

27/05/2019  
C239wsea

## **SCHEDULE 5 TO CLAUSE 37.07 URBAN GROWTH ZONE**

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

### **WOLLERT PRECINCT STRUCTURE PLAN**

(Note: Refer also to the Wollert Precinct Structure Plan, June 2017 in Clause 72.04)

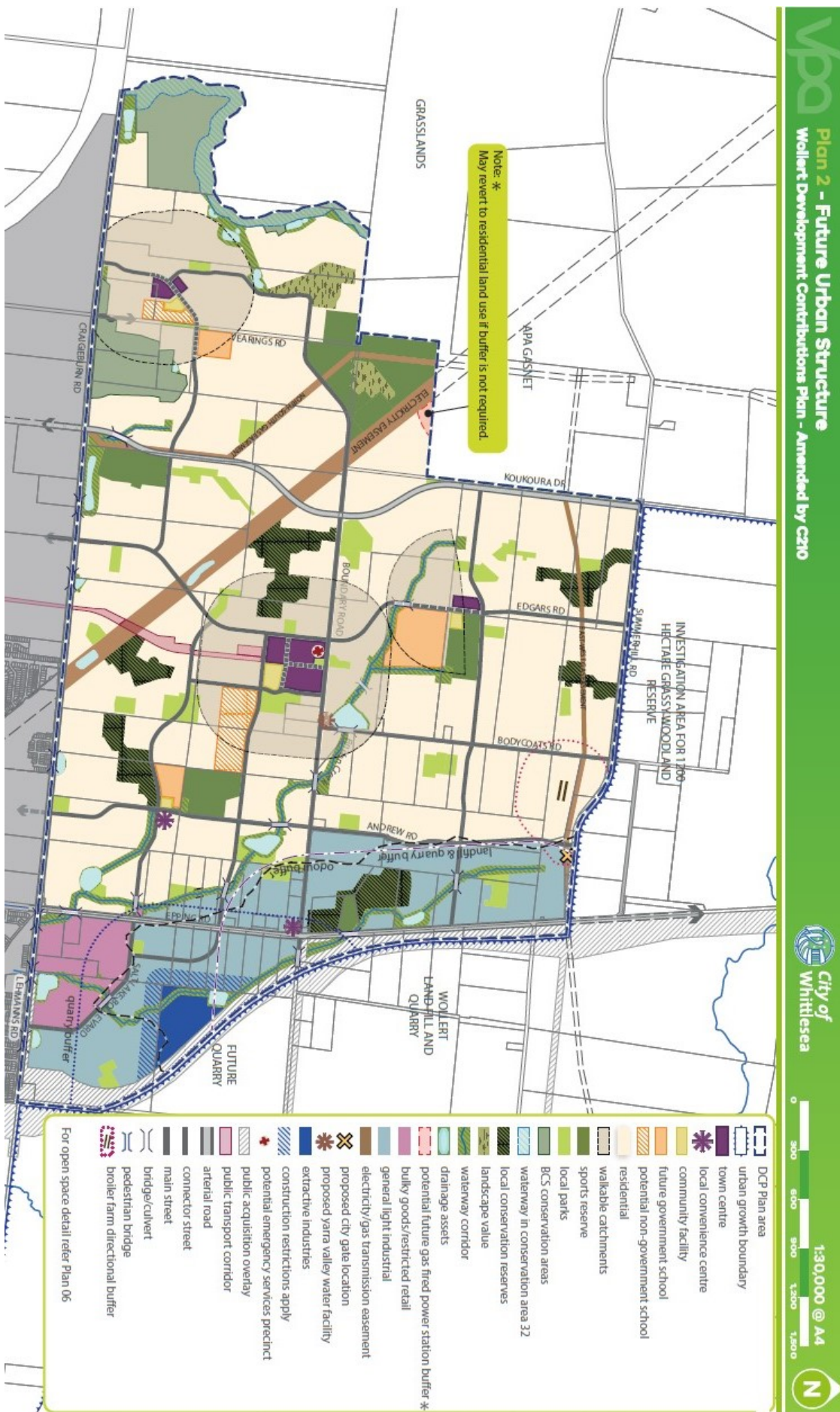
#### **1.0**

27/05/2019  
C239wsea

#### **The plan**

Plan 1 below shows the future urban structure proposed in the *Wollert Precinct Structure Plan, June 2017*. It is a reproduction of Plan 2 in the *Wollert Precinct Structure Plan, June 2017*.

