

09/02/2017
C186

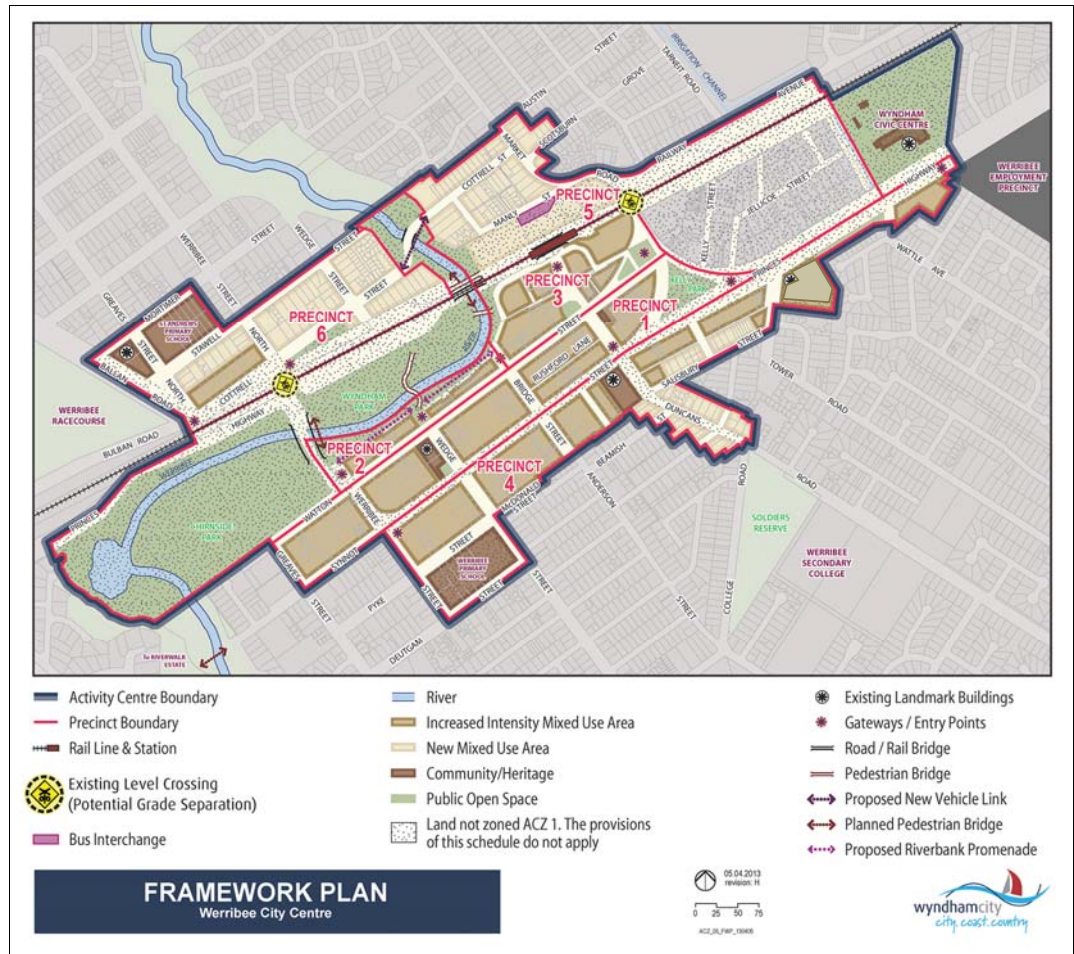
SCHEDULE 1 TO THE ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ1**.

Werribee Principal Activity Centre

1.0
19/03/2015
C150(Part 1)

Werribee City Centre Framework Plan



2.0
19/03/2015
C150(Part 1)

Land use and development objectives to be achieved

- To facilitate the growth of the Werribee City Centre as a key regional commercial, retail, recreational and cultural focal point for Melbourne’s west, and as a location for higher density residential development.
- To integrate the Werribee City Centre with its central river and park environs.
- To integrate the Werribee City Centre with the East Werribee Employment Precinct.
- To achieve the objectives of the *Werribee City Centre Structure Plan (2011)*.
- To intensify land use in the Werribee City Centre and encourage a diverse range of land uses and attractions, including accommodation, office, retail, food and drink, transport, civic and community uses.

- To intensify street level activity by:
 - Encouraging a mixture of land uses that generate high levels of activity to locate at ground level along street frontages,
 - Encouraging residential, commercial and other land uses that generate low levels of pedestrian activity to locate either above ground level or behind street-facing active land uses, and
 - Integrating public and private land uses.

Built Form objectives

- To encourage exemplary architecture and innovative building design.
- To achieve engaging, high quality, accessible and environmentally sustainable development.
- To achieve a built form and urban fabric which features ‘fine-grained’ elements, such as narrow ground level shop-fronts, articulated facades, and regular openings/entrances to the street.
- To create a comfortable, accessible, attractive, human-scale built environment at street level.
- To provide a generous and continuous overhead cover to footpaths along active street frontages.
- To ensure that new development provides passive surveillance from upper levels, and addresses public spaces including the Werribee River and Wyndham Park.
- To encourage tall buildings on key/gateway sites to improve legibility of the urban form, and ensure that new built form on these sites is of a high architectural standard.
- To encourage higher density development.
- To achieve an appropriate built-form transition to any adjoining residential zoned areas through the height, setback, scale, massing and detail of new development.

