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SCHEDULE 2 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ2**.

Truganina Employment Precinct Structure Plan (December 2009)

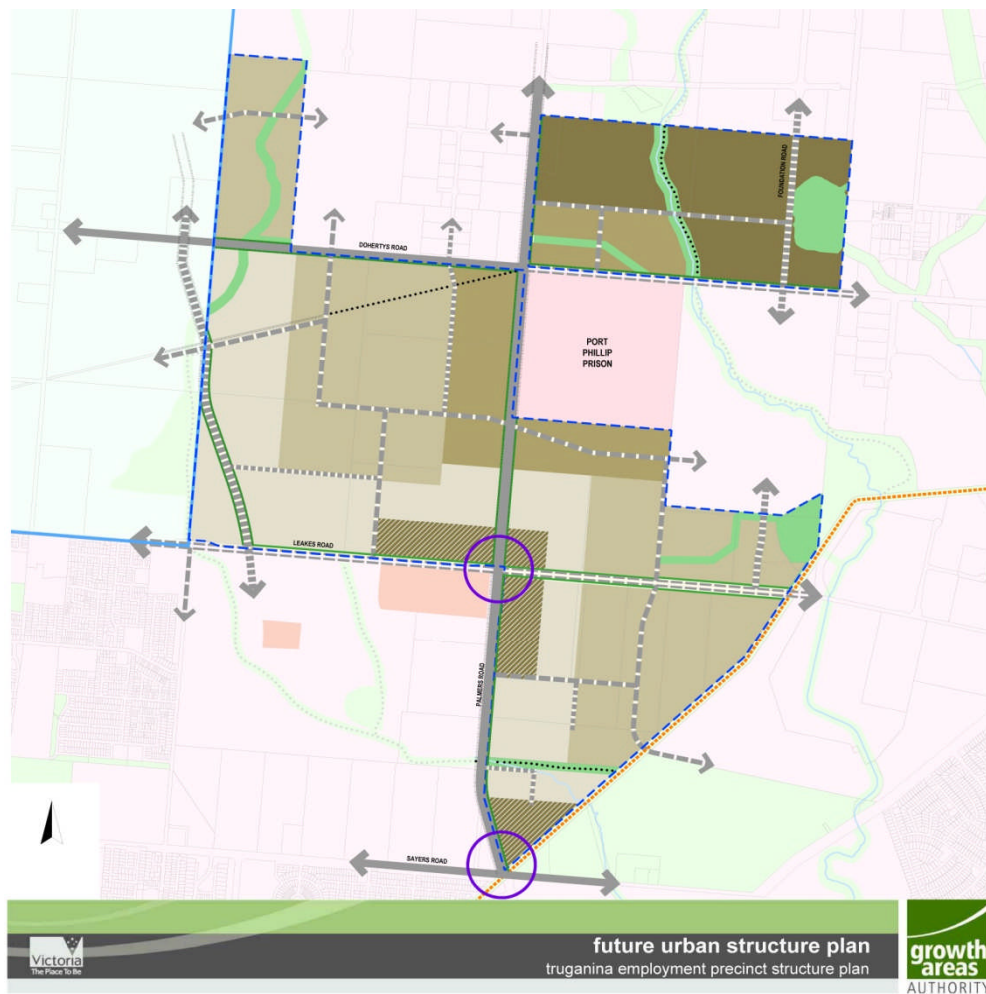
1.0

The Plan

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Map 1 shows the future urban structure proposed in the Truganina Employment Precinct Structure Plan.

Map 1 to Schedule 2 to Clause 37.07



- | | | | | | |
|--|------------------------------|--|--|--|---|
| | Precinct Structure Plan Area | | General Industrial B | | Arterial Road - Council Road |
| | Urban Growth Boundary | | Heavy Industrial | | Connector Street - Industrial (potential bus route) |
| | Significant Open Space | | Proposed Activity Centre (outside of PSP area) | | Local Access Street - Level 2 |
| | Green Wedge | | Port Phillip Prison | | Gateway Site |
| | Existing Urban Area | | Encumbered Open Space | | Shared Path |
| | Industrial Park A | | Proposed Tree Reserve (10m width) | | Off - Road Bicycle Path |
| | Industrial Park B | | Arterial Road - VicRoads Declared Main Road | | Federation Trail |
| | General Industrial A | | Arterial Road - Council Road (future declared main road) | | Major Drainage Line |