Plan 1 to the Schedule to Clause 37.07



**2.0**27/05/2019  
C239wsea**Use and development****2.1**27/05/2019  
C239wsea**The land**

The use and development provisions specified in this schedule apply to the land within the ‘precinct area’ on Plan 1 of this schedule and shown as UGZ5 on the planning scheme maps.

*Note: If land shown on Plan 1 is not zoned UGZ, the provisions of this zone do not apply.*

**2.2**23/02/2017  
C187**Applied zone provisions**

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

**Table 1: Applied zone provisions**

Land use or development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land.	Applied zone provisions
Arterial road	Clause 36.04 – Road Zone – Category 1
Bulky goods/ restricted retail	Clause 34.02 – Commercial 2 Zone
General light industrial	Clause 33.01 – Industrial 1 Zone
Local convenience centre Town centre Community facility adjacent to town centre on Boundary road	Clause 34.01 – Commercial 1 Zone
Residential on a lot wholly within a walkable catchment	Clause 32.07 – Residential Growth Zone
All other land	Clause 32.08 – General Residential Zone

**2.3**23/02/2017  
C187**Reference to a planning scheme zone is a reference to an applied zone**

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**12/10/2017  
C210**Specific provisions – Use of land**

The following provisions apply to the use of the land.

**Table 2: Use**

Use	Requirement
Aged care facility	A permit is required to use land for an aged care facility for land shown within the east-west and north-south gas pipeline buffer on Plan 5 of the <i>Wollert Precinct Structure Plan, June 2017</i> .
Child care centre where the applied zone is Industrial 1 Zone	Prohibited
Primary school	A permit is not required to use land for a Primary school on land shown as Potential Non-Government School.

## WHITTLESEA PLANNING SCHEME

Use	Requirement
	A permit is not required to use land for a Primary school on land shown as Potential Non-Government P-12 School.
<b>Secondary school</b>	<p>A permit is not required to use land for a Secondary school on land shown as Potential Non-Government School.</p> <p>A permit is not required to use land for a Secondary school on land shown as Potential Non-Government P-12 School.</p>
<b>Office where the applied zone is Industrial 1 Zone</b>	A permit is required to use land for an office if the floor area exceeds 100 square metres.
<b>Shop where the applied zone is Commercial 1 Zone</b>	<p>A permit is required to use land for a shop if the combined leasable floor area of all shops exceeds:</p> <ul style="list-style-type: none"> <li>▪ 25,000 square metres for land shown as Major Town Centre in the incorporated <i>Wollert Precinct Structure Plan, June 2017</i>.</li> <li>▪ 5,000 square metres for land shown as South-West Local Town Centre in the incorporated <i>Wollert Precinct Structure Plan, June 2017</i>.</li> <li>▪ 2,200 square metres for land shown as North Local Town Centre in the incorporated <i>Wollert Precinct Structure Plan, June 2017</i>.</li> <li>▪ 500 square metres for land shown as Convenience Centre in the incorporated <i>Wollert Precinct Structure Plan, June 2017</i>.</li> </ul>
<b>Shop where the applied zone is Commercial 2 Zone</b>	<p>A permit is required to use land for a restricted retail premises if the combined leasable floor area of all restricted retail premises exceeds:</p> <ul style="list-style-type: none"> <li>▪ 30,000 square metres for land shown as Bulky goods/Restricted retail in the incorporated <i>Wollert Precinct Structure Plan, June 2017</i>.</li> </ul> <p>A permit is required to use land for a supermarket with a leasable floor area exceeding 500 square metres.</p>
<b>Shop where the applied zone is Residential Growth Zone</b>	The leasable floor area must not exceed 100 square metres
<b>Accommodation, Aged care facility, Child care centre, Education centre, Place of assembly, Retail premises, Cinema based entertainment facility or Hospital where the applied zone is General residential zone and land is within the potential future gas fired power station buffer area</b>	A permit is required to use land.

