

SCHEDULE 2 TO CLAUSE 37.07 URBAN GROWTH ZONE



Shown on the planning scheme map as UGZ2.

TRUGANINA EMPLOYMENT PRECINCT STRUCTURE PLAN (DECEMBER 2009)

1.0

11/08/2022
 C248wynd

The Plan

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

Plan 1 to Schedule 2 to Clause 37.07



2.0

Use and development

15/09/2016
C212

2.1

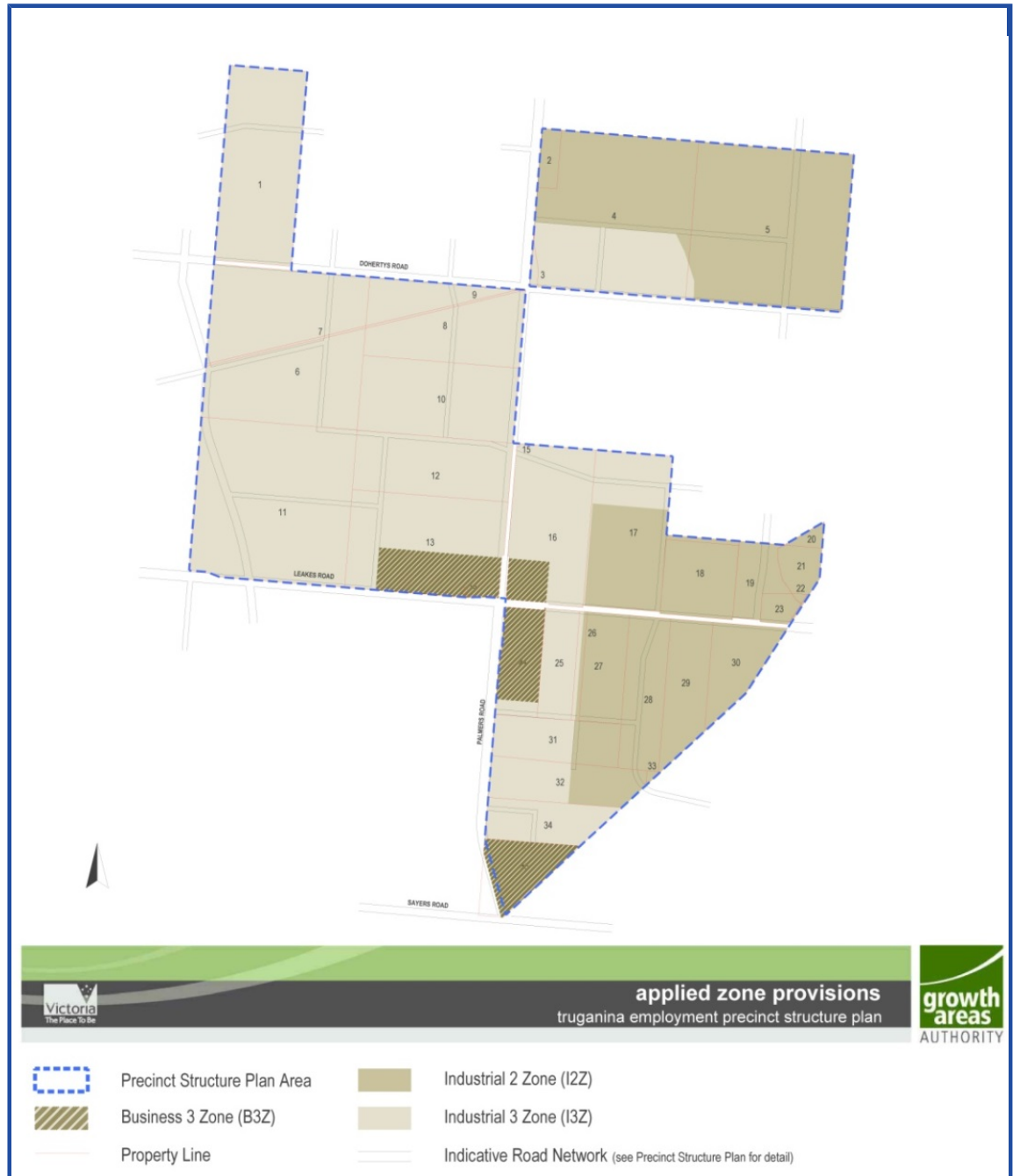
The land

41/08/2022
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Proposed C263wynd

