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SCHEDULE 7 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ7**.

OFFICER SOUTH EMPLOYMENT PRECINCT STRUCTURE PLAN

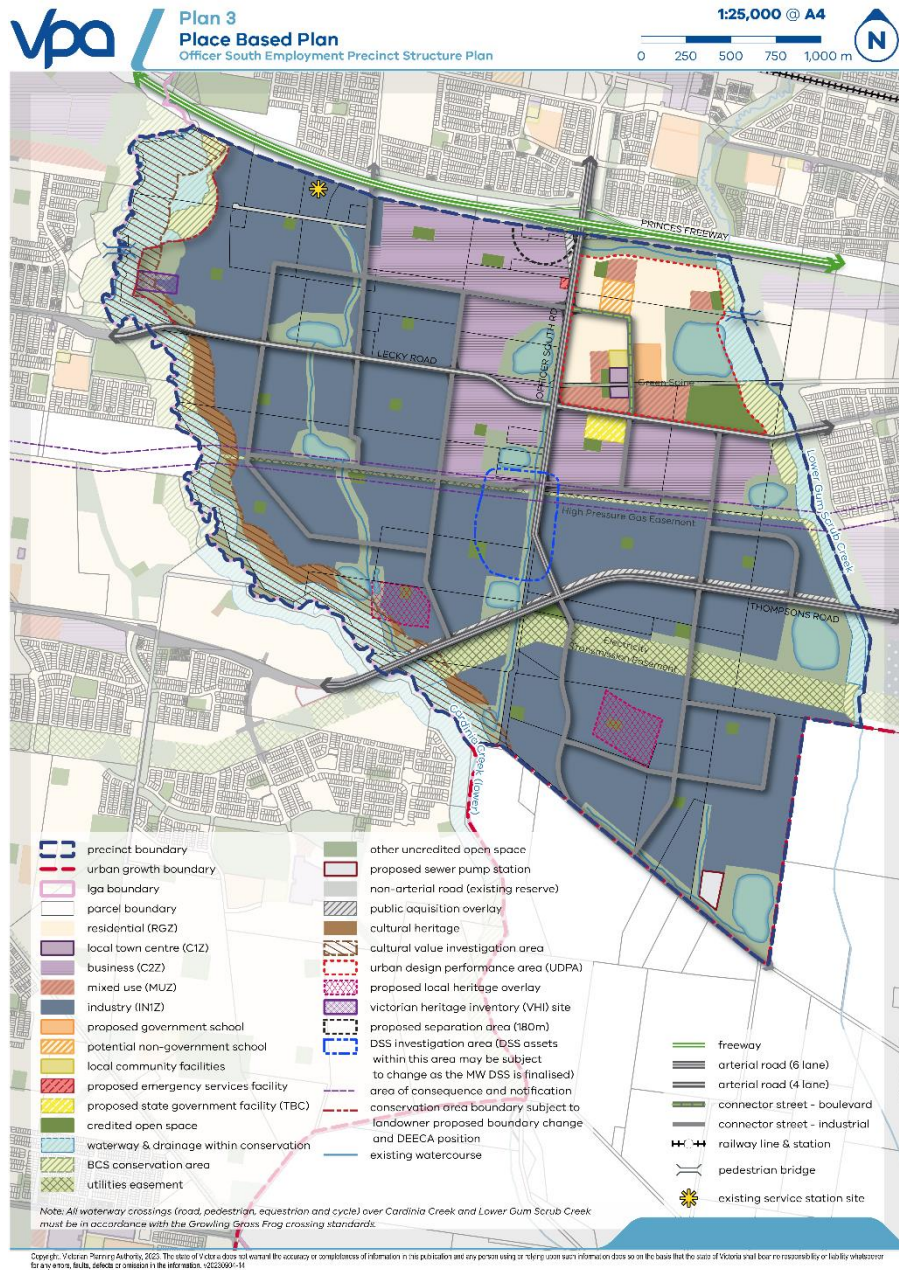
1.0

The Plan

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Plan 1 shows the future urban structure proposed in the incorporated *Officer South Employment Precinct Structure Plan*.

Plan 1 to Schedule 7 of 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 the land within the 'precinct boundary' on Plan 1 and shown as UGZ7 on the planning scheme maps. This schedule must be read in conjunction with the incorporated Officer South Employment Precinct Structure Plan (PSP).

