SCHEDULE 6 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as UGZ6

Thompsons Road Precinct Structure Plan

1.0 The Plan

Map 1 shows the future urban structure proposed in the Thompsons Road Precinct Structure Plan. It is a reproduction of Plan 2 in the Thompsons Road Precinct Structure Plan.

Map 1 to Schedule 6 to Clause 37.07
2.0 Use and development

The use and development provisions specified in this schedule apply to the land as shown on Map 1 and shown as UGZ6 on the planning scheme maps.

2.1 The land

The use and development provisions specified in this schedule apply to the land as shown on Map 1 and shown as UGZ6 on the planning scheme maps.

2.2 Applied zone provisions

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

<table>
<thead>
<tr>
<th>Land use/development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land (REFER MAP 1)</th>
<th>Applied zone provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major town centre</td>
<td>Clause 34.01 – Commercial 1 Zone</td>
</tr>
<tr>
<td>Local town centre</td>
<td></td>
</tr>
<tr>
<td>Commercial area</td>
<td>Clause 34.02 – Commercial 2 Zone</td>
</tr>
<tr>
<td>Active mixed use</td>
<td></td>
</tr>
<tr>
<td>Industrial area</td>
<td>Clause 33.01 – Industrial 1 Zone</td>
</tr>
<tr>
<td>Convenience centre</td>
<td>Clause 33.03 – Industrial 3 Zone</td>
</tr>
<tr>
<td>Mixed use – residential/commercial</td>
<td>Clause 32.04 – Mixed Use Zone</td>
</tr>
<tr>
<td>Arterial Road</td>
<td>Clause 36.04 – Road Zone – Category 1</td>
</tr>
<tr>
<td>Connector Street</td>
<td>Clause 36.04 – Road Zone – Category 2</td>
</tr>
<tr>
<td>All other land</td>
<td>Clause 32.08s1 – General Residential Zone 1</td>
</tr>
</tbody>
</table>

2.3 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 Specific provisions – Use and development of future public land

A permit is not required to use or develop land shown in the Thompsons Road 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 Thompsons Road Precinct Structure Plan and with the prior written consent of Casey City Council.
2.5 Specific provisions – Use of land

Table 2: Use

<table>
<thead>
<tr>
<th>USE</th>
<th>REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shop in the major town centre, town centre and convenience centre</td>
<td>A permit is required to use land for a shop if the combined leasable floor area of all shops exceeds:</td>
</tr>
<tr>
<td></td>
<td>• 50,000 square metres for land shown as a major town centre in the incorporated Thompsons Road Precinct Structure Plan.</td>
</tr>
<tr>
<td></td>
<td>• 8,000 square metres for land shown as a local town centre in the incorporated Thompsons Road Precinct Structure Plan.</td>
</tr>
<tr>
<td></td>
<td>• 1,500 square metres for land shown as a convenience centre in the incorporated Thompsons Road Precinct Structure Plan.</td>
</tr>
<tr>
<td>Hospital on land described as ‘Health Facilities Stage 2’ on the</td>
<td>A permit is not required to use land for a hospital.</td>
</tr>
<tr>
<td>plan 5 of the Thompsons Road Precinct Structure Plan</td>
<td></td>
</tr>
<tr>
<td>Office where the applied zone is Mixed Use Zone</td>
<td>A permit is not required to use land for an office.</td>
</tr>
<tr>
<td>Dwelling where the applied zone is Mixed Use Zone</td>
<td>A permit is required to use land for a dwelling.</td>
</tr>
</tbody>
</table>

2.6 Specific provisions – Construction of one dwelling on a lot less than 300 square metres in area

A permit is not required to construct one dwelling on a lot with an area less than 300 square metres where:

- an approved building envelope as defined in Part 4 of the Building Regulations 2006 applies to the lot, and
- the building envelope complies with the Small Lot Housing Code incorporated in the Wyndham Planning Scheme, and
- the dwelling is constructed in compliance with the building envelope.

