

17/12/2015  
C86

**SCHEDULE 1 TO THE URBAN GROWTH ZONE**

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

**Lake Narracan Precinct Structure Plan**

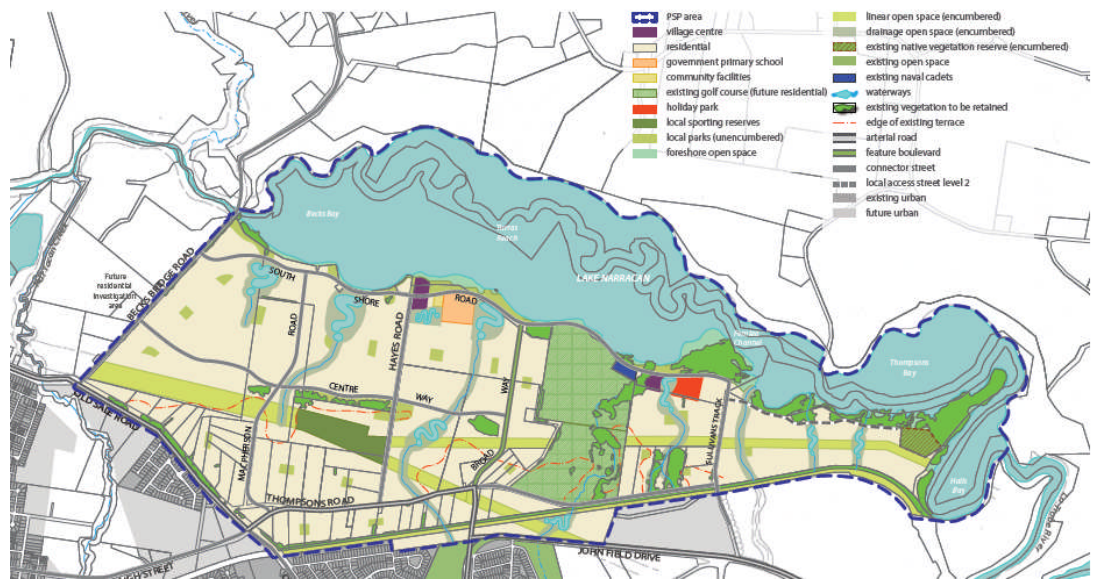
**1.0**

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**The Plan**

Map 1 shows the future urban structure proposed in the *Lake Narracan Precinct Structure Plan*. It is a reproduction of Plan 2 in the *Lake Narracan Precinct Structure Plan, March 2015*.

**Map 1 to Schedule 1 to Clause 37.07**



**2.0**

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**Use and development**

**2.1**

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**The land**

The use and development provisions specified in this schedule apply to the land within the 'PSP area' on Map 1, excluding Lake Narracan itself and shown as UGZ1 on the planning scheme maps.

**2.2**

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**Applied zone provisions**

The provisions of the following zones in this scheme apply to the use and subdivision of land, the construction of a building, and the construction or carrying out of works as set out in Table 1.

**Table 1: Applied zone provisions**

Land use/ Development (Carried out or proposed) generally in accordance with the precinct structure plan applying to the land	Applied zone provisions
Village Centre	Clause 34.01 – Commercial 1 Zone
Arterial road	Clause 36.04 – Road Zone - Category 1
Connector street	Clause 36.04 – Road Zone - Category 2
Land or any lot wholly contained within, 200 metres distance from a village centre	Clause 32.07 – Residential Growth Zone 1
All other land	Clause 32.08 schedule 1 – General Residential Zone 1

**2.3**17/12/2015  
C86**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 Residential Growth Zone specifies ‘Car wash’ as a 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 be 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’.*

**2.4**17/12/2015  
C86**Specific provisions – Use and development of future public land**

A permit is not required to use or develop land shown in the *Lake Narracan Precinct Structure Plan* as open space (local parks or local sporting reserves) or community facilities provided the use or development is carried out generally in accordance with the *Lake Narracan Precinct Structure Plan* and with the prior written consent of Latrobe City Council.

**2.5**17/12/2015  
C86**Specific provisions – Use of land**

The following provisions apply to the use of land.

