

SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

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

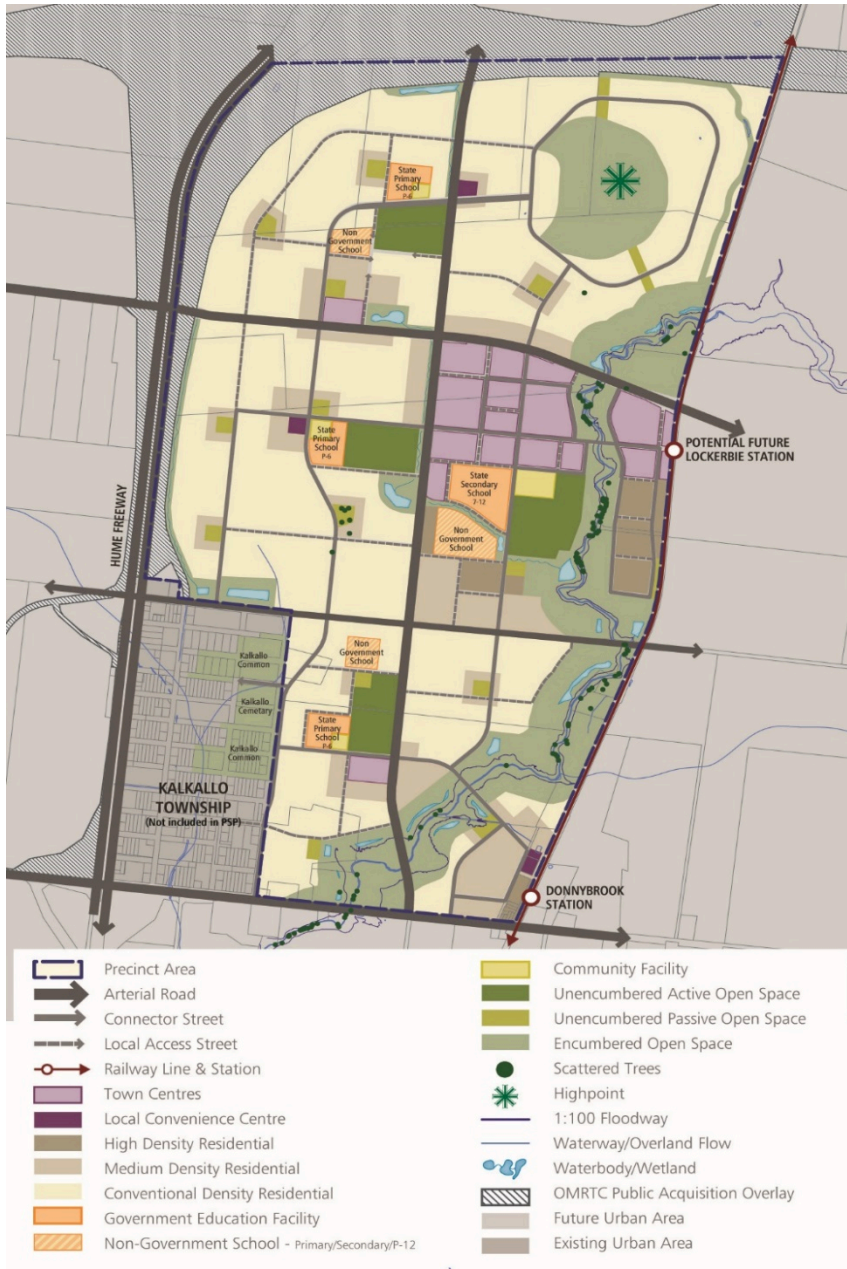
LOCKERBIE PRECINCT STRUCTURE PLAN

(Note: Refer also to the Lockerbie Precinct Structure Plan, May 2012 in Clause 72.04)

The Plan

Plan 1 below shows the future urban structure proposed for the *Lockerbie Precinct Structure Plan* (PSP) area. It is a reproduction of Plan 2 in the *Lockerbie Precinct Structure Plan*.

Plan 1 to Schedule 1 to Clause 37.07



2.0Historic
27/05/2019
C239wsea**Use and development****2.1**Historic
27/05/2019
C239wsea**The Land**

The use and development provisions specified in this schedule apply to the land shown within the 'Precinct Area' on Plan 1 of this schedule and shown as UGZ1 on the planning scheme maps.

Note: If land shown on Plan 1 is not zoned UGZ, the provisions of this zone do not apply.

2.2Historic
27/05/2019
C239wsea**Applied zone provisions**

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

Table 1: Applied zones

Land use/development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land (refer Plan 1)	Applied zone provisions
Principal town centre Local town centre Local convenience centre (Donnybrook station)	Clause 34.01 – Commercial 1 Zone
All other land	Clause 32.08 – General Residential Zone

2.3Historic
04/05/2022
VC210**Specific provisions – Use of land**

The following provisions apply to the use of land.