Movement and Access objectives

- To achieve a high level of accessibility to and within the Werribee City Centre, for people of all abilities, and ensure that all new development complies with access and mobility design standards.
- To provide easy to follow, interconnected and coordinated walking and cycling routes to and within the Werribee City Centre.
- To prioritise pedestrian movement through the street network, and encourage and support it with a continuous path of travel, pedestrian crossings, way-finding signage, directional aids, public seating and public lighting.
- To capitalise upon the Werribee City Centre’s public transport infrastructure and provide facilities which improve access to public transport.
- To create a high quality public transport interchange that integrates with the centre and reinforces Werribee Station as a major multi-modal transport node.
- To provide well located and accessible parking spaces throughout the Werribee City Centre, and consolidate off-street public car parking into large, well located, easily accessible and locatable facilities.
- To protect opportunities for future grade separation of the Cherry Street and Werribee Street railway crossings.

Open Space & Natural Features objectives

- To enhance the Werribee River and Wyndham Park as the green heart of the Werribee City Centre, and improve connections to and increase activity in and around these central features.
- To extend the native vegetation themes of the Werribee River and Wyndham Park throughout the Werribee City Centre.
- To incorporate CPTED (Crime Prevention Through Environmental Design) principles into the design of open spaces.
- To foster activity, events, performances and art within the streets and public spaces.
- To minimise the overshadowing of significant public spaces by adjacent built form.
- Maintain flood conveyance and storage capacity of the Werribee River floodplain.
- Minimise flood risks to life, health and property.

Environmentally Sustainable Design (ESD)

- To achieve best practice environmentally sustainable design (ESD) within new developments.
- To minimise stormwater run-off and its impact upon the Werribee River.

3.0
09/02/2017
C186

Table of uses

Section 1 - Permit not required

Use	Condition
Accommodation (other than Camping and caravan park, Caretaker's house, Corrective institution and Host farm)	Other than in Sub-precinct 4C or 6B, must not be located at ground floor level along street frontages, except for entry foyers.
Art and craft centre	
Art gallery	
Caretaker's house	Other than in Sub-precinct 4C or 6B, must not be located at ground floor level along street frontages, except for entry foyers.
Child Care Centre	Access must not be shared with a dwelling.
Cinema	Must be in Precinct 1, 3 or Sub-precinct 4A. Must not be located at ground floor level along street frontages, except for entry foyers.
Cinema based entertainment facility	Must be in Precinct 1, 3 or Sub-precinct 4A. Cinemas must not be located at ground floor level along street frontages, except for entry foyers.
Dry cleaner	Must not be located in Sub-precinct 4C or 6B.
Education centre	
Food and drink premises (other than Hotel and Tavern)	Must not be located in Sub-precinct 4C or 6B.
Home occupation	

Use	Condition
Indoor recreation facility	Must not be located at ground floor level along street frontages, other than in Sub-precinct 4C or 6B.
Informal outdoor recreation	
Laundromat	Must not be located in Sub-precinct 4C or 6B.
Market	
Minor utility installation	
Office	Must not be located at ground floor level along street frontages, except for entry foyers and customer service areas accessible to the public, other than in Sub-precinct 4C or 6B.
Postal agency	
Railway	
Research and development centre	Must not be located at ground floor level along street frontages, except for entry foyers and customer service areas accessible to the public, other than in Sub-precinct 4C or 6B.
Restricted recreation facility	Must not be located at ground floor level along street frontages other than in Sub-precinct 4C or 6B.
Shop (other than Adult sex book shop)	Must not be located in Sub-precinct 4C or 6B.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 – Permit required

Use	Condition
Adult sex bookshop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone, primary school or secondary school.
Amusement parlour	Must not be located in Sub-precinct 4C or 6B.
Animal keeping	
Car park	
Commercial display area	
Gambling premises	Must not be located in Sub-precinct 4C or 6B.
Hotel	Must not be located in Sub-precinct 4C or 6B.
Nightclub	Must not be located in Sub-precinct 4C or 6B. Must not be located at ground floor level along street frontages, except for entry foyers.
Place of assembly (other than Amusement parlour, Art gallery, Carnival, Cinema, Circus, Nightclub and Restricted place of assembly)	
Restricted place of assembly	Must not be located at ground floor level along street frontages, except for entry foyers.

Use	Condition
Retail premises (other than Food and drink premises, Gambling premises, Market, Postal agency and Shop)	Must not be located in Sub-precinct 4C or 6B.
Service Station	The site must adjoin, or have access to, a road in a Road Zone.
Tavern	Must not be located in Sub-precinct 4C or 6B.
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture (other than Apiculture)
Brothel
Camping and caravan park
Cemetery
Corrective institution
Crematorium
Freeway service centre
Host farm
Industry (other than Dry cleaner, Laundromat and Research and development centre)
Major sports and recreation facility
Motor Racing Track
Saleyard
Warehouse (other than Commercial display area)

4.0
19/03/2015
C150(Part 1)

Centre-wide provisions

4.1
19/03/2015
C150(Part 1)

Use of land

A permit is not required to use land for public purposes providing the use is carried out by, or on behalf of, the public land manager.

4.2
19/03/2015
C150(Part 1)

Subdivision

Applications for the subdivision of land that are not associated with a development proposal that supports the objectives promoted by this Schedule are discouraged.

Consolidation of land to facilitate the creation of viable development sites is encouraged.

4.3
19/03/2015
C150(Part 1)

Buildings and works

A permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external security shutter or screen,

- At least 80 per cent of the building façade 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.