2.8 Specific provisions – Major Town Centre Urban Design Framework

Except with the consent of the responsible authority and the Metropolitan Planning Authority, a permit must not be granted to use or subdivide land, or construct a building and carry out works on land shown as the Thompsons Road Major Town Centre until an urban design framework for the centre has been prepared to the satisfaction of the responsible authority and the Metropolitan Planning Authority.

An urban design framework approved under this schedule must be generally in accordance with the precinct structure plan applying to the land.

An application for use and/or development on land shown as the Thompsons Road Major Town Centre must be consistent with any urban design framework approved under this schedule.

A permit may be granted to subdivide land or to construct a building or construct and carry out works prior to the approval of an urban design framework if, in the opinion of the Responsible Authority, the permit is consistent with the requirements for the urban design framework and the permit implements the objectives for the Major Town Centre as set out in the Thompsons Road Precinct Structure Plan.
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 Metropolitan Planning Authority.

2.9 Specific provisions – Referral of applications – Thompsons Road Major Town Centre

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 Thompsons Road Major Town Centre and within the local town centres must be referred in accordance with section 55 of the Planning and Environment Act 1987 to the Metropolitan Planning Authority.

2.10 Specific provisions – Referral of applications – Hardys Road Quarry

An application to develop land for a sensitive use within 250 metres of the property boundary of the land containing the Hardys Road Quarry, 415 Tuckers Road and 105 Hardys Road, Clyde North subject to Work Authority 190 (WA190) under the Mineral Resources (Sustainable Development) Act 1990, must be referred to the Department of State Development, Business and Innovation (DSDBI). DSDBI may request a risk assessment prepared by a suitably experienced and qualified consultant that acknowledges the existing and future land use at the Hardys Road Quarry and provides sufficient confidence that a sensitive use can be safely developed within 470 metres of the Hardys Road Quarry. The application and risk assessment (if required) must be referred to the Program Manager - Planning in the Earth Resources Regulation Branch at the Department of State Development, Business and Innovation.

3.0 Application requirements

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

3.1 Subdivision - residential development

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 demonstration of how the property will contribute to the achievement of the residential density outcomes in the precinct structure plan applying to the land.
- A demonstration of lot size diversity by including a colour-coded lot size plan, reflecting the lot size categories and colours outlined in Table 2 – Lot Size and Housing Type Guide in the Thompsons Road Precinct Structure Plan.
- A demonstration of how the subdivision will contribute to the delivery of a diversity of housing.

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

- a stormwater management strategy that makes provision for the staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Melbourne Water;
- 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 Clyde Development Contributions Plan is sought to be provided as “works in lieu” subject to the written consent of Casey City Council;

the provision of public open space and land for any community facilities;

any other matter relevant to the provision of public infrastructure required by the responsible authority.

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, including functional layout plans and a feasibility / concept road safety audit, must be to the satisfaction of VicRoads or Casey City Council, as required.

An application to subdivide land, use or develop land for a sensitive use (residential use, child care centre, pre-school centre or primary school) must be accompanied by an environmental site assessment of the land by a suitably qualified environmental professional to the satisfaction of the responsible authority which takes account of ‘Preliminary environmental contamination assessment - Clyde Creek & Thompsons Road, Clyde (PSP 53 & PSP 54)’ (Beveridge Williams, January 2013) and provides information including:

- Further detailed assessment of potential contaminants on the relevant land.
- Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE.
- 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.
- Recommended remediation actions for any potentially contaminated land.

**4.0 Conditions and requirements for permits**

Refer to the precinct structure plan applying to the land.

**5.0 Advertising signs**

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

**5.1 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.

6.0 Decision guidelines

Before deciding on an application to use land for a shop on land shown as a town centre in
the incorporated Clyde Creek Precinct Structure Plan the responsible authority must
consider:

- The local catchment and PSP catchment demand for the proposed increase of retail
  floor area.
- The affect on existing and future major town centres within Clyde and Clyde North.