Table 2: Use of land within the applied General Residential Zone

Use	Requirement
Car wash Convenience restaurant	The site must adjoin or have access to a road identified in the Precinct Structure Plan as an existing or future arterial road.
Office	Leasable floor area must not exceed 100 square metres.
Service station	The site must either: <ul style="list-style-type: none"> ▪ Adjoin land with an applied zone provision for a commercial zone; or ▪ Adjoin or have access to a road identified in the Precinct Structure Plan as an existing or future arterial road. <p>The site must not exceed either:</p> <ul style="list-style-type: none"> ▪ 3,000 square metres; or ▪ 3,600 square metres if it adjoins two boundaries in a Transport Zone 2 or a Transport Zone 3 or roads identified in the Precinct Structure Plan as an existing or future arterial road.
Shop (other than Convenience shop identified in this schedule)	The combined leasable floor area for shop must not exceed 100 square metres

Table 3: Shop use where the applied zone is Commercial 1 Zone

Use	Requirement
Shop	<p>A permit is required to use land for a shop if the combined leasable floor area of all shops exceeds the following areas for the relevant centre as described in the Lockerbie Precinct Structure Plan:</p> <ul style="list-style-type: none"> ▪ 80,000 square metres for land shown as a Principal Town Centre ▪ 500 square metres for land shown as a Local Convenience Centre

2.4

Historic
28/11/2024
GC206

Specific Provisions - Dwellings on a lot less than 300 square metres

A permit is not required to construct or extend one dwelling on a lot of less than 300 square metres, if either of the following apply:

- There is a restriction registered on the plan of subdivision identifying the lot as a lot to which the *Small Lot Housing Code* (Victorian Planning Authority, November 2019) applies and the development complies with the *Small Lot Housing Code* (Victorian Planning Authority, November 2019) incorporated into this planning scheme.
- There is a restriction registered on the plan of subdivision identifying the lot as a lot to which the *Small Lot Housing Code* (Victorian Planning Authority, November 2024) applies and the development complies with the *Small Lot Housing Code* (Victorian Planning Authority, November 2024) incorporated into this planning scheme.

2.5

Historic
14/07/2022
VC213

Specific Provisions – Buildings and works

None specified.

3.0

Historic
27/05/2019
C239wsea

Application requirements

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:

If in the opinion of the Responsible Authority an application requirement listed at 3.1, 3.2, 3.3 or 3.4 is not relevant to the assessment of an application, the Responsible Authority may waive or reduce the requirement.

3.1

Historic
28/06/2012
C161

Subdivision – residential development

In addition to the requirements of Clause 56.01-2, a Subdivision Design Response for a residential subdivision of less than 60 lots must show the proposed use and development of each part of the land and the staging of the development for all land in contiguous ownership with the land under application.

An application for a residential subdivision of 10 lots or more must be accompanied by:

- A written statement that sets out how the subdivision implements the Lockerbie Precinct Structure Plan;
- Subdivision and Housing Design Guidelines, prepared to the satisfaction of the Responsible Authority, in accordance with the Lockerbie Precinct Structure Plan;
- A table setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields;
- A Traffic Impact Assessment Report to the satisfaction of the relevant road management authority;

Any application for residential subdivision must be accompanied by:

- Potential bus route and bus stop locations prepared in consultation with the Department of Public Transport; and
- An assessment of the existing surface and subsurface drainage conditions on the site including any potential impacts on the proposed development, prepared by a suitably qualified professional. The assessment must include any measures required to mitigate the impacts of the development on groundwater and drainage.

3.2Historic
28/06/2012
C161**Public Infrastructure Plan**

An application for subdivision and/or use and development of land must be accompanied by a Public Infrastructure Plan which addresses the following:

- 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 Lockerbie Development Contributions Plan is sought to be provided as "works in lieu" subject to the consent of the collecting agency;
- The provision of public open space and land for any community facilities; and
- Any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

3.3Historic
14/05/2021
VC198**Lockerbie Principal Town Centre**

An application to use, subdivide land, construct a building or construct or carry out works for the Lockerbie Principal Town Centre must be generally in accordance with *Lockerbie Precinct Structure Plan*, the Lockerbie Principal Town Centre Urban Design Framework Plan set out in Section 3.3 of the *Lockerbie Precinct Structure Plan* and any Ministerial Direction.