### 2.5

12/10/2017  
C210

#### **Specific provision – Use and development of future local parks and community facilities**

A permit is not required to use or develop land shown in the incorporated *Wollert Precinct Structure Plan, June 2017* as local park or community facilities provided the use or development is carried out generally in accordance with the incorporated *Wollert Precinct Structure Plan, June 2017* and with the prior written consent of the City of Whittlesea.

### 2.6

24/06/2020  
GC150

#### **Specific provision – Dwellings on a lot less than 300 square metres**

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 (Victorian Planning Authority, November 2019)* incorporated under Clause 72.04 of the Whittlesea Planning Scheme.



**2.7**27/05/2019  
C239wsea**Specific provision – Land adjacent to Broiler farm at 160 Bodycoats Road, Wollert – Odour Environmental Risk Assessment**

While the broiler farm at 160 Bodycoats Road, Wollert continues to operate, an application to develop land for a sensitive use (including accommodation, child care centre, kindergarten, primary school or public open space) located within the 250 metre ‘directional buffer’ surrounding the broiler farm shown on Plan 1 of this Schedule and Plan 2 – Future Urban Structure in the incorporated *Wollert Precinct Structure Plan, June 2017* must be accompanied by an Odour Environmental Risk Assessment prepared by a suitably experienced and qualified person to the satisfaction of the responsible authority, in consultation with the Environment Protection Authority. The Odour Environmental Risk Assessment must be prepared in accordance with the *State Environment Protection Policy (Air Quality Management)* and acknowledge the existing broiler farm operations and assess the potential adverse amenity impacts of the broiler farm on the future proposed sensitive use of the land.

If the responsible authority, after consulting the Environment Protection Authority, determines that there are likely to be odour levels arising from the broiler farm which would have a detrimental impact on the amenity of the sensitive use, the land must not be developed for sensitive uses.

**2.8**27/05/2019  
C239wsea**Specific provision – Referral of applications near the Quarry at 90 Bridge Inn Road, Wollert**

An application to subdivide land, construct a building and/or construct or carry out works on land identified as ‘construction restrictions apply’ on Plan 1 of this Schedule must be referred in accordance with Section 55 of the *Planning and Environment Act 1987* to the Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act 1990*.

**2.9**27/05/2019  
C239wsea**Specific provision – Applications for land within the Wollert Landfill and Quarry Buffer**

Any application to subdivide, use or develop land within the Wollert Landfill and Quarry Buffer and the Odour Buffer as shown on Plan 1 of this Schedule, must demonstrate compliance with the *Best Practice Environmental Management: Siting Design, Operation and rehabilitation of Landfills* (Environment Protection Authority, 2014 – Publication 788.2), to the satisfaction of the responsible authority, in consultation with the Environment Protection Authority.

**2.10**12/10/2017  
C210**Specific provision – Wollert Major Town Centre Urban Design Framework**

A permit must not be granted to use or develop land, including subdivision, on land shown as the Wollert Major Town Centre in Figure 4 of the incorporated *Wollert Precinct Structure Plan, June 2017* until an urban design framework for the centre has been prepared to the satisfaction of the responsible authority and the Victorian Planning Authority.

An urban design framework approved under this schedule must be generally in accordance with the incorporated *Wollert Precinct Structure Plan, June 2017* applying to the land.

An application to use or develop land, including subdivision, within the Wollert Major Town Centre in Figure 4 of the incorporated *Wollert Precinct Structure Plan, June 2017* must be consistent with any urban design framework approved under this schedule.

A permit may be granted to use or develop land, including subdivision, prior to the approval of an urban design framework if, in the opinion of the responsible authority, the permit would be generally in accordance with the requirements and guidelines for the urban design framework in Part 3.3 of the incorporated *Wollert Precinct Structure Plan, June 2017* and the permit implements the objectives for the Major Town Centre as set out in Part 2.0 of the incorporated *Wollert Precinct Structure Plan, June 2017*.