4.4

19/03/2015
C150(Part 1)

Design and development

Building design

New buildings and works should meet the following design criteria:

- Buildings should be designed to a high architectural standard.
- Buildings should be designed to respond to their solar orientation.
- Buildings should be designed to address street frontages and respond to their urban context.
- Buildings with ground-level frontages to streets, pedestrian areas and/or passive open spaces should contribute to the appearance and function of these areas by providing:
 - At least 60% of the street frontage as transparent entries or display windows.
 - Clear glazing (tinted, or obscured glazing should not be used) with any security screens open in design and located behind glass in windows.
 - Generous and continuous overhead cover to footpaths (extending approximately 2.5 metres from the building façade) unless it is demonstrated that the particular circumstances do not require it.
 - Direct access from the footpath to ground level premises with minimal change of level; (doorways should be automatically opening and not require steps to be traversed).
 - Floor to ceiling heights at ground level of a minimum of 3.5 metres to accommodate changes of use over time.
- Buildings adjacent to the Werribee River and Wyndham Park should be designed to address and overlook these natural features.
- Buildings should incorporate appropriate noise attenuation measures to protect surrounding public and private spaces.
- Provision for external services including electricity, gas, fire, water and telecommunications should be incorporated into the building design, with service connections provided below ground.
- Service equipment including air-conditioning systems, plant rooms, lift overruns and bins, should be screened or visually incorporated into buildings.
- Connections to services including electricity, gas, water and telecommunications should be provided for below ground level.
- Half-basement or ground floor level car parks should be located behind other active uses at street frontages; otherwise car parks should be located above ground level active uses or below ground level.
- Additional crossovers to provide vehicle access to sites are discouraged, particularly where they would reduce the number of existing on-street car parks or length of existing ground level shop frontages.
- Crossovers providing vehicle access to sites should be designed to minimise their impact on ground level street frontages and pedestrian movement.

- New developments should include paving between the frontage and the street kerb to the specifications of the responsible authority where such paving does not already exist.

Environmentally Sustainable Design (ESD)

New development should incorporate best practice environmentally sustainable design (ESD), including initiatives relating to thermal performance, energy efficiency, water efficiency, stormwater management, materials selection and healthy buildings.

Building Height

Multistorey development is encouraged, in line with the objective for growth and intensification of the Werribee City Centre. Preferred building heights for new development are specified for each precinct in Clause 5 of this Schedule. These building heights are measured from ground level and reflect a typical height of 4.5 metres between ground floor level and first floor level, and 3.5 metres between upper floor levels.

Applications exceeding the preferred building height may be considered by the responsible authority where it can be clearly demonstrated that the proposed development achieves the centre wide objectives and provisions of this Schedule as well as the objectives and guidelines for the relevant precinct, as demonstrated in an Urban Context Report and Design Response.

Under-development of sites should be avoided. One storey development is not preferred, particularly for properties 10 metres or more in width.

Building Setbacks

Preferred front and side setbacks for new development are specified for each precinct in Clause 5 of this Schedule.

Building setback guidelines for new development adjacent to residential zoned land in Precincts 5, 6 or 7 are specified in the relevant precinct provisions at Clause 5 of this Schedule.

Overshadowing and overlooking

All buildings and works should be designed to minimise casting shadows on significant public spaces, in particular:

- The Werribee River Reserve,
- Wyndham Park, and
- Kelly Park.

All buildings and works should be designed to minimise casting significant shadows on residential land outside the Activity Centre Boundary.

Overshadowing guidelines for new development adjacent to residential zoned land are specified in the relevant precinct provisions at Clause 5 of this Schedule.

All buildings should be designed to address roads and public spaces for passive surveillance benefits, and minimise overlooking of private spaces.

5.0 Precinct provisions

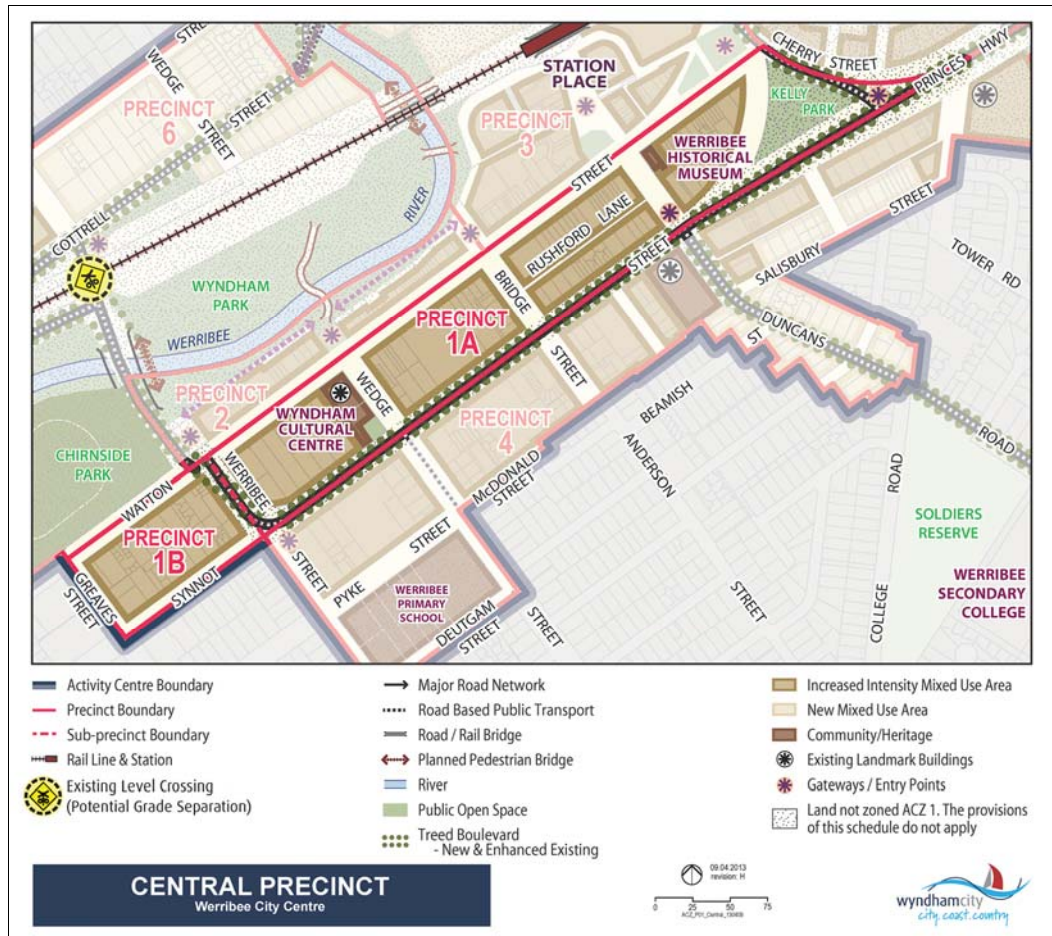
19/03/2015
C150(Part 1)