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

2.2 Applied zone provisions

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Table 1 allocates the land use/development shown on Plan 1 of this schedule with a corresponding zone from this scheme.

Where the use/development in the left column is carried out or proposed generally in accordance with the incorporated Officer South Employment Precinct Structure Plan, the use, subdivision, construction of a building and construction and carrying out of works provisions of the corresponding zone in the right column apply.

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 'Place of worship' as a Section 1 Use with the condition, 'The site must adjoin, or have access to, a road in a Transport Zone.' In this instance the condition should be read as, 'The site must adjoin, or have access to, a road in a Transport Zone or an applied Transport Zone in the Urban Growth Zone schedule applying to the land'

Table 1: Applied zone provisions

Land shown on plan 1 of this schedule Local town centre	Applied Zone Provisions Clause 34.01 – Commercial 1 Zone
Land shown on plan 1 of this schedule Business	Applied Zone Provisions Clause 34.02 - Commercial 2 Zone
Land shown on plan 1 of this schedule Industry	Applied Zone Provisions Clause 33.03 - Industrial 1 Zone
Land shown on plan 1 of this schedule Mixed Use	Applied Zone Provisions Clause 32.04 – Mixed Use Zone
Land shown on plan 1 of this schedule Freeway Arterial road	Applied Zone Provisions Clause 36.04 – Transport Zone 2

Land shown on plan 1 of this schedule	Applied Zone Provisions
Residential	Clause 32.07 – Residential Growth Zone
All other land	

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Specific provisions – Use of land

Section 1 - Permit not required

Cinema – where the applied zone is Commercial 2 Cinema based facility – where the applied zone is Commercial 2	Must not be on land shown within the 'area of consequence and notification' depicted on Plan 13 - Utilities of the incorporated <i>Officer South Employment Precinct Structure Plan</i> The site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.
Child care centre Hall Indoor recreation centre Library Medical centre Restricted recreation facility	The location of the use must generally accord with the location of 'local community facilities' in the <i>Officer South Employment Precinct Structure Plan</i> and with the prior written consent of Cardinia Shire Council.
Dwelling – where the applied zone is Mixed Use	Any frontage at ground floor level must not exceed 2 metres.
Education centre (other than Tertiary institution and Employment training centre)	The location of the use must generally accord with the location of 'potential non-government school' in the incorporated <i>Officer South Employment Precinct Structure Plan</i> and with the prior written consent of Cardinia Shire Council.
Emergency Services Facility	On land identified as 'proposed emergency services facility' on Plan 3 – Place Based Plan of the incorporated <i>Officer South Employment Precinct Structure Plan</i> .
Hospital	On land identified as 'proposed state government facility' on Plan 3 – Place Based Plan of the incorporated <i>Officer South Employment Precinct Structure Plan</i> .
Minor sports and recreation facility	The location of the use must generally accord with the location of 'local sports reserve' in the incorporated <i>Officer South Employment Precinct Structure Plan</i> and with the prior written consent of Cardinia Shire Council.

Service Station – where the applied zone is Industrial 1	<p>Must not be on land shown within the ‘area of consequence and notification’ depicted on Plan 13 - Utilities of the incorporated <i>Officer South Employment Precinct Structure Plan</i></p> <p>The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution.</p> <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> ▪ Transport of materials, goods or commodities to or from the land. ▪ Appearance of any stored goods or materials. <p>Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, was tater, waste products, grit or oil.</p>
Shop - where the applied zone is Commercial 1 Zone	The combined leasable floor area on land identified as ‘local town centre’ in the incorporated <i>Officer South Employment Precinct Structure Plan</i> must not exceed 2,300 sqm.
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 – Permit required

Food and drink premises	On land identified within the South East Water ‘proposed separation area (180m)’ on Plan 3 – Place Based Plan of the incorporated <i>Officer South Employment Precinct Structure Plan</i> .
Place of assembly (other than Carnival and Circus)	On land identified within the South East Water ‘proposed separation area (180m)’ on Plan 3 – Place Based Plan of the incorporated <i>Officer South Employment Precinct Structure Plan</i> .
Supermarket – where the applied zone is Commercial 2	The leasable floor area must not exceed 500sqm.
Any other use not in Section 1 or 3 in the Table of uses in the applicable applied zone	