The responsible authority may allow an urban design framework to be prepared in stages.

The urban design framework may be amended to the satisfaction of the responsible authority and the Victorian Planning Authority.

**2.11 Specific provision – Referral of applications – Wollert Major Town Centre**

23/02/2017  
C187

An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in the Wollert Major Town Centre must be referred in accordance with Section 55 of the *Planning and Environment Act 1987* to the Victorian Planning Authority.

**2.12 Specific provision – Referral of applications – Local Town Centre**

23/02/2017  
C187

An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in a Local Town Centre must be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the Victorian Planning Authority.

**2.13 Specific provision – buildings and works for a school**

23/02/2017  
C187

A permit is required to construct a building or construct or carry out works associated with a Primary School or Secondary School on land shown as a Potential Non-Government School unless exempt under Clauses 62.02-1 and 62.02-2.

**2.14 Specific provision – notice of applications – Public Transport corridor**

12/10/2017  
C210

Any application for subdivision and/ or buildings and works, within 200 metres either side of the proposed Public Transport Corridor shown on Plan 2 of incorporated *Wollert Precinct Structure Plan, June 2017* must be notified to the Director of Public Transport Victoria under Section 52 of the *Planning and Environment Act 1987*.

**3.0 Application requirements**

27/05/2019  
C239wsea

The following application requirements apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

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

**3.1 Subdivision – Residential development**

12/10/2017  
C210

In addition to the requirements of Clause 56.01-2, a subdivision design response for a residential subdivision 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 indicative population, dwelling and employment yields;
- A written statement that sets out how the proposal implements the objectives and planning and design requirements and guidelines in accordance with the incorporated *Wollert Precinct Structure Plan, June 2017*;
- A plan that demonstrates how the proposed local street and movement network integrates with adjacent urban development or is capable of integrating with future development on adjacent land parcels;
- An arboricultural report identifying all trees on the site and a tree retention plan identifying how the application responds to Plan 4 – Image and Character and any tree protection requirements and guidelines within the incorporated *Wollert Precinct Structure Plan, June 2017*;

- A plan identifying how the proposed subdivision will provide for a diversity of housing as intended by Tables 3, 4 and 5 and Plan 5 of the incorporated *Wollert Precinct Structure Plan, June 2017*;
- Potential bus route and bus stop locations prepared in consultation with Public Transport Victoria;
- A response to all Requirements and Guidelines within the incorporated *Wollert Precinct Structure Plan, June 2017* relating to dry stone walls;
- A Stormwater Management Strategy that assesses the existing surface and subsurface drainage conditions on the site, addresses the provision, staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of the responsible authority and Melbourne Water where appropriate;
- Indicative lot layouts for land identified as future medium and high density and/or integrated housing which details the following to the satisfaction of the responsible authority:
  - Location of conservation areas.
  - Indicative dwelling yield.
  - Indicative building envelopes.
  - Safe and effective vehicle ingress and egress.
  - Proposed means and location for waste collection.
  - Servicing arrangements.
  - Landscaping treatments.
  - Show how the site will be able to facilitate active interfaces to adjacent streets, open spaces and waterways.

Where land identified as future medium and high density and/or integrated housing is located adjacent to a waterway, the above must be to the satisfaction of the responsible authority and Melbourne Water.

### 3.2

12/10/2017  
C210

#### Public Infrastructure Plan

An application 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 incorporated *Wollert Development Contributions Plan, June 2017* is sought to be provided as "works in lieu" or "works in kind", subject to the consent of the Collecting Agency;
- The provision, staging and timing of public open space and land for any community facilities;
- Details of any proposal for provision of early or interim provision of community facilities; and
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