5.1 Precinct 1 – Central Precinct

19/03/2015
C150(Part 1)

5.1-1 Precinct Map

19/03/2015
C150(Part 1)



5.1-2 Precinct Objectives

19/03/2015
C150(Part 1)

- To strengthen the Central Precinct as the commercial, retail and residential core of the Werribee City Centre.
- To encourage and facilitate higher density and high activity mixed use development, featuring active shopfronts at ground level along street frontages and a mixture of residences and offices above.
- To enhance Watton Street as a vibrant mainstreet and pedestrian-prioritised thoroughfare.
- To improve pedestrian amenity and the mix of uses along Synnot Street.
- To strengthen pedestrian links and connections between Watton Street and Synnot Street, and to surrounding precincts.
- To activate Rushford Lane as a pedestrian-friendly retail laneway.

5.1-3

19/03/2015
C150(Part 1)

Precinct requirements

Precinct	Preferred Building height	Preferred building setbacks
1A	8 metres to 36 metres	0 metre front and side setbacks to a height of 8 metres at street frontages, excluding Rushford Lane. 1 metre front setback to a height of 8 metres and 0 metre side setback to a height of 8 metres at Rushford Lane frontage.
1B	8 metres to 25.5 metres	0 metre front and side setbacks to a height of 8 metres at street frontages.

5.1-4

19/03/2015
C150(Part 1)

Precinct guidelines

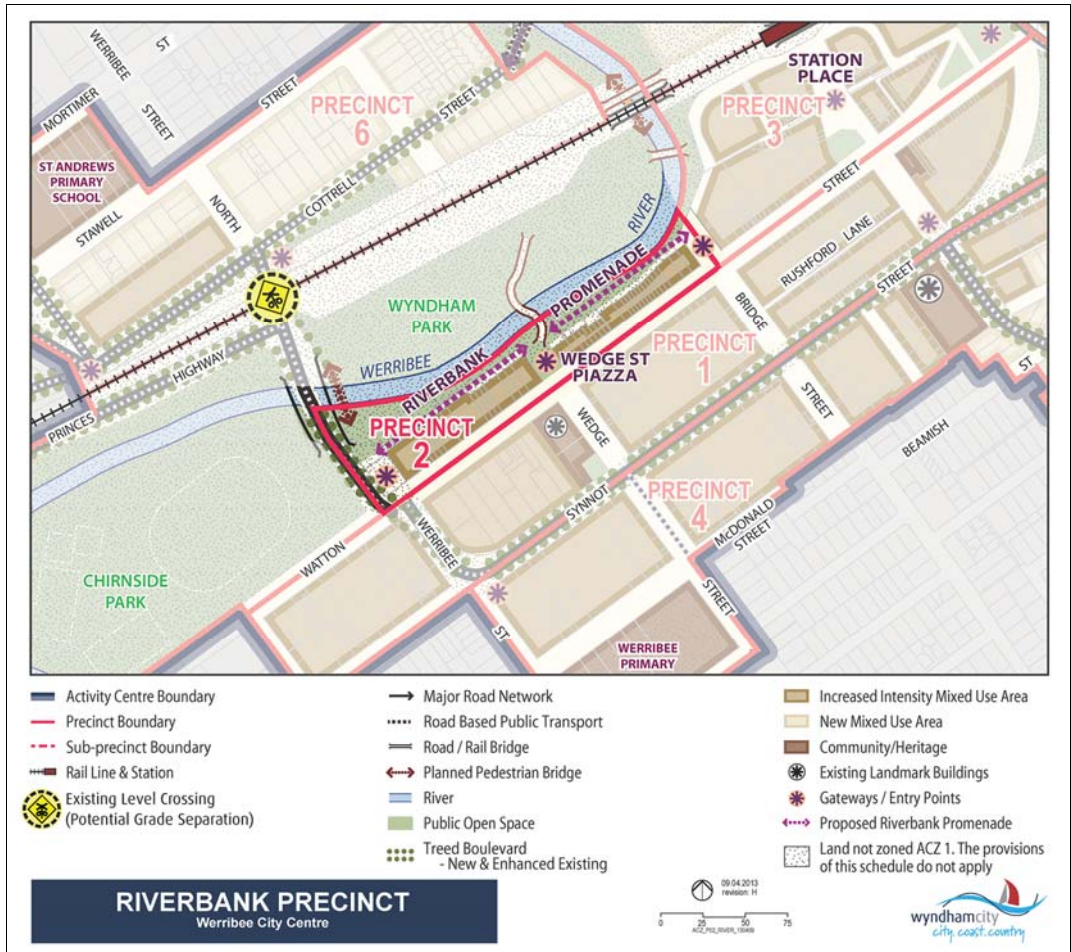
- Car park entries along Watton Street should be avoided where possible.
- Opportunities for pedestrian connections between Watton Street and Synnot Street should be maximised.

