SCHEDULE [NUMBER] TO CLAUSE 37.07 URBAN GROWTH ZONE

04/10/2018

Shown on the planning scheme map as UGZ[number].

NAME OF PRECINCT STRUCTURE PLAN

[Insert name of precinct structure plan]

(Note: Also include reference to the plan in Clause 72.04)

1.0 The Plan

30/07/2018

Insert plan of precinct structure plan area as follows: “Plan 1 shows the future urban structure proposed in the [Insert Name] Precinct Structure Plan.”

Base on guidance provided from the [Precinct Structure Plan Guidelines](https://vpa.vic.gov.au/greenfield/psp-guidelines/) and [Planning Practice Note 47 Urban Growth Zone](http://www.dtpli.vic.gov.au/__data/assets/pdf_file/0009/258489/PPN47-Urban-Growth-Zone_June-2015.pdf).

2.0 Use and development

30/07/2018

2.1 The Land

30/07/2018

[Insert the land affected by the precinct structure plan]

2.2 Applied zone provisions

19/01/2022

Include applied zone provisions to land using zones from the Victoria Planning Provisions that will apply to land within the precinct structure plan area as follows:

“The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building, and construction and carrying out of works, by reference to Plan 1 of this schedule.”

Table 1: Applied zone provisions

|  |  |
| --- | --- |
| Land shown on plan 1 of this schedule  Residential | Applied zone provisions  Clause 32.08 – General Residential 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  Industrial | Applied zone provisions  Clause 33.01 – Industrial 1 Zone |
| Land shown on plan 1 of this schedule  Business / Retailing / Commercial | Applied zone provisions  Clause 34.01 – Commercial 1 Zone |
| Land shown on plan 1 of this schedule  Employment / Commercial | Applied zone provisions  Clause 34.02 – Commercial 2 Zone |
| Land shown on plan 1 of this schedule Arterial Road | Applied zone provisions  Clause 36.04 – Transport Zone 2 or 3 |

2.3 Specific provisions – Use of land

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where a table of uses is specified detail as follows:

Section 1 - Permit not required

|  |  |
| --- | --- |
| Use | Condition |
| Ensure that uses listed have a basis in the precinct structure plan  Ensure that uses are defined terms at Clause 73.03 | Ensure that conditions against uses listed have a basis in the precinct structure plan |
| Any use listed in Clause 62.01 | Must meet requirements of Clause 62.01. |

Section 2 - Permit required

|  |  |
| --- | --- |
| Use | Condition |
| Ensure that uses listed have a basis in the precinct structure plan  Do not separately list uses if no conditions are included; they can be included in the requirement: “Any other use not in Section 1 or 3” | Ensure that conditions against uses listed have a basis in the precinct structure plan |
| Any other use not in Section 1 or 3 |  |

Section 3 – Prohibited

| Use |
| --- |
| Ensure that uses listed have a basis in the precinct structure plan |

Where use requirements are specified insert specific use requirements such as “A permit is not required to use land for the purpose of [insert specific requirement/s]” or add other requirements relating to the use of land.

See 37.07-9 for relevant provisions.

2.4 Specific provisions - Subdivision

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where subdivision requirements are specified insert specific subdivision requirements that must be meet such as “A permit to subdivide land must meet the following requirements:

* [insert specific requirement/s].”

See 37.07-10 for relevant provisions.

2.5 Specific provisions - Buildings and works

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where permit exemptions are listed insert: “[No permit/A permit] is required to construct a building or construct or carry out works for the following:

* [insert exemptions/permit triggers].”

Where specific buildings and works requirements are specified insert “The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

* [insert requirements as required].”

See 37.07-11 for relevant provisions.

3.0 Application requirements

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where application requirements are specified insert “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:

* [insert application requirements].”

See 37.07-12 for relevant provisions.

4.0 Conditions and requirements for permits

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where conditions and requirements for permit are specified, determine the specific permit class affected and insert specific conditions and requirements for permits.

* [insert conditions and requirements for permits].

See 37.07-10 and 37.07-11 for relevant provisions.

5.0 Exemption from notice and review

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: “An application for   
[insert type of application broken into specific paragraphs based on the application class: use of land, construct a building or construct or carry out works and/or subdivision] 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.”

Note: Exemption from notice and review applies to all applications generally in accordance with the precinct structure plan applying to the land unless specified otherwise by the schedule to the zone.

See 37.07-13 for relevant provisions.

6.0 Decision guidelines

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where decisions guidelines are specified insert “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:

* [insert decision guidelines].”

See 37.07-14 for relevant provisions.

7.0 Signs

04/10/2018

Where no requirements are specified insert “None specified.”

or

Where sign requirements are specified insert “sign requirements are at Clause 52.05. All land located within [insert land/area/precinct] is in Category [insert sign category]. All other land is in Category 3.”

See 37.07-16 for relevant provisions.