**3.3**

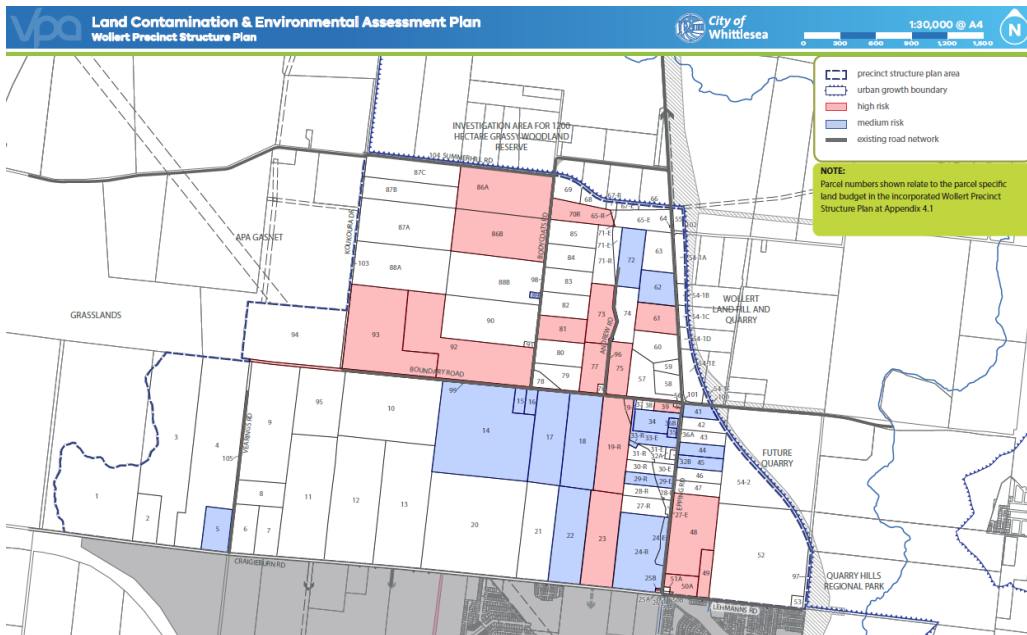
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**Use or develop land for a sensitive purpose – Environmental Site Assessment**

An application to use or develop land identified as High Risk and Medium Risk on Plan 3 of this schedule for a sensitive use (including accommodation, child care centre, kindergarten, primary school or public open space) must be accompanied by a detailed site investigation (Phase 2 assessment) of the Environmental Assessment Areas ranked as ‘High Potential for Contamination’ and ‘Medium Potential for Contamination’ in the Phase 1 Environmental Site Assessment for the incorporated *Wollert Precinct Structure Plan, June 2017* area by Cardno LanePiper, July 2012. The Phase 2 assessment must provide for the following information:

- Further detailed assessment of potential contaminants on the relevant land;
- Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water; and
- An unequivocal recommendation on whether the environmental condition of the land is suitable for the proposed use/s or whether an environmental audit in accordance with Part IXD of the *Environment Protection Act 1970* for all or part of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE.

**Plan 3 to the Schedule to Clause 37.07**



**3.4**

23/02/2017  
C187

**Kangaroo management**

An application for subdivision must be accompanied by a Kangaroo Management Plan to the satisfaction of the responsible authority which includes:

- Strategies to avoid land locking kangaroos, including staging of subdivision; and
- Management requirements to respond to the containment of kangaroos in an area with no reasonable likelihood of their continued safe existence; or
- Management and monitoring actions to sustainably manage a population of kangaroos within a suitable location.

Where a Kangaroo Management Plan has been approved in respect of the land to which the application applies, the application must be accompanied by:

- A copy of the approved Kangaroo Management Plan; and



- A ‘design/management response’ statement outlining how the application is consistent with and gives effect to any requirements of the approved Kangaroo Management Plan.

### 3.5 Traffic Impact Assessment

23/02/2017  
C187

An application that proposes to create or change access to a primary or secondary arterial road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR must include functional layout plans and a feasibility/concept road safety audit and must be to the satisfaction of VicRoads and/or the City of Whittlesea, as appropriate.