5.2 Precinct 2 – Riverbank Precinct

19/03/2015
C150(Part 1)

5.2-1 Precinct Map

19/03/2015
C150(Part 1)



5.2-2 Precinct Objectives

19/03/2015
C150(Part 1)

- To establish the Precinct as an iconic destination.
- To enhance the interface between the Werribee City Centre’s urban core and its River and Park Precinct.
- To create new public spaces connected to adjacent privately-owned buildings, to encourage increased activity and improve connection with the Werribee River and Wyndham Park.
- To generate high levels of activity through a mixture of uses.
- To incorporate commercial and residential uses at upper levels of development overlooking Watton Street, the Werribee River and Wyndham Park.
- To encourage new pedestrian and visual connections between Watton Street, the Werribee River and Wyndham Park.
- To enhance the ground level area beside the river as passive open space and increase its utilisation for recreation.

5.2-3
19/03/2015
C150(Part 1)

Precinct requirements

Precinct	Preferred building height	Preferred Building setbacks
2	8 metres to 18.5 metres	0 metre front and side setbacks to a height of 8 metres at street frontages.

5.2-4
19/03/2015
C150(Part 1)

Precinct guidelines

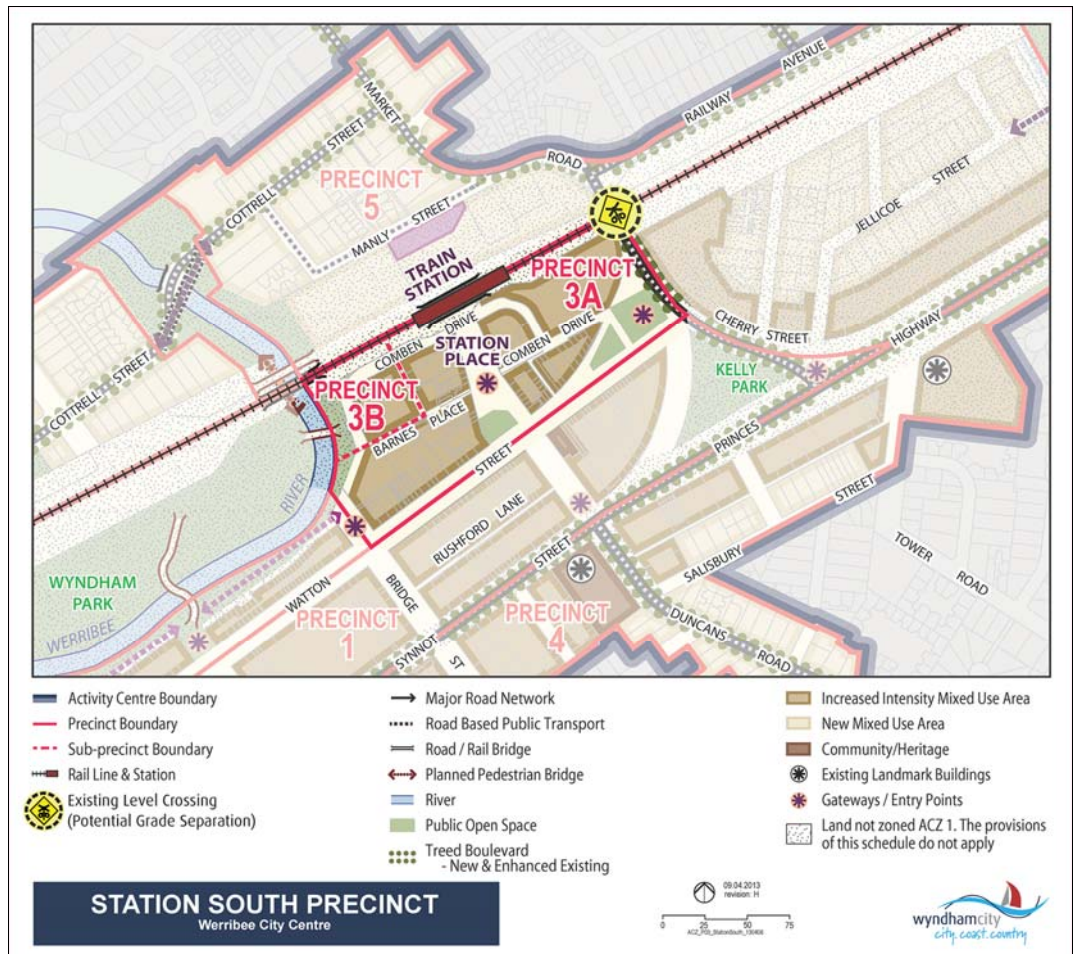
- New development on privately-owned sites should address both Watton Street and the Werribee River.
- Built form at ground floor level should have a transparent quality which provides sight lines from Watton Street through to the Werribee River and Wyndham Park.
- Opportunities for pedestrian connections between Watton Street and the proposed Riverbank Promenade should be maximised.
- Overshadowing of Watton Street should be minimised.
- Light spill into the Werribee River Reserve should be minimised.
- Buildings and works within the Werribee floodplain should be designed to minimise flood risks to life, health and property.

5.3 Precinct 3 – Station South Precinct

19/03/2015
C150(Part 1)

5.3-1 Precinct Map

19/03/2015
C150(Part 1)



5.3-2 Precinct Objectives

19/03/2015
C150(Part 1)

- To enhance the Station South Precinct as the traditional central node of the Werribee City Centre.
- To encourage higher density development and a high level of activity around the Werribee Train Station and overlooking the Werribee River and Wyndham Park.
- To encourage an integrated mix of retail, office and residential uses to make the most of the precinct’s transport and natural assets, and to introduce a night-time population into the precinct.
- To encourage new development addressing and activating the open spaces and natural features within and adjacent to the precinct, including the Werribee River, Troup Park and Station Place.
- To establish Sub-precinct 3B, located on the river bend, as the visual centre-point of the City Centre through large-scale redevelopment of the land.

- To create a vibrant retail laneway network through the middle of the Precinct centred on Barnes Place and Comben Drive, to connect the planned Riverbank Promenade with Station Place, the Werribee Train Station, Watton Street and Cherry Street.