The use and development provisions specified in this schedule apply where the land is in both UGZ2 on the planning scheme maps, and on Plan 2 of this schedule. This schedule must be read in conjunction with the incorporated *Truganina Employment Precinct Structure Plan*.

Plan 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 Plan 2 of this Schedule:

Table 1: Applied Zone provisions

Land as shown on plan 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 – Transport Zone 3

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 Transport Zone 2 or a Transport Zone 3.’ In this instance the condition should read as: ‘The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3 or an applied Transport Zone 2 or Transport Zone 3 in the Urban Growth Zone schedule applying to the land’.

2.3

Specific provisions – Use of land

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Section 1 - Permit not required

Use	Condition
Cemetery/Crematorium	A permit is not required to use or develop land for a cemetery/crematorium on land known as Lot 7 TP7245, Dohertys Road, Truganina.
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01

Section 2 - Permit required

Use	Requirement/Condition
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 Plan 1.
Cemetery/ Crematorium Restricted Retail Premises	A permit is not required to use or develop land for a cemetery/crematorium on land known as Lot 7 TP7245, Doherty Road Truganina restricted retail premises on land shown as Industrial Park B on Plan 1.
Take Away Food Premises	A permit is required to use land for take away food premises on land shown as Industrial Park B on Plan 1.

Section 3 - Prohibited

Use	Condition
Place of assembly	If on land shown as Industrial Park B on Plan 1.
Primary School	If on land shown as Industrial Park B on Plan 1.

Use	Condition
Secondary School	If on land shown as Industrial Park B on Plan 1.
Child Care Centre	If on land shown as Industrial Park B on Plan 1.
Shop (other than Adult sex product shop, Restricted retail premises and Supermarket)	If on land shown as Industrial Park B on Plan 1 and does not meet the condition in the Table of Uses of the Commercial 2 Zone.
Supermarket	If on land shown as Industrial Park B on Plan 1 and does not meet the condition in the Table of Uses of the Commercial 2 Zone.
Food and Drink Premises (other than Take Away Food Premises)	If on land shown as Industrial Park B on Plan 1.

2.4 Specific provisions - Subdivision

Non specified

2.5 Specific provisions - Buildings and works

Non specified

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.

2.7 Application requirements - Salvage and translocation

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All applications for subdivision of land identified as ‘Potential Salvage Operations’ by the MSA Map Share tool must be accompanied by evidence that a salvage enquiry form has been submitted to the Department of Environment, Land, Water, and Planning.