Section 3 – Prohibited

Use	Condition
Caretaker's house Education Centre	On land identified within the South East Water ‘proposed separation area (180m)’ on Plan 3 – Place Based Plan of the incorporated <i>Officer South Employment Precinct Structure Plan</i> .
Child care centre - where the applied zone is Commercial 2	
Gaming premise - where the applied zone is Commercial 1	
Primary school - where the applied zone is Commercial 2	
Residential hotel - where the applied zone is Commercial 2	
Restricted retail premises - where the applied zone is Industrial 1	
Rural industry	

Secondary school - where the applied zone is
Commercial 2

**Any use listed in Section 3 in the Table of
uses of the applicable applied zone**

2.4 Specific provisions - Subdivision

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Urban Design Performance Area

A permit must not be granted to subdivide land within the Urban Design Performance Area on Plan 3 – Place Based Plan of the incorporated Officer South Employment Precinct Structure Plan, until a Concept Masterplan has been prepared to the satisfaction of the responsible authority. The Concept Masterplan must be generally in accordance with the incorporated *Officer South Employment Precinct Structure Plan*.

An application for subdivision on land within the Urban Design Performance Area must be consistent with any masterplan approved under this schedule.

The responsible authority must seek the views of the Department of Transport and Planning and Melbourne Water in relation to how the Masterplan responds to the potential impacts to the Princes Freeway interchange onramp and drainage assets respectively.

2.5 Specific provisions - Buildings and works

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Urban Design Performance Area

A permit must not be granted to construct a building or construct and carry out works on land within the Urban Design Performance Area on Plan 3 – Place Based Plan of the incorporated Officer South Employment Precinct Structure Plan, until a Masterplan has been prepared to the satisfaction of the responsible authority. The Concept Masterplan must be generally in accordance with the incorporated *Officer South Employment Precinct Structure Plan*.

An application for development on land within the Urban Design Performance Area must be consistent with any masterplan approved under this schedule.

The responsible authority must seek the views of the Department of Transport and Planning and Melbourne Water in relation to how the Masterplan responds to the potential impacts to the Princes Freeway interchange onramp and drainage assets respectively.

Buildings and works for future local parks and community facilities

A permit is not required to construct a building or construct or carry out works for a local park, sport reserve or community facility provided the use or development is carried out generally in accordance with the incorporated *Officer South Employment Precinct Structure Plan* and with the prior written consent of Cardinia Shire Council.

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* (Victorian Planning Authority, November 2019) via a restriction on title, and it complies with the *Small Lot Housing Code* (Victorian Planning Authority, 2019), incorporated into the Cardinia Planning Scheme.

Buildings and works within the gas pipeline easement

A permit is required to construct a building or construct or carry out works within 50 metres of the boundary of the high-pressure gas easement shown on Plan 3 – Place Based Plan in the incorporated *Officer South Employment Precinct Structure Plan*.

Bulk Earthworks

A permit is required for bulk earthworks.

3.0

Application requirements

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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 below is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Subdivision – Residential development

In addition to the requirements of Clause 56.01-2, a subdivision design response for a residential subdivision of 10 lots or more must be accompanied by the information listed below. An application for the construction of 10 or more dwellings on a lot must be accompanied by the same information:

- A written statement that sets out how the application implements the incorporated *Officer South Employment Precinct Structure Plan*.
- A land use budget setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.
- A Traffic Impact Assessment including functional layout plans and a feasibility / concept road safety audit that demonstrates how the local street and movement network integrates with adjacent urban development or can integrate with future development on adjacent land parcels.
- A plan showing the proposed road network, that addresses the interface treatments adjacent to arterial roads, open space and environmentally sensitive areas.
- A plan showing access arrangements for properties adjacent to all existing and future arterial roads.
- Potential bus route and bus stop locations prepared in consultation with the Head, Transport for Victoria.
- Subdivision and Housing Design Guidelines, in accordance with the incorporated *Officer South Employment Precinct Structure Plan*, that demonstrates how the proposal responds to and achieves the objectives and planning and design requirements and guidelines within the viable densities section of the PSP.
- A hydrogeological assessment of the groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater on the development and the impact of the development on groundwater.
- An arboricultural report identifying all trees on the site and a tree retention plan identifying how the application responds to Plan 7 Native vegetation retention and removal and any tree protection requirements and guidelines within the incorporated *Officer South Employment Precinct Structure*.
- A landscape master plan prepared by a suitably qualified professional that:
 - Shows natural features including trees and other significant vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance;
 - Recognises and responds to sodic or dispersive soils;
 - Shows recreation facilities to be provided within public open space (with the exception of the active open space);