5.3-3

19/03/2015
C150(Part 1)

Precinct requirements

Sub-precinct	Preferred building height	Preferred building setbacks
3A	8 metres to 18.5 metres	0 metre front and side setbacks to a height of 8 metres at street frontages.
3B	8 metres to 71 metres	0 metre front and side setbacks to height of 8 metres at street frontages.

5.3-4

19/03/2015
C150(Part 1)

Precinct guidelines

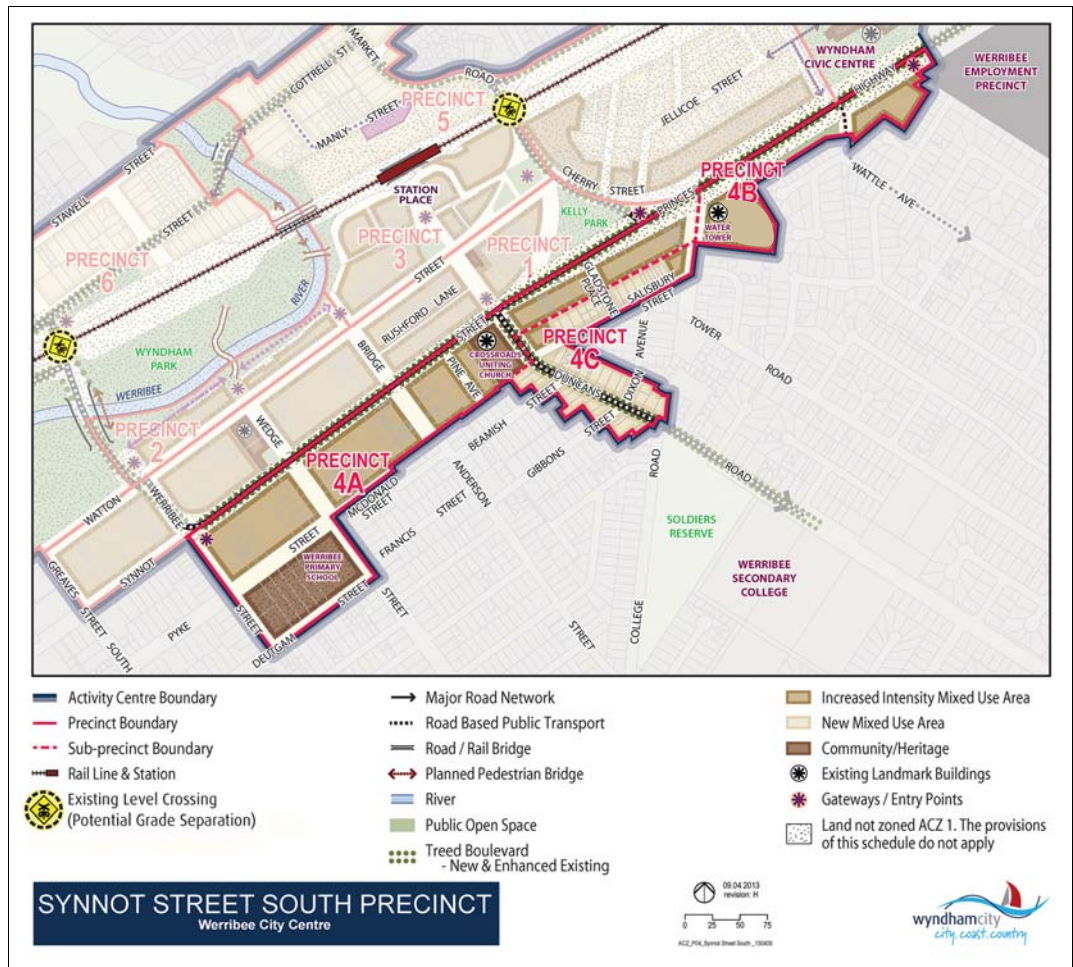
- Redevelopment within Sub-precinct 3B should maximise the potential for river and park views and create a visual centre-point for the Werribee City Centre, by featuring a tall multistorey building.
- Opportunities for new or enhanced pedestrian connections between the Riverbank Promenade, Station Place, the Werribee Train Station, Watton Street and Cherry Street should be maximised.
- Redevelopment of the existing ground level car parks within the precinct is encouraged.
- Car park entries along Watton Street and Station Place should be avoided.
- Light spill into the Werribee River Reserve should be minimised.
- New development should not compromise existing or future rail operations within the railway corridor, including the potential for future grade separation of the Cherry Street railway crossing.

5.4 Precinct 4 – Synnot Street South Precinct

19/03/2015
C150(Part 1)

5.4-1 Precinct Map

19/03/2015
C150(Part 1)



5.4-2 Precinct Objectives

19/03/2015
C150(Part 1)

- To develop Synnot Street/Princes Highway as the principal commercial boulevard within the Werribee City Centre.
- To facilitate the expansion of the Werribee City Centre south of Synnot Street.
- To strengthen connections to the Central Precinct and the East Werribee Employment Precinct.
- To encourage further intensification and diversification of the retail, commercial and residential mix along Synnot Street.
- To improve pedestrian amenity along Synnot Street.
- To strengthen and enhance Duncan’s Road as a boulevard and gateway to the Werribee City Centre from the south.
- To encourage the further development of the specialist professional services sector and other commercial and residential uses in the streets south of Synnot Street, as a transition to adjoining residential land.

5.4-3
19/03/2015
C150(Part 1)

Precinct requirements

Sub-precinct	Preferred building height	Preferred building setbacks
4A	8 metres to 25.5 metres	0 metre front and side setbacks to a height of 8 metres at street frontages.
4B	8 metres to 18.5 metres	0 metre front and side setbacks to a height of 8 metres at street frontages. Where land adjoins residential zoned land, the standards for side and rear setbacks specified in Clause 55.04 – 1 are to be met.
4C	8 metres to 18.5 metres	0 metres front and side setbacks to a height of 8 metres at street frontages. Where land adjoins residential zoned land, the standards for side and rear setbacks specified in Clause 55.04 – 1 are to be met.