**Table 2: Use**

Use	Requirement
Shop where the applied zone is Commercial 1 Zone	The leasable floor area for an individual shop premises must not exceed 600 square metres  A permit is required to use land for a shop if the leasable floor of an individual shop premises exceeds 600 square metres

**2.6**17/12/2015  
C86**Specific provisions – Construction of one dwelling on a lot less than 300 square metres in area**

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 pursuant to Clause 81 of the Latrobe Planning Scheme.

**3.0**17/12/2015  
C86**Application requirements**

If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

**3.1**17/12/2015  
C86**Subdivision – residential development**

In addition to any requirement in 56.01-2, a subdivision design response must include:

- A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields.
- A demonstration of how the property will contribute to the achievement of the residential density outcomes in the precinct structure plan applying to the land.
- A demonstration of lot size by including a colour-coded lot size plan, reflecting the lot size categories outlined in Table 1 of the Lake Narracan Precinct Structure Plan, March 2015.
- A demonstration (such as indicative concept layout plans showing different building typology across different lot sizes) of how the subdivision will contribute to the delivery of a diversity of housing.

**Public Infrastructure Plan**

An application for subdivision must be accompanied by a Public Infrastructure Plan which addresses the following:

- a stormwater management strategy that makes provision for the staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Latrobe City Council and West Gippsland Catchment Management Authority;
- what land may be affected or required for the provision of infrastructure works;
- the provision, staging and timing of stormwater drainage works;
- the provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- the landscaping of any land;
- what if any infrastructure set out in the Lake Narracan Development Contributions Plan is sought to be provided as "works in lieu" subject to the written consent of Latrobe City Council;
- the provision of public open space and land for any community facilities;
- any other matter relevant to the provision of public infrastructure required by the responsible authority.

**Traffic Impact Assessment Report**

An application that proposes to create or change access to Old Sale Road or Thompsons Road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility / concept road safety audit, must be to the satisfaction of VicRoads or Latrobe City Council, as required.

An application to develop or subdivide land must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR must include the expected traffic volumes of the proposed development and/or subdivision, and its impact on the existing and future road

network. The TIAR must have regard to the indicative provision triggers for the various intersection projects as identified in the Lake Narracan Development Contributions Plan, March 2015.

### **Environmental Site Assessment**

An application to use or develop land must be accompanied by an environmental site assessment of the land by a suitably qualified environmental professional to the satisfaction of the responsible authority which takes account of 'Lake Narracan Precinct Structure Plan Area: Desktop Environmental, Hydrogeological and Geotechnical Assessments. Final V1' (SKM, June 2013) and provides information including:

- Further detailed assessment of potential contaminants on the relevant land.
- Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE*.
- Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water.
- Recommended remediation actions for any potentially contaminated land.

### **3.2**

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#### **Lake Narracan corridor**

An application on land containing or abutting Lake Narracan, Latrobe River or its tributaries and environs must be accompanied by:

A plan that shows:

- Natural features including trees and other significant vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance; and
- Recreation facilities to be provided within public open space; and
- Storm water facilities that are compliant with the relevant approved drainage strategy; and
- The retention and removal of vegetation and any re-vegetation.

and

A Landscape and Viewshed Analysis that identifies and protects important views associated with the waterway, including views within, to and from the waterways.

### **3.3**

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#### **Village Centres / Neighbourhood Activity Centres**

Permit applications to increase retail floor space to that specified in the Table 2 of this schedule must be accompanied by an economic impact assessment detailing:

- a) the local catchment demand for the activity centre; and
- b) impact on existing and future activity centres within Moe, Newborough and Lake Narracan.

**4.0 Conditions and requirements**17/12/2015  
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See the precinct structure plan applying to the land.

**5.0 Advertising signs**17/12/2015  
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The advertising sign category for the land is the category specified in the zone applied to the land at Clause 2.2 of this schedule.

**5.1 Land and home sales signs**17/12/2015  
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Despite the provisions of Clause 52.05, signs promoting the sale of land or homes 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 300 metres multiple signs may be erected provided there is a minimum of 300 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; and
- 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 or homes on the land (or on adjoining land in the same ownership) with an area greater than 10 square metres. The decision guidelines in Clause 52.05-3 apply.

**6.0 Decision guidelines**17/12/2015  
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Permit applications to increase the retail floor area within the a village / neighbourhood activity centre must address and be assessed against the following decision guidelines:

- The village centre catchment and catchment demand for the proposed increase of retail floor area; and
- The effect on existing and future activity centres within Moe, Newborough and Lake Narracan.