Example schedule

SCHEDULE 1 TO THE URBAN GROWTH ZONE

A schedule number should be inserted if more than one schedule is included in the zone.

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

GUMNUT VALLEY PRECINCT STRUCTURE PLAN

The precinct structure plan is an incorporated document – also include reference to the plan in the schedule to Clause 72.04.

1.0 The plan

A plan showing the future overall layout of land use and development should be inserted in the schedule.

Map 1 shows the future urban structure proposed in the *Gumnut Valley Precinct Structure Plan*.

2.0 Use and development

2.1 The land

The use and development provisions specified in this schedule apply to land as shown in Map 1 of this schedule.

2.2 Applied zone provisions

The zone requires the schedule to specify requirements for land use and buildings and works. If a planning authority applies zones, these must be specified here.

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 Map 1 of this schedule.

Table 1: Applied zone provisions

|  |  |
| --- | --- |
| LAND SHOWN ON MAP 1 OF THIS SCHEDULE | APPLIED ZONE PROVISIONS |
| Residential | Clause 32.08 – General Residential 1 Zone |
| Mixed use | Clause 32.04 – Mixed Use Zone |
| Industrial | Clause 33.01 – Industrial 1 Zone |
| Business 1 | Clause 34.01 – Commercial 1 Zone |
| Business 2 | Clause 34.02 – Commercial 2 Zone |

2.3 Specific provisions – Use of land

If a planning authority decides not to apply the use provisions of a zone, but apply specific requirements instead, the specific requirements should be presented in a table of uses in the format used for state standard zones and should follow the drafting conventions set out in Chapter 6.5 of the *Practitioner’s Guide to Victoria's Planning Schemes*.

The table of uses can specify conditions that a Section 1 use or Section 2 use must comply with. If the planning authority requires a use to be generally in accordance with the precinct structure plan, a condition to this effect will need to be included in the table (opposite the relevant use).

If a planning authority decides to apply the use provisions of a zone, but needs to specify additional use requirements, these requirements could also be presented in a table, as shown in the example below.

The following provisions apply to the use of land.

Table 2: Use

|  |  |
| --- | --- |
| USE | REQUIREMENT |
| Shop (other than an Adult sex bookshop) | If the land is shown as Commercial 1 on Map 1 of this schedule, a permit is required to use land for a Shop if the combined leasable floor area for all shops exceeds 20,000 square metres. |

2.4 Specific provisions – Subdivision

A permit is required to subdivide land under the parent provisions of the zone. The schedule cannot alter this. However, the schedule can specify requirements that a subdivision must meet.

None specified.

2.5 Specific provisions – Buildings and works

Any requirements for buildings and works must be specified in the schedule. The schedule may specify that a permit is not required to construct a building or construct or carry out works (subject to any conditions), or that a permit is required.

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 in accordance with Clause 72.04 of the Gumnut Planning Scheme.

3.0 Application requirements

The schedule can include information requirements for applications. If the requirements relate only to a certain class of application, the schedule should be drafted to make this clear.

None specified.

4.0 Conditions and requirements for permits

The zone enables the schedule to specify conditions or requirements that must be included on any permit granted. If the conditions or requirements relate only to a certain part of the precinct or a certain type of use, building or works, the schedule should be drafted to make this clear.

All permits to construct a building or construct or carry out works on land adjacent to Gumnut Road must provide for a setback of 20 metres from the front boundary of the lot to enable the future widening of Gumnut Road.

5.0 Exemption from notice and review

An application is exempt from most notice requirements and third-party review rights if it generally conforms with the precinct structure plan. The zone enables the schedule to change or remove such exemptions, if warranted.

None specified.

6.0 Decision guidelines

The zone enables the schedule to introduce additional decision guidelines as necessary to address any unique local circumstances. Any decision guidelines specified here should not duplicate the decision guidelines in Clause 37.07-14.

None specified.

7.0 Signs

The schedule can vary the sign requirements in Clause 37.07-16.

All land shown on Map 1 is in Category 2.