5.4-4
19/03/2015
C150(Part 1)

Precinct guidelines

- Ground level active frontages to Synnot Street should be maximised.
- Opportunities for pedestrian and vehicle connections through to Synnot Street from the street south of Synnot Street should be maximised.
- Where possible, car park entries should be from the streets located south of Synnot Street rather than directly from Synnot Street.
- New development within 30 metres of residential zoned land should provide an appropriate built-form transition to adjoining residential zoned areas through the height, setback, scale, massing and detail of new development, as demonstrated by an Urban Context Report and Design Response.
- New development with a boundary adjoining residential zoned land should meet the standards for side and rear setbacks in Clause 55.04 – 1 and the standards for overshadowing in Clause 55.04 – 9.

5.5 Precinct 5 – Station North Precinct

19/03/2015
C150(Part 1)

5.5-1 Precinct Map

19/03/2015
C150(Part 1)



5.5-2 Precinct Objectives

19/03/2015
C150(Part 1)

- To facilitate the expansion of the Werribee City Centre north of the railway line and establish a new higher density mixed use residential, commercial and community service area next to the Werribee Train Station and the Werribee River.
- To increase the number of residential, commercial and community services opportunities located close to the Werribee Train Station.
- To encourage higher density mixed use development and activity within the train station car park site (incorporating commuter car parking) and along Manly Street in Sub-precinct 5A, and along Cottrell Street in Sub-precinct 5B.
- To strengthen links and improve access to the train station, bus interchange and through the precinct for public transport, pedestrians, cyclists and users with limited mobility.
- To improve access and connections across the railway line and river.

5.5-3
19/03/2015
C150(Part 1)

Precinct requirements

Sub-precinct	Preferred building height	Preferred building setbacks
5A	8 metres to 25.5 metres	0 metre front and side setbacks to a height of 8 metres at street frontages.
5B	8 metres to 18.5 metres	0 metre front and side setbacks to a height of 8 metres at street frontages. Where land adjoins residential zoned land, the standards for side and rear setbacks specified in Clause 55.04 – 1 are to be met.

5.5-4
19/03/2015
C150(Part 1)

Precinct guidelines

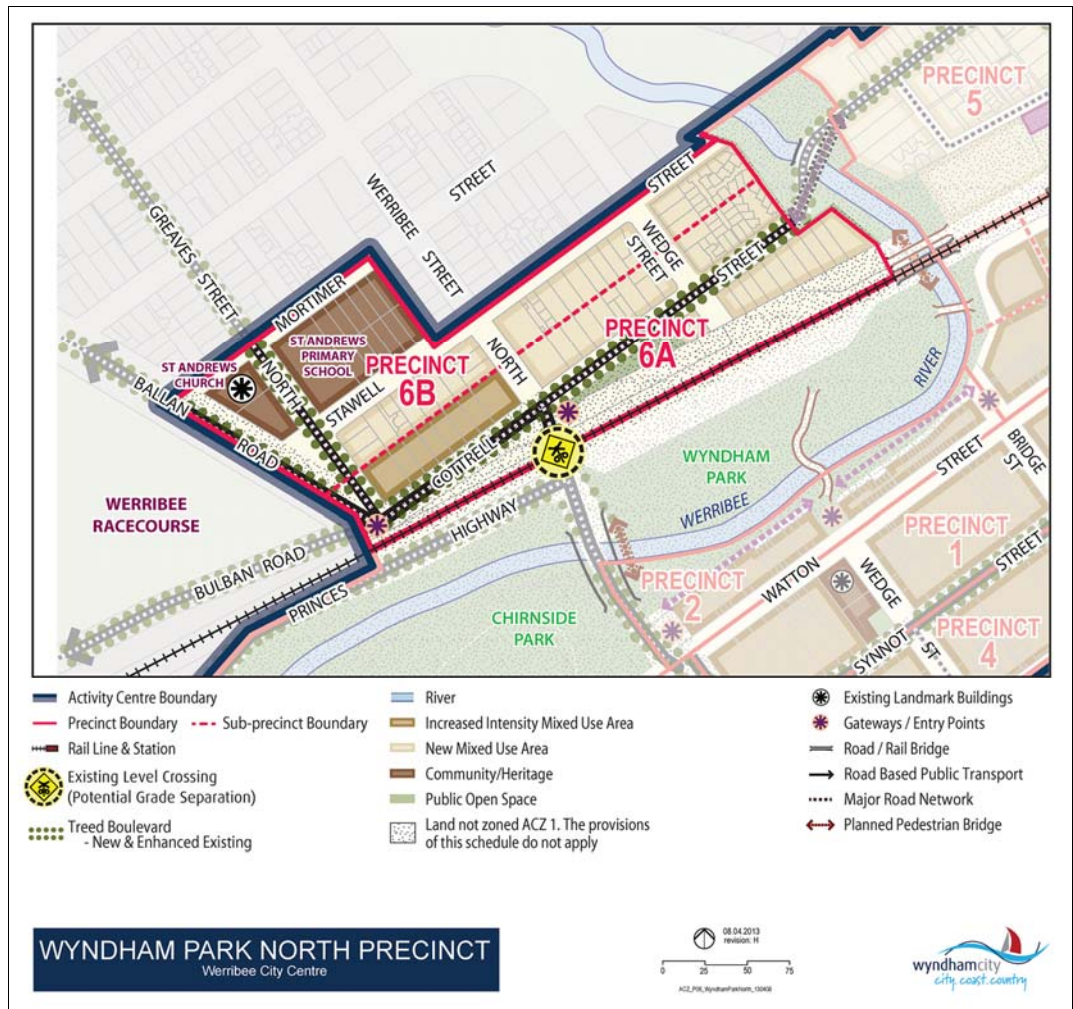
- Opportunities for overlooking of Wyndham Park and the Werribee River from new developments should be maximised.
- Light spill into the Werribee River Reserve should be minimised.
- Buildings and works within the Werribee floodplain should be designed to minimise flood risks to life, health and property.
- Opportunities for pedestrian connections to the train station and river within the precinct should be maximised.
- New development within 30 metres of residential zoned land should provide an appropriate built-form transition to adjoining residential zoned areas through the height, setback, scale, massing and detail of new development, as demonstrated by an Urban Context Report and Design Response.
- New development with a boundary adjoining residential zoned land should meet the standards for side and rear setbacks in Clause 55.04 – 1 and the standards for overshadowing in Clause 55.04 – 9.
- New development should not compromise existing or future rail operations within the railway corridor, including the potential for future grade separation of the Cherry Street railway crossing.

