 6</td>
<td>Clause 34.01 - Commercial 1 Zone</td>
</tr>
</tbody>
</table>

The precise boundary of the Commercial 1 Zone, Commercial 2 Zone, Industrial 1 Zone or Mixed Use Zone will be determined by the designation of land in a relevant plan of subdivision to the satisfaction of the Responsible Authority.

**Specific provisions – Use of land**

Any condition opposite the use must be met. If the condition is not met, the applied zone provisions apply except where the use is expressly prohibited in the table below.

**Precincts 1 and 2 - Industrial 1 Zone**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
</table>
| Child care centre                | Permit Required.  
Prohibited unless the use is located in a local node in which case a permit is required. |
| Conference centre                | Permit required.  
Must be located in Precinct 2. |
| Convenience shop                 | Permit required.  
Prohibited unless the use is located in a local node. |
| Food and drink premises          | Permit required.  
Prohibited unless the use is located in a local node. |
| Industry                         | Permit required.  
Despite the provisions of the Industrial 1 zone may locate within 30metres of an education facility or child care centre provided the use meets the requirements of clause 52.10 |
| Office                           | Permit required.  
There is no floor space limit on each use or in aggregate |
| Restricted retail premises       | Permit required in Precinct 1.  
There is no floor space limit on each use or in aggregate in Precinct 1.  
Prohibited in Precinct 2. |
| Serviced apartments              | Permit required.  
Must be located in Precinct 2. |
<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shipping container storage</td>
<td>Permit required in Precinct 1. Must meet the requirements of Clause 52.33. Shipping containers must not be visible from the street or public open space. Prohibited in Precinct 2.</td>
</tr>
<tr>
<td>Trade supplies</td>
<td>No permit required in Precinct 1. Prohibited in Precinct 2.</td>
</tr>
<tr>
<td>Warehouse</td>
<td>Permit required. Despite the provisions of the Industrial 1 zone may locate within 30 metres of an education facility or child care centre provided the use meets the requirements of clause 52.10</td>
</tr>
</tbody>
</table>

**Precinct 3 - Commercial 2 Zone**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child Care centre</td>
<td>No permit required. Must be located in a local node.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td>No permit required. Must be located in a local node.</td>
</tr>
<tr>
<td>Dwelling</td>
<td>Permit required. Must be within 200m of Precincts 4 or 5. Any frontage at ground floor level must not exceed 2 metres.</td>
</tr>
<tr>
<td>Equestrian Supplies</td>
<td>No permit is required for occupation with a leasable floor area of less than 500 sqm, ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</td>
</tr>
<tr>
<td>Food and drink premises</td>
<td>No permit required. Must be located in a local node.</td>
</tr>
<tr>
<td>Industry</td>
<td>Permit required. Despite the provisions of the Commercial 2 Zone may locate within 30 metres of an education facility or child care centre provided the use meets the requirements of clause 52.10</td>
</tr>
<tr>
<td>Lighting Shop</td>
<td>No permit is required for occupation with a leasable floor area of less than 500 sqm. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</td>
</tr>
<tr>
<td>Manufacturing Sales</td>
<td>No permit required. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue.</td>
</tr>
<tr>
<td>Office</td>
<td>Permit required. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue. There is no floor space limit on each use or in aggregate</td>
</tr>
<tr>
<td>Party Supplies</td>
<td>No permit is required for occupation with a leasable floor area of less than 500 sqm. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</td>
</tr>
<tr>
<td>Restricted Retail</td>
<td>No permit required for occupation with a leasable floor area of less than 1000 sqm. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</td>
</tr>
<tr>
<td>Trade Supplies</td>
<td>No permit required. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue.</td>
</tr>
</tbody>
</table>
Use | Condition
--- | ---
Warehouse | No permit required. Despite the provisions of the Commercial 2 Zone may locate within 30 metres of an education facility or child care centre provided the use meets the requirements of clause 52.10

Precincts 4 and 5 - Mixed Use Zone

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling</td>
<td>No permit required. Any frontage at ground floor level must not exceed 2 metres.</td>
</tr>
<tr>
<td>Group accommodation</td>
<td>Permit required. Any frontage at ground floor level must not exceed 8 metres.</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td>Prohibited.</td>
</tr>
<tr>
<td>Residential hotel</td>
<td>Permit required</td>
</tr>
<tr>
<td>Shop (except for Bottle shop, Convenience shop and Restricted retail premises)</td>
<td>Prohibited</td>
</tr>
<tr>
<td>Trade Supplies</td>
<td>No permit required. Any frontage at ground floor level must not exceed 6 metres.</td>
</tr>
</tbody>
</table>