- Shows proposed species, location, approximate height and spread of proposed planting;
- Identifies the retention of existing vegetation and trees based on Plan 7 – Native vegetation retention and removal of the incorporated *Officer South Employment Precinct Structure Plan*;
- Shows storm water facilities that are compliant with the relevant approved drainage strategy; and Integrated Water Management plan.
- Identifies vegetation to be retained and removed and any re-vegetation.
- Written statement outlining how the proposal will contribute to the delivery of affordable and social housing in the precinct, including proposed delivery mechanisms.

Integrated Traffic and Transport Management Plan

An Integrated Traffic and Transport Management Plan must be prepared for all land in contiguous ownership by a suitably qualified professional and may be submitted in the form of plans, tables and reports and must include the following information, as appropriate:

- Whether the capacity of any existing infrastructure requires upgrading (interim or ultimate).
- How the plan responds to the incorporated PSP and ICP, including the Precinct Infrastructure Table.
- The staging of the proposed development.
- How the plan responds to existing approved development within the precinct.
- An assessment of the impact of traffic generated by the precinct upon the surrounding road network.
- The effect of traffic to be generated (including transport modelling as required) by the proposal on the capacity of the local and regional traffic network.
- As assessment of potential traffic mitigation works and traffic management measures that may be required within and external to the site, including the staging of the measures and external works.
- Details of proposed connections to the surrounding road network, where relevant.
- Details of internal and external intersections, performance and treatments.
- Details of how the road design enables the safe movement of a range of emergency vehicles appropriate to the scale of development proposed within the precinct.

All to the satisfaction of the responsible authority.

Environmentally sustainable development

An application for the development of land must be accompanied by a Sustainable Design Assessment (SDA) report or a Sustainable Management Plan (SMP) prepared by a suitably qualified professional that demonstrates how the development will achieve best practice sustainable design. This includes encouraging energy performance, integrated water management, indoor environment quality, transport, waste management and urban ecology. Best practice environmental design for the development can use the Built Environment Sustainability Scorecard (BESS) or other comparable sustainable design tool.

The sustainable design assessment (including an assessment using BESS, STORM or other methods) should consider as relevant to the below:

Residential

- 2-9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 100 square metres and 1000 square metres.

Non-residential

- A non-residential building with a gross floor area of 300 square metres to 1000 square metres.
- An extension to an existing non-residential building creating between 300 square metres to 1000 square metres of additional gross floor area (excluding outbuildings).

The Sustainable Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a green travel plan should be applicable to the below:

Residential

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 1000 square metres.

Non-residential

- A non-residential building with a gross floor area of more than 1000 square metres.
- An extension to an existing non-residential building creating more than 1000 square metres of additional gross floor area (excluding outbuildings).

Mixed use

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant the following tools to support a Sustainable Design Assessment or a Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

In determining an application, the responsible authority will consider as appropriate:

- Whether an ESD plan or framework has previously been approved by the responsible authority

Public infrastructure plan

An application for subdivision and/or use and development of land 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 road works internal and external to the land consistent with any relevant traffic report or assessment;
- What, if any, infrastructure set out in the infrastructure 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 of public open space and land for any community facilities; and
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

A public infrastructure plan must be consistent with any Integrated Traffic and Transport Management Plan approved under this schedule.

Traffic impact assessment

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 and/or concept road safety audit, must be to the satisfaction of Head, Transport for Victoria or Cardinia Shire Council, as required.

Retail impact assessment

An application to use land for a Shop in a local town centre where the combined leasable floor area of all shops exceeds the figure shown in the land use table at 2.3 of this schedule must be accompanied by a retail economic impact assessment prepared by a suitably qualified professional.