2.0 Use and development

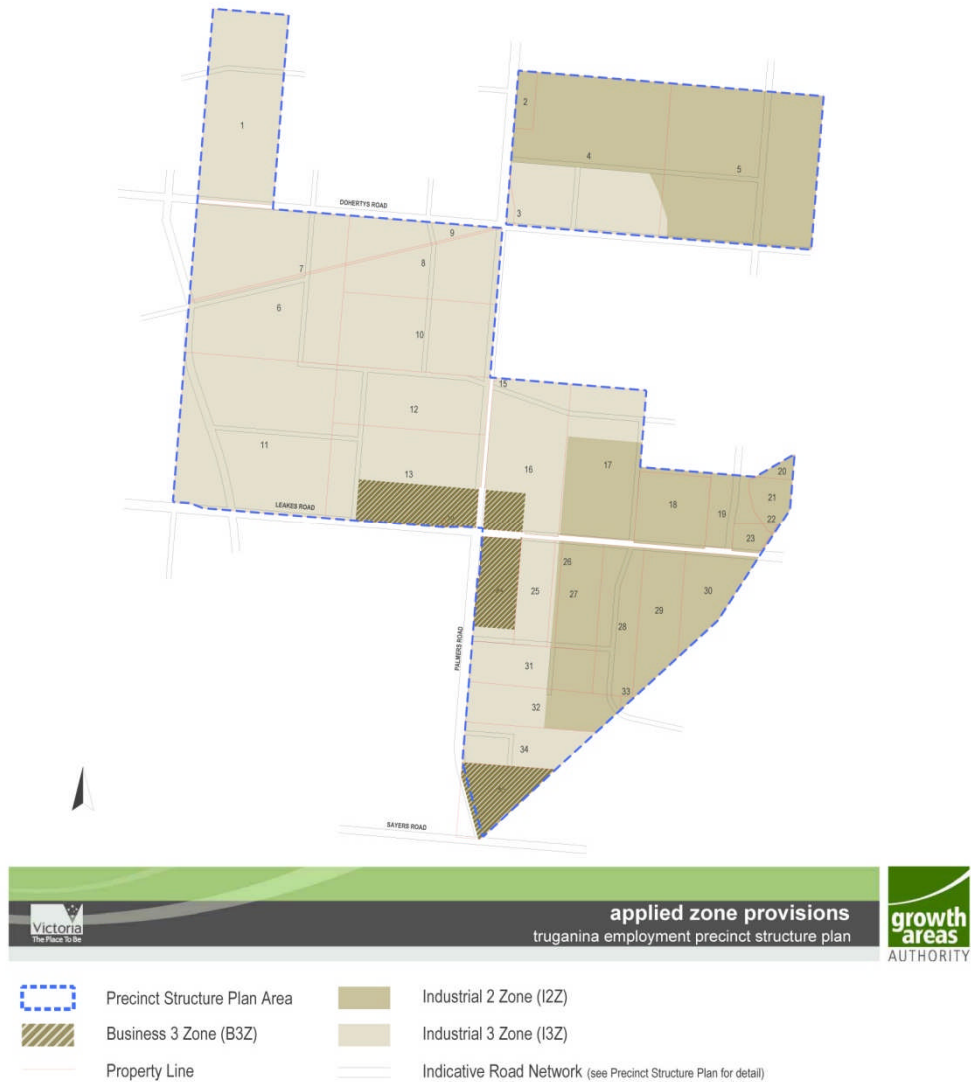
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2.1 The Land

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The use and development provisions specified in this schedule apply where the land is in both UGZ2 on the planning scheme maps, and on Map 2 of this schedule.

Map 2 to Schedule 2 to Clause 37.07



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, construction of a building, and construction or carrying out of works by reference to Map 2 of this Schedule:

Table 1: Applied Zone provisions

Land as shown on map 2 of this schedule	Applied zone provisions
Business 3 Zone	Clause 34.02 – Commercial 2 Zone
Industrial 2 Zone	Clause 33.02 – Industrial 2
Industrial 3 Zone	Clause 33.03 – Industrial 3
Leakes Road	Clause 36.04 – Road Zone – Category 2

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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 Commercial 2 Zone specifies ‘Supermarket’ as a section 1 and 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 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’.

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Specific provisions – Use of land

Use	Requirement
Office	No more than 500 square metres of leasable floor area may be permitted for any one premises on land shown as General Industrial A, General Industrial B or Heavy Industrial on Map 1.
Cemetery/ Crematorium	A permit is not required to use or develop land for a cemetery/ crematorium on land known as Lot 7 TP7245, Doherty Road Truganina.

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Application requirements for biodiversity management

Any application to use or subdivide land, construct a building or construct or carry out works must:

- Identify any native vegetation on the land
- Identify any native vegetation proposed for removal, lopping or pruning as part of the application.

If native vegetation is proposed for removal provide the following information:

- A detailed flora and fauna survey that identifies the location of flora and fauna within all land in contiguous ownership or control of the applicant and proposed management required to mitigate the impacts of the development on significant species to the satisfaction of the Department of Sustainability and Environment. This requirement cannot be waived or reduced.
- A Biodiversity Plan, where required, to the approval of the Department of Sustainability and Environment that identifies vegetation to be retained, vegetation to be removed, and offsets to be secured in the long term. The Biodiversity Plan must be in line with the three step approach to achieve net gain of Victoria’s Native Vegetation Framework and where native vegetation is to be removed the Native Vegetation Plan must include an Offset Plan.