2.8 Condition – Salvage and translocation

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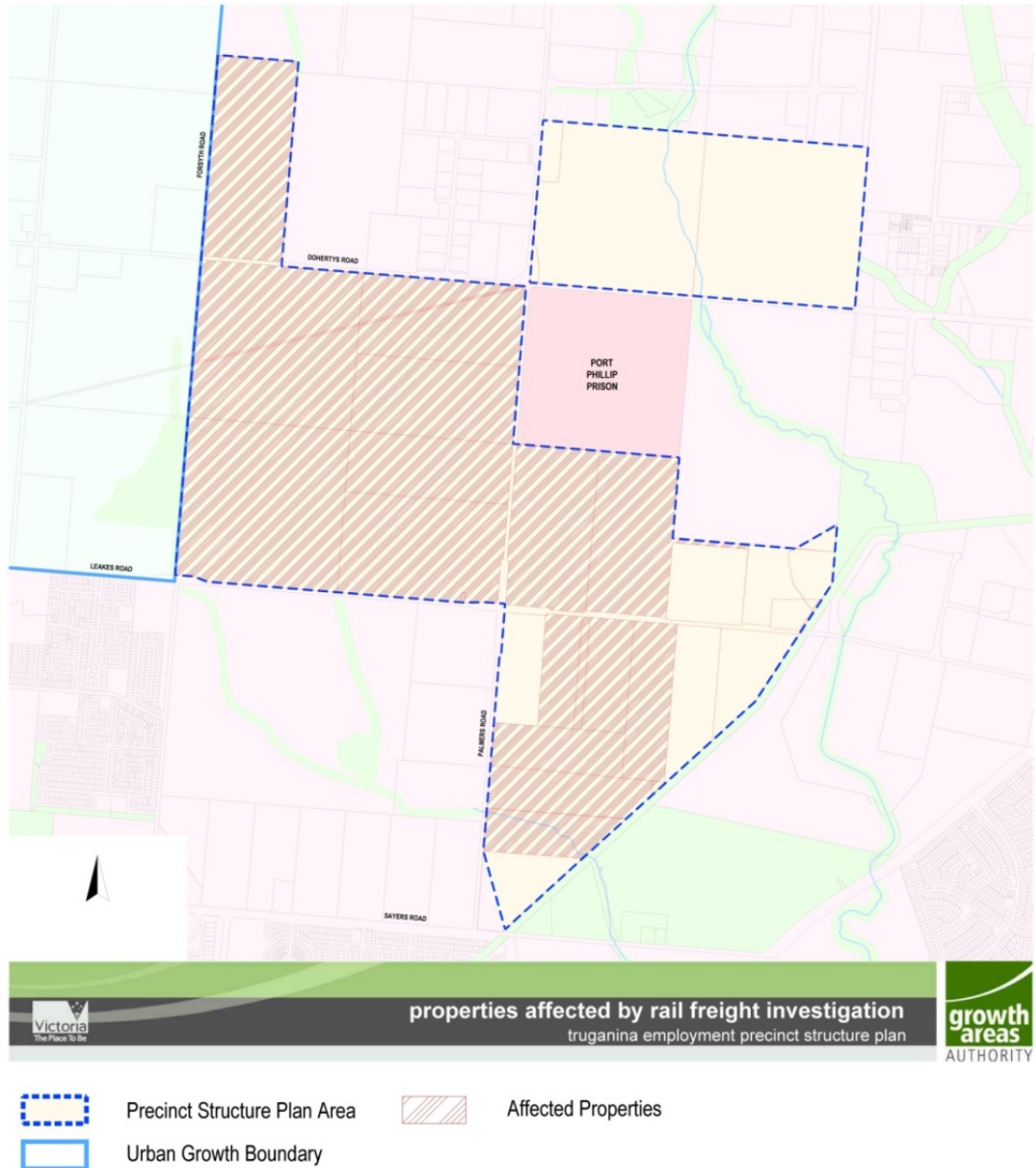
Prior to the commencement of development, a salvage inquiry form must be submitted to the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) (Secretary), and where required the Secretary must be permitted to access the land to conduct salvage operations, in accordance with the requirements of the *Salvage and Translocation Protocol for Melbourne’s Growth Corridors 2018* (Department of Environment, Land, Water and Planning, 2018).

3.0 Referral of applications

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

Plan 3 to Schedule 2 to Clause 37.07



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Notice of applications

In accordance with Section 52(1)(c) of the Act, notice of an application on land shown as ‘General Industrial B’ on Plan 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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Signs

Sign requirements are at Clause 52.05. Land in UGZ2 is in Category 2.

5.1

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:

WYNDHAM PLANNING SCHEME

- The display 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.

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Decision guidelines

None specified.