Acoustic assessment report

Any application for use or development of land for Accommodation, Education centre (other than Tertiary institution and Employment training centre) or Hospital, must be accompanied by an acoustic assessment report prepared by a qualified acoustic consultant or other suitably skilled person to the satisfaction of the responsible authority which:

- Applies the following noise objectives:
 - Not greater than 35 dB LAeq,8h when measured within a sleeping area between 10pm and 6am.
 - Not greater than 40 dB LAeq,16h when measured within a living area between 6am and 10pm.
 - For areas other than sleeping and living areas, not greater than the median value of the range of recommended designed sound levels of Australian Standard AS/NZ 2107:2016 (*Acoustics – Recommended design sound level and reverberation times for building interiors*).
- Noise levels should be assessed:
 - Considering the cumulative noise from all sources impacting on the proposal including road traffic noise and industry noise, as well as other potential noise sources; and
 - In unfurnished rooms with a finished floor and the windows closed and be based on average external noise levels measured as part of a noise level assessment.
- Identifies lots and/or buildings requiring mitigation from noise from all sources impacting on the proposal, including road traffic noise and industry noise. If lots and/or buildings requiring acoustic mitigation are identified, the report should include recommendations for any noise attenuation measures required to meet the applicable noise level objectives. These recommendations should prioritise measures that benefit both outdoor and indoor spaces, and should address:
 - Noise compatible design for buildings, with siting, orientation, and internal layout, to be considered prior to setting building envelope performance requirements;
 - Potential noise character (tonality, impulsiveness or intermittency);
 - Noise with high energy in the low frequency range;
 - Transient or variable noise; and
 - Vibration.

This requirement does not apply if the permit applicant provides, to the satisfaction of the responsible authority, a statement in writing supported by verifiable evidence from a qualified acoustic consultant or other suitably skilled person and having regard to Clause 13.05. The statement must demonstrate that:

- The proposed development is not prejudiced;

- Community amenity and human health is not adversely impacted by noise emissions; and
- No noise attenuation measures are required.

South East Water Pump Station Amenity Area

An application to use land, or to construct a building or carry out works on land within the South East Water 'proposed separation area (180m)' on Plan 3 – Place Based Plan of the incorporated Officer South Employment Precinct Structure Plan must be accompanied by an amenity impact assessment prepared by a suitably qualified professional which provides for an assessment of the proposed use against the potential for odour and noise impacts to ensure the use within the proposed buildings will experience an appropriate level of amenity.

Sodic and Dispersive Soils Management Plan

An application to subdivide land or construct or carry out bulk earthworks must be accompanied by a sodic and dispersive soils management plan prepared by a suitably qualified professional, that describes:

- The existing site conditions, including:
 - extent of sodic and dispersive soils based on topsoil and subsoil samples in the works area.
 - land gradient.
 - erosion risk mapping
 - the extent of any existing erosion, landslip or other land degradation.
- Soils investigation, undertaken by a soil scientist;
- The extent of any proposed earthworks;
- Recommendations for soil management practices (including fill) with consideration of anticipated sodic and dispersive soil exposure;
- The management of drainage during all stages of development (including run-off);
- The staging of development;
- Any training and supervisions processes proposed for construction contractors to ensure compliance with the sodic and dispersive soils management plan;
- Proposed document monitoring and reporting processes that ensure works are undertaken in accordance with the sodic and dispersive soils management plan;
- Any treatment of soil proposed to be removed from the site;
- Any post-construction monitoring and/or management requirements; and
- Recommendations that inform a site management plan including:
 - The management, volume and location of any stockpiles.
 - Vehicle access and movement within the site area.
 - Any treatment to manage the soil while works are undertaken.
 - Treatments to rehabilitate areas that are disturbed during site works.
 - Any soil treatment to manage the soil to reduce risk to existing or current infrastructure and dwellings.

Integrated Water Management

An application to subdivide land must be accompanied by an Integrated Water Management Strategy, with a focus on drainage servicing, 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, flow rate and flow volume management, to the satisfaction of Cardinia Shire Council and Melbourne Water.