### 3.6 Heritage Conservation Management Plans and Heritage Assessments

12/10/2017  
C210

Prior to the commencement of any works, a Heritage Conservation Management Plan must be undertaken for places identified in the Heritage Overlay or listed on the Victorian Heritage Inventory. The Heritage Conservation Management Plan must include a statement of significance/cultural value, appropriate site boundaries where subdivision is proposed, required restoration works, a schedule identifying essential urgent restoration works and potential future restoration works, an interpretive reuse plan and interpretive signage, all to the satisfaction of the responsible authority.

An owner of land which is the subject of an approved Heritage Conservation Management Plan must enter into a legally effective mechanism such as an agreement pursuant to section 173 of the *Planning and Environment Act 1987* to secure compliance with the approved Heritage Conservation Management Plan to the satisfaction of the responsible authority.

Where a site is identified as “European Historic Site” on Plan 4 – Image and Character in the incorporated *Wollert Precinct Structure Plan, June 2017* but not included on the Heritage Overlay or Heritage Inventory, a heritage assessment identifying a statement of significance/cultural value to the satisfaction of the responsible authority is required to be submitted with an application for a permit.

### 4.0 Conditions and requirements for permits

27/05/2019  
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#### 4.1 Requirement – Tree Protection

12/10/2017  
C210

The conditions set out in Appendix 4.4 of the incorporated *Wollert Precinct Structure Plan, June 2017* will apply to planning permits on land where indigenous trees are present in the permit area.

#### 4.2 Condition - Subdivision permits that allow the creation of a lot/s of less than 300 square metres

24/06/2020  
GC150

Prior to 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 provision of the *Small Lot Housing Code (Victorian Planning Authority, November 2019)* incorporated under Clause 72.04 of the Whittlesea Planning Scheme.

The Plan of Subdivision submitted for certification must identify whether Type A or Type B of the *Small Lot Housing Code (Victorian Planning Authority, November 2019)* applies to each lot to the satisfaction of the responsible authority.

#### 4.3 Condition - Land required for community facilities

12/10/2017  
C210

Land required for community facilities, as set out in the incorporated *Wollert Precinct Structure Plan, June 2017* or the incorporated *Wollert Development Contributions Plan, June 2017*, must be transferred to or vested in Council at no cost to Council unless the land is funded by the incorporated *Wollert Development Contributions Plan, June 2017*.

**4.4**12/10/2017  
C210**Condition - Open space**

Land required for public open space as a local or district park as set out in the incorporated *Wollert Precinct Structure Plan, June 2017* must be transferred to or vested in Council at no cost to Council unless the land is funded by the incorporated *Wollert Development Contributions Plan, June 2017*.

**4.5**23/02/2017  
C187**Condition – Bushfire management**

Before the certification of any subdivision plan a Site Management Plan that addresses bushfire risk during, and where necessary, after construction must be submitted to and approved by the responsible authority. The plan must specify, amongst other things:

- The staging of development and the likely bushfire risks at each stage;
- An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2009, where bushfire risk is managed;
- The measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape and protect residents and property from the threat of fire;
- How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.

The plan must be carried out to the satisfaction of the responsible authority.

**4.6**12/10/2017  
C210**Condition – Natural systems**

Land required for a local conservation reserve, as set out in the incorporated *Wollert Precinct Structure Plan, June 2017* must be transferred to or vested in Council at no cost to Council.

**4.7**12/10/2017  
C210**Condition – Local Conservation Reserves – Conservation Management Plans**

Any permit for subdivision of land identified as a Local Conservation Reserve on Plan 2 – Future Urban Structure within the incorporated *Wollert Precinct Structure Plan, June 2017* must contain the following conditions:

Prior to certification of any plan of subdivision for any parcel of land containing a Local Conservation Reserve on Plan 2 – Future Urban Structure within the incorporated *Wollert Precinct Structure Plan, June 2017*, the owner must enter into an agreement with the responsible authority pursuant to section 173 of the *Planning and Environment Act 1987* which requires the owner to prepare and implement a Conservation Management Plan for the land, unless otherwise agreed by the responsible authority.

