

07/08/2014
C310

SCHEDULE 1 TO THE URBAN GROWTH ZONE

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

Armstrong Creek North East Industrial Precinct, Precinct Structure Plan (May 2010)

1.0

The Plan

07/08/2014
C310

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

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



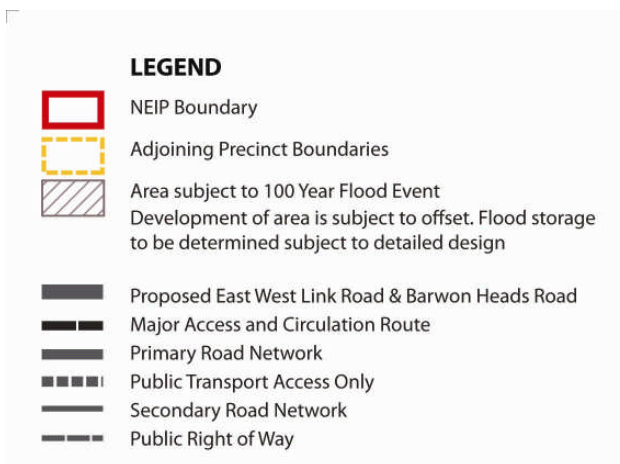
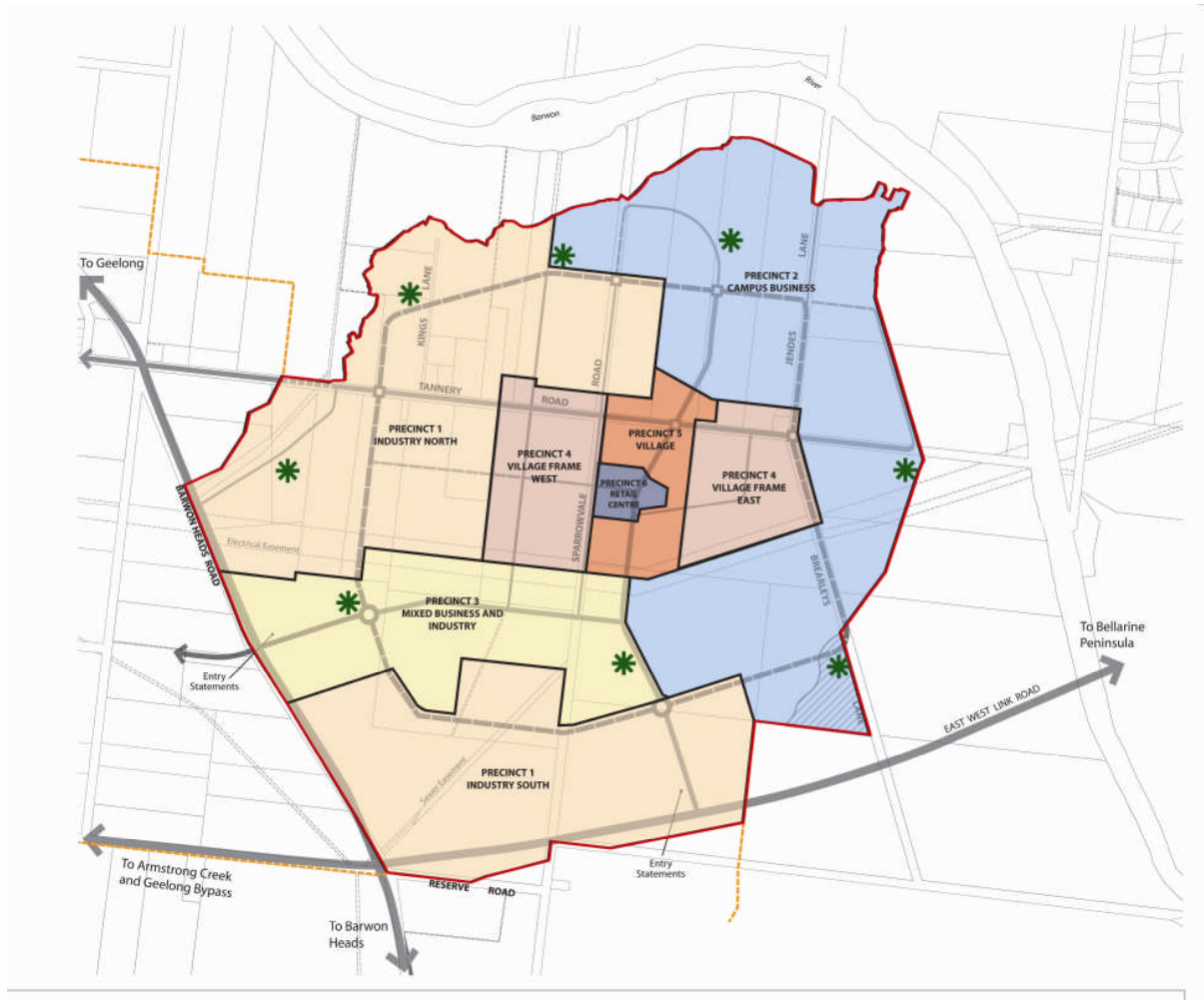
2.0

Use and development

07/08/2014
C310

The use and development provisions specified in this schedule apply to land as shown in Map 2 of this schedule.