Bushfire Management Plan

An application to subdivide land adjacent to a Bushfire Hazard Areas shown on Plan 8 Bushfire Hazard Areas of the *Officer South Employment Precinct Structure Plan* must be accompanied by a Bushfire Management Plan that demonstrates how the application will address bushfire risk at the site. The plan must be prepared in accordance with table 4 - Bushfire hazard vegetation management & setback requirements, of the *Officer South Employment Precinct Structure Plan*, unless otherwise agreed in writing by the Responsible Authority and CFA. The plan must include:

- The design and layout of the subdivision, including lot layout, road design and access points, both vehicular and pedestrian.
- The location of any bushfire hazard areas.
- The details of any bushfire protection measures required for individual lots.
- The identification of any areas to form the setback between a bushfire hazard and built form.
- The details of any vegetation management in any area of defensible space including information on how vegetation will be managed and when the vegetation management will occur i.e., annually, quarterly, during the fire danger period.
- Notation that indicated what authority is responsible for managing vegetation within open space areas; and
- Notation that ensures that the areas of classified vegetation in the nominated bushfire hazard areas must be managed to a level that will ensure the vegetation classification under AS3959-2019 will not be altered.

The responsible authority and fire authority may waive this requirement if a plan has been approved for the land.

4.0

Conditions and requirements for permits

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Conditions – Subdivision permits that allow for the creation of a lot of less than 300 square meters

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* (Victorian Planning Authority, November 2019) incorporated pursuant to Clause 72.04 of the Cardinia Planning Scheme; and
- 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.

Conditions - Heritage Sites

Any permit for the subdivision of land at 410 and 425 Officer South Road must contain the following conditions:

- Prior to the certification of a stage of the subdivision, a Conservation Management Plan must be approved for the heritage place to ascertain cultural value/significance, appropriate site boundaries, required restoration works, possible future uses and interpretative signage
- Before the commencement of works for any stage of subdivision or development, the heritage place must be appropriately secured against damage as a result of works,

deterioration, and the effects of weather, trespassing or vandalism to the satisfaction of the Responsible Authority

- Prior to the issue of a statement of compliance for the first stage of subdivision the owner must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the Planning and Environment Act 1987 which provides for works to the heritage places for the purposes of restoration and repair are in accordance with the timeframes and requirements of the approved Conservation Management Plan.

Condition – Environmental Management Plan

A planning permit to subdivide land, construct a building, or construct or carry out works on or within 50 metres of land shown as a conservation area in the incorporated *Officer South Employment Precinct Structure Plan* must include the following condition:

Before works start, a Construction Environmental Management Plan consistent with *DEECA requirements for Construction Environmental Management Plans under the Melbourne Strategic Assessment* (Department of Environment, Land, Water and Planning, November 2020) must be submitted to and approved by the Secretary to the Department of Energy, Environment and Climate Action (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) and the responsible authority, demonstrating how the conservation area will be protected during works.

Once approved the plan will form part of the permit and must be implemented to the satisfaction of the Secretary and the responsible authority.

Condition - Land Management Co-operative Agreement

A permit to subdivide land containing a conservation area as shown in the *Officer South Employment Precinct Structure Plan* must include the following condition:

Prior to the commencement of development, a land management plan for the conservation area land must be prepared by a suitably qualified consultant, submitted to, and approved by the Secretary to the Department of Energy, Environment and Climate Action (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) (Secretary). The land management plan must outline how the biodiversity values for the land identified in the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013) will be maintained, managed and improved, including:

- How environmental weeds will be managed up until the securing of the conservation area.
- How any revegetation will be undertaken in coordination with weed management activities to prevent re-colonisation of weed species.
- How rubbish and hazards will be removed, and any contaminated material managed up until the securing of the conservation area.

Once approved the plan will form part of the permit and must be implemented to the satisfaction of the Secretary and the responsible authority.

Condition – Public transport

Unless otherwise agreed by Head, Transport for Victoria, prior to the issue of a statement of compliance for any subdivision stage, 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 the Department of Transport and Planning, at no cost to the Department of Transport and Planning, and to the satisfaction of Head, Transport for Victoria.

Condition – Road network

Any permit for subdivision or buildings and works must contain the following conditions:

- 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 Officer South Employment Infrastructure Contributions Plan.

Condition – Public Infrastructure Plan

Any permit for subdivision must contain the following conditions:

- Prior to the certification of a plan of subdivision or at such other time which is agreed between the 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 provide for:
 - The implementation of the Public Infrastructure Plan approved under this permit.
 - The timing of any payments to be made to a person in respect of any infrastructure project having regard to the availability of funds in the Infrastructure Contributions Plan.