The Conservation Management Plan must be prepared prior to the approval of any construction plans (engineering plans) for any part of the land and be consistent with the *Local Conservation Reserve Treatment and Management Guidelines* in the incorporated *Wollert Precinct Structure Plan, June 2017* to the satisfaction of the Responsible Authority. Specifically, the Conservation Management Plan must provide for:

- early securing and fencing of the conservation reserve and establishment of interpretive signage prior to the commencement of subdivision construction activity on any part of the land, and
- A 10-year action plan providing for the protection of all areas proposed for conservation rehabilitation, biodiversity improvement works and actions focussing on improvement to Grassy Eucalypt Woodland of the Victorian Volcanic Plain and other matters of national environmental significance, re-vegetation and landscaping, pest plant and animal control, soil stabilisation, and on-going maintenance and monitoring.

Where applicable, the Plan shall quantify the extent of offset gain to be achieved commensurate with the Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines and defined by the Bush Broker Landowner Agreement and Quality Assurance Process.

The costs for preparation and execution of the Agreement shall be borne by the owner.

#### 4.8

12/10/2017  
C210

### Conditions – Biodiversity and threatened species

Any permit for subdivision must contain the following conditions:

#### Kangaroo Management Plan

Before the certification of the plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit.

The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority

#### Salvage and translocation

The *Salvage and Translocation Protocol for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2014) must be implemented in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

#### Protection of Biodiversity Conservation Strategy conservation areas and native vegetation during construction

The following conditions must be applied to a permit to subdivide land where construction or works are required or a permit to construct a building or construct or carry out works; and in either case, where the Wollert Precinct Structure Plan shows the land or abutting land as containing a conservation area or patch of native vegetation or scattered tree which is to be retained:

- Prior to the commencement of works in or around a conservation area, scattered native tree or patch of native vegetation, a conservation area/vegetation protection fence must be erected that is:
  - highly visible
  - at least 2 metres in height
  - sturdy and strong enough to withstand knocks from construction vehicles
  - kept in place for the whole period of construction
  - located the following minimum distance from the element to be protected:

Element	Minimum Distance from Element
Conservation area	2 metres from the edge of the area
Scattered tree	Distance specified at Appendix 4.4 in the incorporated <i>Wollert Precinct Structure Plan, June 2017</i>
Patch of native vegetation	2 meters from the edge of the area

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
  - be located not less than 15 metres from a waterway;
  - be located outside the required vegetation protection fence;
  - be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
  - be carried out under the direct supervision of a suitably qualified ecologist or arborist; and

- not be undertaken if the qualified ecologist or arborist who is familiar with the requirements of the incorporated *Wollert Precinct Structure Plan June 2017* is of the opinion that the various activities present a risk to any vegetation within a conservation area.

**4.9**

12/10/2017  
C210

**Condition – Environmental Management Plan**

A planning permit for subdivision, buildings or works on land shown as a *Biodiversity Conservation Strategy* conservation area in the incorporated *Wollert Precinct Structure Plan, June 2017* must include the following condition:

The subdivision, buildings or works must not commence until an Environmental Management Plan for the relevant works has been approved to the satisfaction of the Secretary to the Department of Environment Land Water and Planning, unless otherwise agreed by the Secretary to the Department of Environment Land Water and Planning.

**4.10**

23/02/2017  
C187

**Condition - Public transport**

Any permit for subdivision must contain the following condition:

Unless otherwise agreed by Public Transport Victoria, prior to the issue of Statement of Compliance for any plan of subdivision, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed:

- In accordance with the *Public Transport Guidelines for Land Use and Development*; and compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002;
- At locations approved by Public Transport Victoria, at no cost to Public Transport Victoria, and to the satisfaction of Public Transport Victoria.

**4.11**

12/10/2017  
C210

**Condition – Road network**

Any permit for subdivision must contain the following condition:

Prior to the certification of a plan of subdivision, the plan of subdivision must show the land affected by the widening of the road reserve which is required to provide road widening and/or right of way flaring for the ultimate design of any adjacent intersection.

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 at no cost to the acquiring agency unless funded by the incorporated *Wollert Development Contributions Plan, June 2017*.