5.6 Precinct 6 – Wyndham Park North Precinct

19/03/2015
C150(Part 1)

5.6-1 Precinct Map

19/03/2015
C150(Part 1)



5.6-2 Precinct Objectives

19/03/2015
C150(Part 1)

- To facilitate the expansion of the Werribee City Centre north of Wyndham Park and the railway line.
- To contribute to the repositioning of Wyndham Park and the Werribee River as the central features of the Werribee City Centre, surrounded and overlooked by buildings.
- To establish a new higher density, high activity mixed use area centred on Cottrell Street, incorporating residential, commercial, recreational and community uses.
- To establish Cottrell Street as a high amenity, higher density, mixed use, tree-lined boulevard.
- To encourage within Sub-precinct 6B a mix of medium density commercial and residential uses as a transition to the residential interface with Stawell Street.

5.6-3
19/03/2015
C150(Part 1)

Precinct requirements

Sub-precinct	Preferred buildingheight	Preferred building setbacks
6A	8 metres to 25.5 metres	0 metre front and side setbacks to a height of 8 metres at street frontages.
6B	8 metres to 18.5 metres	0 metres front and side setbacks to a height of 8 metres at street frontages.

5.6-4
19/03/2015
C150(Part 1)

Precinct guidelines

- The opportunity for overlooking of Wyndham Park and the Werribee River from new developments along Cottrell Street should be maximised.
- New development within 30 metres of residential zoned land should provide an appropriate built-form transition to adjoining residential zoned areas through the height, setback, scale, massing and detail of new development, as demonstrated by an Urban Context Report and Design Response.
- Light spill into the Werribee River Reserve should be minimised.
- Buildings and works within the Werribee floodplain should be designed to minimise flood risks to life, health and property.
- New development should not compromise existing or future rail operations within the railway corridor, including the potential for future grade separation of the Werribee Street railway crossing.

6.0
19/03/2015
C150(Part 1)

Application requirements

In addition to the application requirements set out at Clause 37.08-7 an application to construct a building or carry out works should be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority:

- Illustrations of sight-lines from balcony edges.
- Sections of the proposed building at appropriate intervals.
- A three-dimensional coloured artist’s impression showing the proposed development in the context of surrounding development.
- A Waste Management Plan.
- A Construction Management Plan which sets out the principal construction issues and how the anticipated process will be managed. The Construction Management Plan should address local amenity issues and make provision for:
 - Measures to protect the amenity of surrounding areas through the construction period against dust, noise, stormwater control and security lighting.
 - The management of construction worker vehicles.
 - The delivery and storage of materials on the site.
 - A schedule of hours of work during the working week.
 - A procedure to seek out of hours work for special construction requirements.
 - Construction access to the site.

- An Environmentally Sustainable Design Report which outlines the ESD initiatives included within the proposal and addresses the ESD provisions in Clause 4.4.
- An application which exceeds any of the Preferred Building Heights or Preferred Building Setbacks outlined in the relevant precinct requirements must be accompanied by a Design Response and Urban Context Report, and an Environmentally Sustainable Design Report.
- An application for a development in Precincts 4, 5 or 6 within 30 metres of residential zoned land must be accompanied by an Urban Context Report and Design Response which demonstrate an appropriate built-form transition to the adjoining residential zoned land through the height, setback, massing and detail of the development.
- An application for development in Precincts 3, 5 or 6 within 50 metres of Public Use Zone 4 land must be accompanied by an Adverse Amenity Impacts Report, which considers the impacts of airborne noise and vibration emissions from the operation of the railway and station on the amenity of sensitive land uses and specifies the proposed mitigation measures after seeking the views of Public Transport Victoria.
- An application for a permit on public land by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:
 - To the application for permit being made, or
 - To the application for permit being made and to the proposed use or development.

The responsible authority may waive or reduce any of the application requirements detailed above, for works that are minor in nature or of a specific type where the requirements are not considered relevant or appropriate.

7.0 Notice and review

19/03/2015
C150(Part 1)

An application to construct a building or carry out works is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it exceeds the preferred building heights or does not meet other precinct requirements contained within Clause 5 of this schedule.

8.0 Decision guidelines

19/03/2015
C150(Part 1)

Before deciding on an application, in addition to the decision guidelines in Clause 65 and Clause 37.08-9, the responsible authority must consider the views of Public Transport Victoria for all applications for use, subdivision and buildings and works within 50 metres of Public Use Zone 4 land.

9.0 Reference documents

19/03/2015
C150(Part 1)

Werribee City Centre Structure Plan 2013 (Wyndham City Council) as amended from time to time.

Werribee City Centre Parking Precinct Plan 2013 (Wyndham City Council) as amended from time to time.