Conditions – Subdivision or buildings and works permits where land is required for community facilities, public open space, or road widening

A permit for subdivision or buildings and works, where land is required for community facilities, public open space or road widening must include the following conditions:

- The costs associated with effecting the transfer or vesting of land required for community facilities, public open space or road widening must be borne by the permit holder.
- Land required for community facilities, public open space or road widening must be transferred to or vested in the relevant public agency with any designation (e.g. road, reserve or lot) nominated by the relevant agency.

Condition – Integrated water management plan

A permit to subdivide land, must include the following condition:

- Unless otherwise agreed by the Responsible Authority and Melbourne Water, before certification of the plan of subdivision the Integrated Water Management Plan must be endorsed by the Responsible Authority.

Condition – Bushfire management plan

A permit to subdivide land adjacent to a Bushfire Hazard Area shown on Plan 8 Bushfire Hazard Areas, must include the following condition:

- Unless otherwise agreed by the Responsible Authority and the Country Fire Authority, before certification of the plan of subdivision the Bushfire Management Plan must be endorsed by the Responsible Authority.

Condition – Security of conservation land

A permit to subdivide land containing a 'conservation area' as shown in the *Officer South Employment Precinct Structure Plan* must include the following condition:

The owner of the land must, as part of the plan of subdivision (or the first plan of subdivision submitted for registration, in the case of any staged subdivision), create the 'conservation area' as a separate lot or reserve. The boundaries of the lot or reserve on the plan of subdivision are subject to the prior satisfaction of the Secretary to the Department of Energy, Environment and Climate Action as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987* (Secretary). The owner must further secure the conservation area, by causing that lot or reserve to be vested, transferred, or protected in perpetuity in one of the following ways:

- Prior to a statement of compliance being issued for the plan of subdivision (or, in the case of a staged subdivision, the plan of subdivision or masterplan which implements the first stage of the subdivision), enter into an agreement under section 173 of the *Planning and Environment Act 1987* by which the owner agrees to transfer ownership of the conservation area to, or to vest the conservation area in, the Minister responsible for section 5 of the *Crown Land (Reserves) Act 1978*, the Council or Melbourne Water. The transfer or vesting must either be for no or nominal consideration. The Secretary and the person or body to whom the land is to be transferred or vested must also be a party to the agreement. The terms of the agreement must include that the owner pays the reasonable costs of the other parties to the agreement that were incurred for the preparation, execution, and registration of the agreement. The owner must cause the agreement to be registered prior to lodgement of the plan of subdivision for registration; or
- Prior to a statement of compliance being issued for the plan of subdivision (or, in the case of a staged subdivision, the plan of subdivision or masterplan which implements the first stage of the subdivision), enter into an agreement with the Secretary under section 69 of the *Conservation, Forests and Lands Act 1987*, which provides for the conservation and management of the conservation area by or on behalf of the owner in perpetuity. The terms of the agreement must include that the owner pays the reasonable costs of the Secretary incurred for the preparation, execution, and registration of the agreement. The owner must cause the agreement to be registered prior to lodgement of the plan of subdivision for registration.

The requirement to include the above condition does not apply if the permit applicant provides the responsible authority with a statement in writing from the Secretary, as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*, that the condition is not required because the Secretary is satisfied that either:

- the land containing the conservation area is expected to be further subdivided and a further planning permit will be required for that subdivision (to which the above condition requirement will apply); or
- the conservation area has been or will be otherwise secured in perpetuity.

Condition – Fencing of conservation areas

A permit granted to subdivide land where works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, on land including or abutting a conservation area as shown in the *Officer South Employment Precinct Structure Plan*, must include the following condition:

Prior to the commencement of development, a conservation area fencing plan must be submitted to and approved by the Secretary to the Department of Energy, Environment and Climate Action (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) (Secretary) to ensure the conservation area is adequately protected. The fencing plan must contain the following:

- The boundaries of any conservation area, and the location of any scattered tree and the boundaries of any patch of native vegetation within the conservation area.
- The location and alignment of temporary protection fencing showing the following minimum distance from the element to be protected:

Element	Distance
Conservation area	0.5 metres
Scattered tree	12 x diameter at a height of 1.3 metres
Patch of native vegetation	2 metres

- The timing of installation and removal of temporary protection fencing.
- The timing of installation of permanent fencing.
- Location and details of ongoing maintenance vehicle access points.
- The type of temporary and permanent fencing including materials, heights and spacing of uprights.
- Frequency of inspections and rectification works for temporary protection fencing.

