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SCHEDULE 6 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ6**.

Thompsons Road Precinct Structure Plan

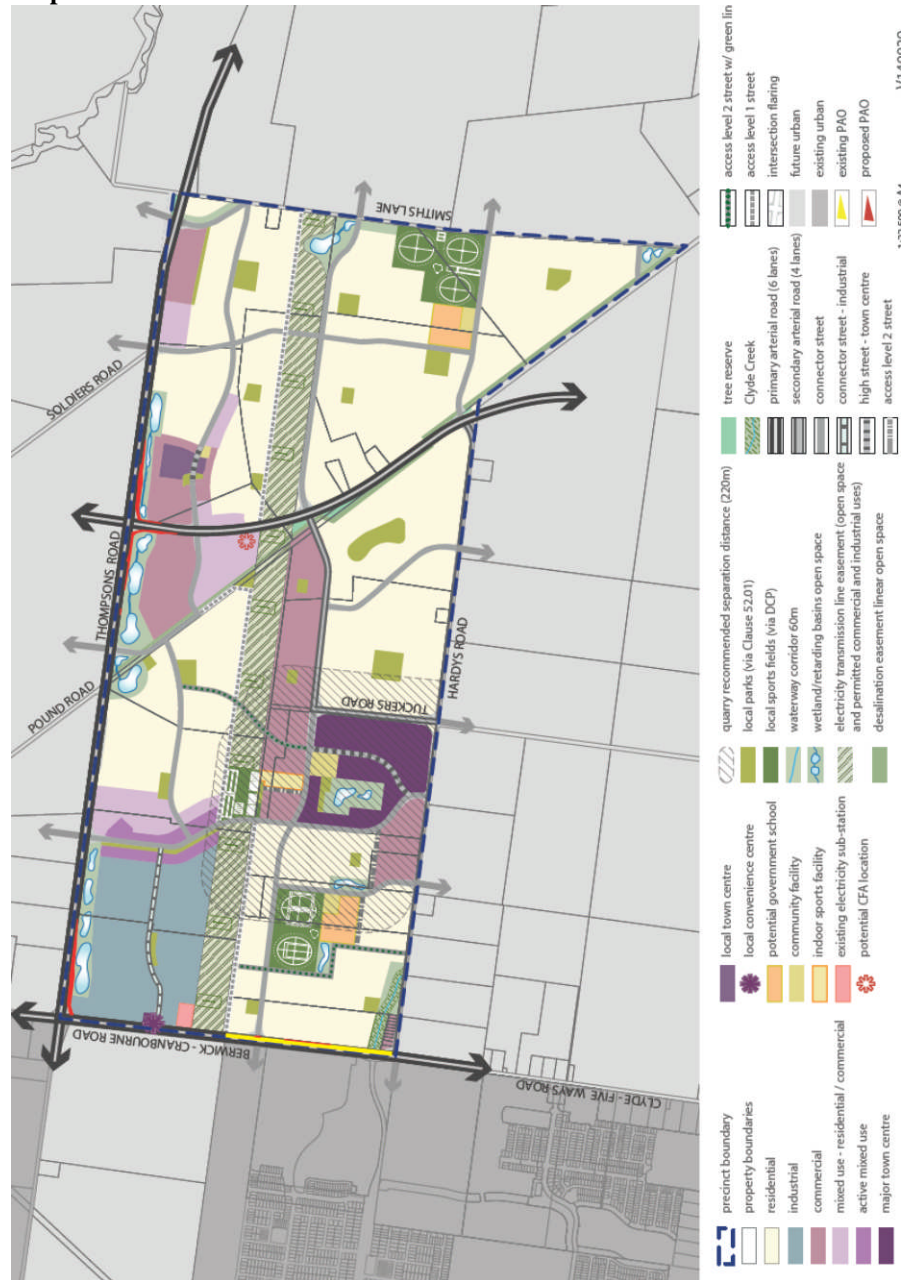
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The Plan

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

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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 Map 1 and shown as UGZ6 on the planning scheme maps.

2.2 Applied zone provisions

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

Table 1: Applied zone provisions

Land use/development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land	Applied zone provisions
Major town centre	Clause 34.01 – Commercial 1 Zone
Local town centre	
Convenience centre	
Commercial area	Clause 34.02 – Commercial 2 Zone
Active mixed use	
Industrial area	Clause 33.01 – Industrial 1 Zone
Mixed use – residential/commercial	Clause 32.04 – Mixed Use Zone
Arterial Road	Clause 36.04 – Road Zone – Category 1
Connector Street	Clause 36.04 – Road Zone – Category 2
All other land	Clause 32.07 – Residential Growth Zone 1

2.3 Reference to a planning scheme zone is a reference to an applied zone

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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

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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 City of Casey.

2.5 Specific provisions – Use of land

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Table 2: Use

Use	Requirement
Shop in the major town centre,	A permit is required to use land for a shop if the

Use	Requirement
town centre and convenience centre	combined leasable floor area of all shops exceeds: <ul style="list-style-type: none"> ▪ 60,000 square metres for land shown as a major town centre in the incorporated Thompsons Road Precinct Structure Plan. ▪ 8,000 square metres for land shown as a local town centre in the incorporated Thompsons Road Precinct Structure Plan. ▪ 1,500 square metres for land shown as a convenience centre in the incorporated Thompsons Road Precinct Structure Plan.
Hospital where the applied zone is Commercial 2 Zone	A permit is not required to use land for a hospital if proposed on land described as 'Health Facilities Stage 2' on Plan 5 of the Thompsons Road Precinct Structure Plan
Accommodation (other than Corrective institution) where the applied zone is Commercial 2 Zone	A permit may be granted to use land for accommodation if the land is located within the 'Active Mixed Use' land shown on Plan 2 of the Thompsons Road Precinct Structure Plan and any frontage at ground floor level does not exceed 2 metres (other than a bed and breakfast and caretaker's house).
Office where the applied zone is Mixed Use Zone	A permit is not required to use land for an office.
Dwelling where the applied zone is Mixed Use Zone	A permit is required to use land for a dwelling.

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Specific provisions – Construction of single dwellings on small lots

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code incorporated pursuant to Clause 81 of the Casey Planning Scheme.

Or;

A permit is not required to construct one dwelling on a lot of between 250 and 300 square metres where an approved building envelope (as defined in Part 4 of the Building Regulations 2006) applies to the lot.

A permit is required to construct a front fence within 3 metres of a street unless the Front Fence Height Standard in Table A2 to Clause 54.06-2 is met.

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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 centre must be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the Growth Areas Authority.

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Specific provisions – Referral of applications – Hardys Road Quarry

An application to develop land for a sensitive use within 220 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 restrict or prevent development within 220 metres of the Work Authority 190 boundary whilst Work

Authority is current. The application must be referred to the Program Manager - Planning in the Earth Resources Regulation Branch at the Department of State Development, Business and Innovation.

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Application requirements

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.

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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*; and
- A demonstration of how the subdivision will contribute to the delivery of a diversity of housing.

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Public Infrastructure Plan

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 City of Casey;
- 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.

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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 / concept road safety audit, must be to the satisfaction of VicRoads or City of Casey, as required.

3.4 Environmental Site Assessment

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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; and
- Recommended remediation actions for any potentially contaminated land.

3.5 Groundwater Assessment

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An application to subdivide land, use or develop land must be accompanied by hydrogeological assessment of groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions on the development and the impact of development on groundwater.

4.0 Conditions and requirements for permits

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Refer to the Precinct Structure Plan applying to the land.

5.0 Advertising signs

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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

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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.

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Decision guidelines

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

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