Map 2 – Armstrong Creek North East Industrial Precinct Urban Structure Plan – Character Precinct names



2.1 Applied Zone Provisions

07/08/2014
C310

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

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

Table 1: Applied zone provisions

Land shown on map 2 of this schedule	Applied zone
Precinct 1	Clause 33.01 - Industrial 1 Zone
Precinct 2	Clause 33.01 - Industrial 1 Zone
Precinct 3	Clause 34.02 - Commercial 2 Zone
Precinct 4	Clause 32.04 - Mixed Use Zone
Precinct 5	Clause 32.04 - Mixed Use Zone
Precinct 6	Clause 34.01 - Commercial 1 Zone

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

2.2 Specific provisions – Use of land

07/08/2014
C310

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

Precincts 1 and 2 - Industrial 1 Zone

Use	Condition
Child care centre	Permit Required. Prohibited unless the use is located in a local node in which case a permit is required.
Conference centre	Permit required. Must be located in Precinct 2.
Convenience shop	Permit required. Prohibited unless the use is located in a local node.
Food and drink premises	Permit required. Prohibited unless the use is located in a local node.
Industry	Permit required. Despite the provisions of the Industrial 1 zone may locate within 30metres of an education facility or child care centre provided the use meets the requirements of clause 52.10
Office	Permit required. There is no floor space limit on each use or in aggregate

Use	Condition
Restricted retail premises	Permit required in Precinct 1. There is no floor space limit on each use or in aggregate in Precinct 1. Prohibited in Precinct 2.
Serviced apartments	Permit required. Must be located in Precinct 2.
Shipping container storage	Permit required in Precinct 1. Must meet the requirements of Clause 52.33. Shipping containers must not be visible from the street or public open space. Prohibited in Precinct 2.
Trade supplies	No permit required in Precinct 1. Prohibited in Precinct 2.
Warehouse	Permit required. Despite the provisions of the Industrial 1 zone may locate within 30metres of an education facility or child care centre provided the use meets the requirements of clause 52.10

Precinct 3 - -Commercial 2 Zone

Use	Condition
Child Care centre	No permit required. Must be located in a local node.
Convenience shop	No permit required. Must be located in a local node.
Dwelling	Permit required. Must be within 200m of Precincts 4 or 5. Any frontage at ground floor level must not exceed 2 metres.
Equestrian Supplies	No permit is required for occupation with a leasable floor area of less than 500sqm, ground level frontage must not exceed 10metres to Keystone or Gateway Avenue
Food and drink premises	No permit required. Must be located in a local node.
Industry	Permit required. Despite the provisions of the Commercial 2 Zone may locate within 30metres of an education facility or child care centre provided the use meets the requirements of clause 52.10
Lighting Shop	No permit is required for occupation with a leasable floor area of less than 500sqm. Ground level frontage must not exceed 10metres to Keystone or Gateway Avenue
Manufacturing Sales	No permit required. Ground level frontage must not exceed 10

Use	Condition
	metres to Keystone or Gateway Avenue
Office	Permit required. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue. There is no floor space limit on each use or in aggregate
Party Supplies	No permit is required for occupation with a leasable floor area of less than 500sqm. Ground level frontage must not exceed 10metres to Keystone or Gateway Avenue
Restricted Retail	No permit required for occupation with a leasable floor area of less than 1000sqm. Ground level frontage must not exceed 10metres to Keystone or Gateway Avenue
Trade Supplies	No permit required. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue
Warehouse	No permit required. Despite the provisions of the Commercial 2Zone may locate within 30 metres of an education facility or child care centre provided the use meets the requirements of clause 52.10

Precincts 4 and 5 - Mixed Use Zone

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

Precinct 6 - Commercial 1 Zone

Use	Condition
Shop	No permit required. Maximum floorspace must not exceed 2800sqm leasable floor area.
Trade Supplies	No permit is required provided that the floor area of each use does not exceed 100sqm and ground floor frontage does not exceed

Use	Condition
	6m.
Manufacturing sales	No permit is required provided that the floor area of each use does not exceed 100sqm and ground floor frontage does not exceed 6m.