**4.12**

27/05/2019  
C239wsea

**Condition - Precinct Infrastructure Plan**

Any permit for subdivision must contain the following condition:

Prior to the certification of a plan of subdivision or at such other time which is agreed between Council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provides for:

- The implementation of the Public Infrastructure Plan approved under this permit.
- The purchase and/or reimbursement by the responsible authority of any provision of public open space in excess of the amount specified in the schedule to Clause 53.01.
- The timing of any payments to be made to the owner having regard to the availability of funds in the open space account.

**4.13**27/05/2019  
C239wsea**Condition – Use or develop land for a sensitive purpose – Environmental Site Assessment**

Any permit for subdivision or for the construction of any buildings or works in relation to land identified as High Risk or Medium Risk on Plan 3 of this Schedule must contain the following condition:

Before a plan of subdivision is certified under the *Subdivision Act 1988* or before the commencement of any buildings or works, as appropriate, the recommendations of the:

- Phase 2 Environmental Site Assessment; or
- The environmental audit

as relevant, must be carried out.

**4.14**12/10/2017  
C210**Condition – Construction management plan required in gas transmission pipeline protection area**

Prior to the commencement of any works, including demolition, on land shown within the 35 metre East-West or North-South gas pipeline easement shown on Plan 11 – Utilities in the incorporated *Wollert Precinct Structure Plan, June 2017*, a construction management plan must be submitted to and approved by the responsible authority. The plan must:

- Prohibit the use of rippers or horizontal directional drills unless otherwise agreed by the operator of the gas transmission pipeline.
- Be endorsed by the operator of the gas transmission pipeline where the works are within or crossing the relevant gas transmission easement.
- Include any other relevant matter to the satisfaction of the responsible authority.

The responsible authority must be satisfied that the gas transmission pipeline licensee has reviewed and approved the Construction Management Plan.

The construction management plan must be implemented to the satisfaction of the responsible authority.

The construction management plan may be amended to the satisfaction of the responsible authority.

**4.15**12/10/2017  
C210**Condition - Dry Stone Walls**

Any permit for buildings and works, including subdivision, on land which contains a dry stone wall must contain the following condition:

Prior to the commencement of works, a Dry Stone Wall Management Plan must be prepared which responds to the relevant objectives, requirements and guidelines contained within the incorporated *Wollert Precinct Structure Plan, June 2017* and outlines the ongoing management of dry stone walls.

The Dry Stone Wall Management Plan must include details of the methods of deconstruction and construction of dry stone walls. The Dry Stone Wall Management Plan must be to the satisfaction of the responsible authority.

**5.0**27/05/2019  
C239wsea**Exemption from notice and review****5.1**27/05/2019  
C239wsea**Notice to gas transmission pipeline owner and operator**

Notice must be given to the person or body listed in the Schedule to Clause 66.06 of an application on land shown within the gas pipeline buffer as shown on Plan 5 in the incorporated *Wollert Precinct Structure Plan, June 2017* for any of the following:

- Accommodation (other than a dwelling on a lot or a Dependent person's unit)



- Dwelling where density will equal or exceed 30 dwellings per net developable hectare
- Child care centre
- Education centre
- Place of Assembly
- Retail premises
- Cinema based entertainment facility
- Hospital
- Aged Care Facility.

## 5.2

27/05/2019  
C239wsea

### Referral to gas fired power station owner and operator

An application must be referred to the person or body listed in the Schedule to Clause 66.04 where the application is to use land shown within the future gas fired power station buffer on Plan 2 - Future Urban Structure in the incorporated *Wollert Precinct Structure Plan, June 2017* for the following:

- Accommodation
- Aged Care Facility
- Child Care centre
- Education Centre
- Place of Assembly
- Retail premises
- Cinema based entertainment facility
- Hospital.

## 6.0

27/05/2019  
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### Decision guidelines

None specified.

## 7.0

27/05/2019  
C239wsea

### Signs

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

## 7.1

27/05/2019  
C239wsea

### 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 display 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 set back a minimum of 750 millimetres 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