Precinct 6 - Commercial 1 Zone

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shop</td>
<td>No permit required. Maximum floorspace must not exceed 2800sqm leasable floor area.</td>
</tr>
<tr>
<td>Trade Supplies</td>
<td>No permit is required provided that the floor area of each use does not exceed 100sqm and ground floor frontage does not exceed 6m.</td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td>No permit is required provided that the floor area of each use does not exceed 100sqm and ground floor frontage does not exceed 6m.</td>
</tr>
</tbody>
</table>

2.3 03/06/2010 C207
Specific provisions – Resolution of doubt
Where the provisions specified in this schedule are uncertain, a permit may be granted for any use or development for any land included in Map 2 above, if the responsible authority is satisfied that the use and development of the land is in accordance with the incorporated Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010.

2.4 03/06/2010 C207
Specific provisions – Provision of reticulated recycled water
All newly created lots and buildings must be connected to a reticulated recycled water supply system for toilet flushing and garden watering. Where a reticulated recycled water supply system is not available to the building, a building must be connected to a rain water tank with a minimum capacity of 2500 litres for toilet flushing and garden watering or an alternative grey water recycling system to the satisfaction of the responsible authority.

2.5 03/06/2010 C207
Exemptions from permit requirements
A permit is not required to construct a building or construct or carry out works for the following:
- The installation of an automatic teller machine in Precinct 5 as identified in Map 2 of this schedule.

- An alteration to an existing building facade in Precinct 5 as identified in Map 2 of this schedule, provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 percent of the building facade at ground floor level is maintained as an entry or window with clear glazing.

- An awning that projects over a road if it is authorised by the relevant public land manager.

### Application requirements

An application to use land must be accompanied by a written statement confirming the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out on the land.

- The likely effects, if any on adjoining land, including noise levels, air-borne emissions, emissions to land or water, traffic, including the hours of delivery and dispatch of goods or materials, hours of operation and light spill, solar access and glare.

- The means of maintaining areas not required for immediate use.

- How the application applies with the relevant requirements within the North East Industrial Precinct, Precinct Structure Plan.

- A report and investigation into potential contamination issues prepared by a suitably qualified consultant to the satisfaction of the Responsible Authority where applicable.

- If an industry or warehouse:
  - The type and quantity of goods to be stored, processed or produced.
  - Whether a Works Approval, or Waste Discharge Licence is required from the Environmental Protection Agency.
  - Whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 is required, a licence under the Dangerous Goods Act 1985 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2000 is exceeded.
  - How the application applies with the relevant requirements within the North East Industrial Precinct, Precinct Structure Plan.

An application to construct a building or construct or carry out works must be accompanied by 3 copies of plans drawn to scale and a written statement providing the following information, as appropriate:

- How the application applies with the relevant requirements within the North East Industrial Precinct, Precinct Structure Plan.

- A report and investigation into potential contamination issues prepared by a suitably qualified consultant to the satisfaction of the Responsible Authority where applicable.

- the site context, including details of adjacent development;

- The boundaries and dimensions of the site and any site features.

- site plan, elevations and floor plans

- Adjoining roads.

- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- Driveways and vehicle parking and loading areas.
- Any vegetation to be removed or retained.
- A landscape plan which provides details of the proposed landscaping of the site including details of existing and proposed vegetation and any hard landscaping.
- External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed and a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

An application for subdivision must be accompanied by a three copies of a plan drawn to scale and a written statement addressing the following information, as appropriate:

- How the application applies with the relevant requirements within the North East Industrial Precinct, Precinct Structure Plan.
- A report and investigation into potential contamination issues prepared by a suitably qualified consultant to the satisfaction of the Responsible Authority where applicable.
- the dimensions and area of all lots and any balance lot;
- dimensions of all roads and access ways
- any areas of shared parking and details of the basis on which parking is to be shared
- easements for services and utilities;
- public open space and other reserves
- any vegetation to be removed or retained
- servicing details
- staging
- details of any proposed agreements or other management arrangements where the land is proposed to form part of an owners corporation.
- an indication of the proposed uses where known.