Once approved the plan will form part of the permit and must be implemented to the satisfaction of the Secretary to the Department of Energy, Environment and Climate Action and the responsible authority.

Stockpiles, fill, machinery, vehicle parking, excavation and construction activity of any kind must not be brought into, or be undertaken within, the area to be fenced, except with the prior written consent from the Secretary.

Condition – Correct alignment of protective fencing

Buildings and works must not commence until written evidence that protection fencing has been erected in accordance with the approved Conservation Area Fencing Plan is provided by a suitably qualified land surveyor to the Secretary to the Department of Energy, Environment and Climate Action (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) (Secretary), and the Secretary confirms it is satisfied by the evidence.

Requirement – Acoustic Report

Any permit for use or development of land where an acoustic assessment report has identified that mitigation from noise sources is required, must implement any recommendations of the acoustic assessment report submitted with the application and include any conditions necessary, in the opinion of the responsible authority, to implement noise attenuation measures.

All to the satisfaction of the responsible authority.

Requirement – Sodic and dispersive soil site management plan

A permit to subdivide land or to undertake earthworks must include a condition that requires a site management plan be prepared that implements the recommendations identified in the sodic and dispersive soil management plan, to the satisfaction of the Responsible Authority.

Gas Pipeline Construction Management Plan

Prior to the construction of a building or the carrying out of works, including demolition, on land within 50 metres of the boundary of the high pressure gas easement shown on Plan 3 – Place Based Plan in the incorporated *Officer South Employment Precinct Structure Plan*, 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 pipelines where the works are within or crossing the relevant gas transmission easement.
- Include any other relevant matter to the satisfaction of the responsible authority.
- Land required for community facilities, public open space or road widening must be transferred to or vested in the relevant public agency with any designation (e.g. road, reserve or lot) nominated by the relevant agency.

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.

5.0 Exemption from notice and review

Proposed
C274card

None specified.

6.0 Decision guidelines

Proposed
C274card

The following decision guidelines 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 which must be considered, as appropriate, by the responsible authority:

Integrated Traffic and Transport Management Plan

Before deciding on a permit application under this schedule the responsible authority must consider as appropriate:

- How the application responds to an approved Integrated Traffic and Transport Management Plan.

Local Town Centre

Before deciding on an application to create floorspace in excess of any cap in a local town centre, in addition to the decision guidelines at Clause 37.07-14 and Clause 65, the responsible authority must consider, as appropriate:

- The local catchment and Officer South Employment Precinct Structure Plan catchment demand for the additional floor area; and
- The effect on existing and future town centres within Cardinia Shire Council.

Acoustic Attenuation

Before deciding on a permit application under this schedule the responsible authority must consider, as appropriate:

- If Accommodation, Hospital or Education centre (other than Tertiary institution and Employment training centre) is proposed, whether the proposal minimises the impact on human health and amenity from noise exposure near the transport system and other noise emission sources having regard to:
 - whether the impact of potential noise sources have been mitigated through siting, orientation design, layout, and location and whether this reduces the need for acoustic treatment of buildings or compromises the useability of the building by its occupant;
 - any building façade treatments that are required to mitigate noise impacts; and
 - any relevant recommendations of an Acoustic Assessment Report for the application.

Affordable Housing

Before deciding on an application to develop or subdivide land for dwellings, the responsible authority must consider, as appropriate:

- Whether the proposed subdivision application contributes towards the provision of affordable housing
- The Ministerial Notice under 3AA(2) of the Act, as amended from time to time.

South East Water Separation Area

Before deciding on an application to develop land within the South East Water ‘proposed separation area (180m)’ on Plan 3 – Place Based Plan of the incorporated *Officer South Employment Precinct Structure Plan*, the responsible authority must consider, as appropriate:

- Whether the proposed use may be affected by potential unintended odour and noise impacts from the pump station; and
- The view of South East Water Ltd (or their successors).

Princes Freeway Service Station

Before deciding on an application to subdivide or develop land at the ‘existing services station site’ on Plan 3 – Place Based Plan of the incorporated *Officer South Employment Precinct Structure Plan*, the responsible authority must consider, as appropriate:

- Whether the proposed subdivision or use should still benefit from the existing access to the Princes Freeway.

7.0

Signs

Proposed
C274card

None specified.