2.6 Specific provisions – Resolution of doubt

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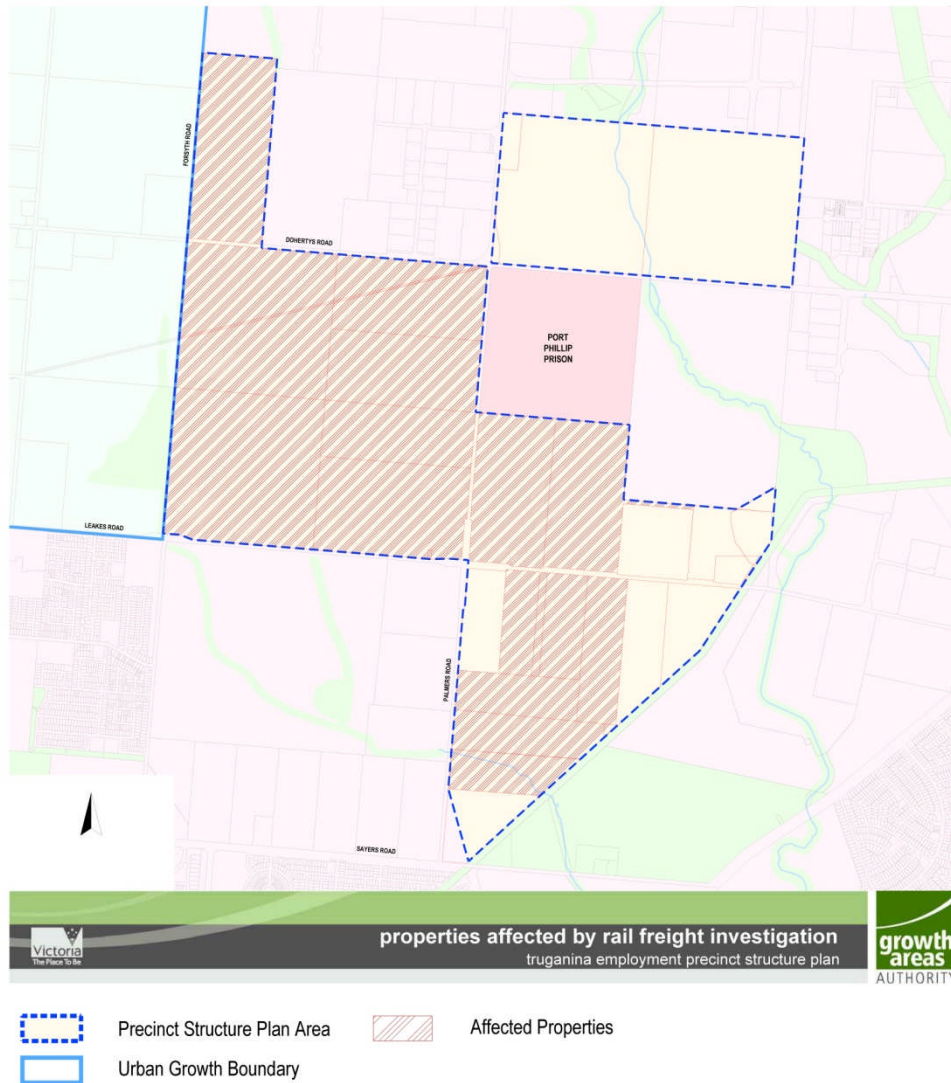
If any doubt arises as to whether a provision specified in the schedule applies to land, a permit may be granted for any use or development if the responsible authority is satisfied that the use or development is in accordance with the incorporated Truganina Employment Precinct Structure Plan.

3.0 Referral of applications

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An application on land shown as ‘Affected Properties’ in Map 3 to this schedule must be referred in accordance with section 55 of the Act to the Director of Public Transport.

Map 3 to Schedule 2 to Clause 37.07



4.0 Notice of applications

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In accordance with Section 52(1)(c) of the Act, notice of an application on land shown as ‘General Industrial B’ on Map 1 to this schedule to use land, subdivide land or to construct a building or construct or carry out works must be given to the Secretary of the Department of Justice unless otherwise agreed in writing between the responsible authority and the

Secretary. The notice must be accompanied by a copy of the application, existing conditions and development plans.

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Advertising signs

Land in UGZ2 is in category 2.

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Specific provision - land sales signs

Despite the provisions of Clause 52.05, signs promoting the sale of land that are displayed 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.
- 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 with an area greater than 10 square metres.