**Conditions and requirements for permits**

Any permit must contain conditions and requirements as appropriate which give effect to any relevant part of the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010.

**Conditions for subdivision or building and works permits where land is required for public open space, road widening and drainage**

**Public open space**

Land identified as public open space in the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan and specified in Figure 11 – NEIP Open Space Plan and in Appendix 7 – NEIP Property Specific Passive Open Space Contributions Summary in the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan or any applicable Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless funded by the applicable Development Contributions Plan.
Public open space must be provided in accordance with Figure 11 – NEIP Open Space Plan and in Appendix 7 – NEIP Property Specific Passive Open Space Contributions Summary in the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, prior to the issue of a Statement of Compliance (or other similar agreement). These contributions are subject to an equalisation for unencumbered open space.

Any public open space provided at the applicants request in addition to that reflected in Figure 11 – NEIP Open Space Plan and in Appendix 7 – NEIP Property Specific Passive Open Space Contributions Summary in the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan must be transferred to or vested in Council at no cost to Council and is not subject to compensation.

Road widening

Apart from land affected by a Public Acquisition Overlay, land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must be referred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by an applicable Development Contributions Plan.

Drainage

Individual stages of development must demonstrate compliance with the staged delivery of ultimate drainage infrastructure in accordance with Figure 13 – Water Sensitive Urban Design Plan and Figure 14 – Outfall Plan of the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan.

Requirements for Native Vegetation

Prior to the removal, destruction or lopping of any native vegetation including dead native vegetation an Offset Plan concerning the land must be prepared in accordance with Tables 6, 7 and 8 of the incorporated Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan May 2010 (NVPP) to the satisfaction of the Department of Environment and Primary Industries and the responsible authority.

Any permit application for land containing native vegetation identified by the NVPP, or land that is identified within the NVPP as an offset site must be referred to the Department of Environment and Primary Industries.

Advertising signs

The following table specifies which category of Advertising control applies to each precinct as listed in Clause 52.05:

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precinct 1</td>
<td>Category 2 – Office and industrial</td>
</tr>
<tr>
<td>Precinct 2</td>
<td></td>
</tr>
<tr>
<td>Precinct 3</td>
<td></td>
</tr>
<tr>
<td>Precinct 4</td>
<td>Category 1 – Business Areas</td>
</tr>
<tr>
<td>Precinct 5</td>
<td></td>
</tr>
<tr>
<td>Precinct 6</td>
<td></td>
</tr>
</tbody>
</table>

Decision guidelines

Before deciding on an application to subdivide, use and/or develop land the responsible authority must consider, as appropriate:

- Whether the application is consistent with the Armstrong Creek Urban Growth Plan, City of Greater Geelong, 2010.
Whether the application is consistent with the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010.

Whether the application is consistent with the Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan, May 2010.

Whether the application is consistent with the Armstrong Creek North East Industrial Precinct Development Contributions Plan, May 2010.

Whether the application is consistent with the Armstrong Creek North East Industrial Precinct Growling Grass Frog Conservation Management Plan, May 2010.

The effect that existing or designated uses on adjoining or nearby land may have on the proposed use.

Whether the design has active frontages and promotes surveillance.

The design of the frontage façade, key interface and elevation treatments and boundaries to public open space to achieve a high quality urban design outcome.

The effect that the proposed use may have on the amenity of the neighbourhood.

The availability and provision of utility services.

The effect of traffic to be generated by the use.

The interim use of those parts of the land not required for the proposed use.

The matters listed in Clause 65 as appropriate.

Whether the application adequately responds to contamination issues.

7.0

References

Phase 1 Contamination and Geotechnical Technical Background Report, 25 August 2008 (Golder Associates)

Keystone Business Park - Economics Needs Assessment, 19 August 2009 (Conics)


Keystone Business Park, Marshall Precinct Structure Plan (Heritage Assessment), May 2009 (Terraculture Heritage Consultants)

East West Link Road Briefing Paper Assessment of Proposed Final Alignment, 23 April 2009 (Coomes Consulting Group)

East West Link Road Briefing Paper Technical Background Reports, April 2009 (Coomes Consulting Group)

Keystone Business Park Precinct Structure Plan Essential Services Servicing Report Version 2.6, 3 September 2009 (TGM Group)


Transport and Road Network Feasibility Stage Road Safety Audit, September 2009 (CPG Australia)

Drainage Technical Report North East Industrial PSP, August 2009 (Water Technology)