2.3 Specific provisions – Resolution of doubt

03/06/2010
C207

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

2.4 Specific provisions – Provision of reticulated recycled water

03/06/2010
C207

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

2.5 Exemptions from permit requirements

03/06/2010
C207

A permit is not required to construct a building or construct or carry out works for the following:

- The installation of an automatic teller machine in Precinct 5 as identified in Map 2 of this schedule.
- An alteration to an existing building facade in Precinct 5 as identified in Map 2 of this schedule, provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 percent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

3.0 Application requirements

03/06/2010
C207

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

- The purpose of the use and the types of activities which will be carried out on the land.
- The likely effects, if any on adjoining land, including noise levels, air-borne emissions, emissions to land or water, traffic, including the hours of delivery and dispatch of goods or materials, hours of operation and light spill, solar access and glare.
- The means of maintaining areas not required for immediate use.
- How the application applies with the relevant requirements within the North East Industrial Precinct, Precinct Structure Plan.
- A report and investigation into potential contamination issues prepared by a suitably qualified consultant to the satisfaction of the Responsible Authority where applicable.
- If an industry or warehouse:

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

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

- How the application applies with the relevant requirements within the North East Industrial Precinct, Precinct Structure Plan.
- A report and investigation into potential contamination issues prepared by a suitably qualified consultant to the satisfaction of the Responsible Authority where applicable.
- the site context, including details of adjacent development;
- The boundaries and dimensions of the site and any site features.
- site plan, elevations and floor plans
- Adjoining roads.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- Driveways and vehicle parking and loading areas.
- Any vegetation to be removed or retained.
- A landscape plan which provides details of the proposed landscaping of the site including details of existing and proposed vegetation and any hard landscaping.
- External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed and a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

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

- How the application applies with the relevant requirements within the North East Industrial Precinct, Precinct Structure Plan.
- A report and investigation into potential contamination issues prepared by a suitably qualified consultant to the satisfaction of the Responsible Authority where applicable.
- the dimensions and area of all lots and any balance lot;
- dimensions of all roads and access ways
- any areas of shared parking and details of the basis on which parking is to be shared
- easements for services and utilities;

- public open space and other reserves
- any vegetation to be removed or retained
- servicing details
- staging
- details of any proposed agreements or other management arrangements where the land is proposed to form part of an owners corporation.
- an indication of the proposed uses where known.

4.0 Conditions and requirements for permits

07/08/2014
C310

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

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

07/08/2014
C310

Public open space

Land identified as public open space in the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan and specified in Figure 11 – NEIP Open Space Plan and in Appendix 7 – NEIP Property Specific Passive Open Space Contributions Summary in the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan or any applicable Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless funded by the applicable Development Contributions Plan.

Public open space must be provided in accordance with Figure 11 – NEIP Open Space Plan and in Appendix 7 – NEIP Property Specific Passive Open Space Contributions Summary in the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, prior to the issue of a Statement of Compliance (or other similar agreement). These contributions are subject to an equalisation for unencumbered open space.

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

Road widening

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

Drainage

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

Requirements for Native Vegetation

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

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

5.0

03/06/2010
C207

Advertising signs

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

Precinct	Category
Precinct 1	Category 2 – Office and industrial
Precinct 2	
Precinct 3	
Precinct 4	Category 1 – Business Areas
Precinct 5	
Precinct 6	

6.0

03/06/2010
C207

Decision guidelines

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

- Whether the application is consistent with the Armstrong Creek Urban Growth Plan, City of Greater Geelong, 2010.
- Whether the application is consistent with the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010.
- Whether the application is consistent with the Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan, May 2010.
- Whether the application is consistent with the Armstrong Creek North East Industrial Precinct Development Contributions Plan, May 2010.
- Whether the application is consistent with the Armstrong Creek North East Industrial Precinct Growing Grass Frog Conservation Management Plan, May 2010.
- The effect that existing or designated uses on adjoining or nearby land may have on the proposed use.
- Whether the design has active frontages and promotes surveillance
- The design of the frontage façade, key interface and elevation treatments and boundaries to public open space to achieve a high quality urban design outcome.
- The effect that the proposed use may have on the amenity of the neighbourhood.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.

- The matters listed in Clause 65 as appropriate.
- Whether the application adequately responds to contamination issues.

7.0

03/06/2010
C207

References

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

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

Keystone Business Park Precinct Structure Plan Technical Background Report: Flora and Fauna values within the adjacent Barwon River floodplain, September 2009 (Ecology Partners)

Keystone Business Park Precinct Structure Plan Technical Background Report: Flora and Fauna, August 2008 (Ecology Partners)

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

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

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

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

Keystone Business Park Precinct Structure Plan Transport Impact Assessment GM17831, 31 August 2009 (GTA Consultants)

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

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

Review of Drainage Technical Report Version V2 Final, 3 October 2009 (Neil M Craigie).