An application to use, subdivide land, construct a building or construct or carry out works for the Lockerbie Principal Town Centre must also include the following information, as appropriate, to the satisfaction of the responsible authority:

- An Urban Design Precinct Plan that shows:
 - Designated land use precincts, responding to the objectives and guidelines contained within the Lockerbie Principal Town Centre Urban Design Framework Plan.
 - The internal road layout, including traffic management and control works considered necessary in adjoining and nearby roads when the development or any stage is completed.
 - The proposed bicycle and pedestrian pathways.
 - An overall scheme for landscaping of the public realm and private development.
 - The location of individual trees which are to be retained.
 - The provision of regional and local public open space in accordance with the requirements of the Lockerbie Precinct Structure Plan and to the requirements of the responsible authority.
 - The provision and location of land for community purposes in accordance with the requirements of the Lockerbie Precinct Structure Plan and to the requirements of the responsible authority.
 - A built form response plan for the development showing massing, elevations, and external materials and finishes.
 - How the application addresses the location and integration of community facilities, public spaces and services.
 - An appropriate built form design response that addresses the guidelines of the Lockerbie Principal Town Centre Urban Design Framework Plan.
 - An explanation of how the application responds to any Head, Transport for Victoria and/or Department of Transport requirements.
 - An explanation of how the interface between conservation areas and development areas will be designed to minimise disturbance to conservation areas.
 - How the development relates to existing and/or approved development in the area.
 - The location and treatment of public spaces, including parks, conservation reserves and squares.

- How the development will address environmental sustainability including integrated water management, energy conservation and where appropriate, the biodiversity objectives of the Merri Creek Growling Grass Frog open space corridor.
- How public transport will be integrated within the development.
- Provisions for car parking including the location and design of car parking areas (on and off street) and car parking rates for proposed uses.
- Signage in the design of the built form.
- Arrangements for the provision of service areas for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the town centre and adjoining neighbourhoods.
- Treatment and design of medium and higher density housing in appropriate locations.

3.4

Historic
14/05/2021
VC198

Use or develop land for a Local Town Centre (North and South)

An application to use or subdivide land, construct a building or construct or carry out works for a Local Town Centre must be generally in accordance with the role and function of the Local Town Centre set out in the *Lockerbie Precinct Structure Plan*.

An application to use, subdivide land, construct a building or construct or carry out works for a Local Town Centre must also include the following information, as appropriate, to the satisfaction of the Responsible Authority:

- A design response report and plans that:
 - Address the potential future structure of the whole site;
 - Address the Local Town Centre Design Requirements in Section 3.4, the Local Town Centre General Guidelines in Section 3.4 and the Local Town Centre Concept in Figures 1 & 2 (as relevant) of the *Lockerbie Precinct Structure Plan* ;
 - Address any relevant design guidelines prepared by the Victorian Government or the Whittlesea City Council;
 - Demonstrate how the proposal relates to existing or approved development in the area;
 - Demonstrate site responsive architecture and urban design;
 - Demonstrate how the proposal will contribute to the urban character of the Local Town Centre;
 - Explain how the proposal responds to feedback received following consultation with relevant infrastructure agencies including the Head, Transport for Victoria;
 - Include guidelines to positively address environmental sustainability including integrated water management and energy conservation;
 - Include provisions for car parking including the location and design of car parking areas and car parking rates for proposed uses within the centre;
 - Include design guidelines for the provision of signs;
 - Include arrangements for the provision of service areas and for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the centre and adjoining neighbourhoods; and
 - Demonstrate how opportunities for medium and higher density housing and future commercial expansion can be incorporated into the centre (including on future upper levels and through future car park redevelopments)
- An overall landscape concept/master plan for the centre.

3.5

Historic
14/07/2022
VC213

Use or develop land for a sensitive purpose – Environmental Site Assessment - All land (except 1450 Hume Highway, Kalkallo, 1440 Hume Highway, Donnybrook, 40 Dwyer Street, Kalkallo, 300 Hume Highway, Beveridge)

An application to use land for a sensitive use or to subdivide land where General Residential Zone is the applied zone must be accompanied by a preliminary assessment of the potential for contaminated land as a result of the previous land uses, carried out by a suitably qualified person.

3.6Historic
14/07/2022
VC213**Public transport referral requirements**

For the purpose of Clause 52.36-1 of the planning scheme a development is generally in accordance with the *Lockerbie Precinct Structure Plan* where the following requirements are met:

- A road nominated on Plan 8– Road Network in the Lockerbie Precinct Structure Plan as a potential bus route is constructed in accordance with its corresponding cross section in the Lockerbie Precinct Structure Plan;
- Signalised intersections that contain a proposed Principal Public Transport Network (PPTN) route in the Lockerbie Precinct Structure Plan include bus priority measures to mitigate delays to bus travel times, to the satisfaction of the Head, Transport for Victoria;
- Any roundabouts or other road management devices on potential bus routes are constructed to accommodate ultra low floor buses in accordance with the Public Transport Guidelines for Land Use and Development; and
- The proposal includes the construction of bus stops as agreed with the Head, Transport for Victoria, including bus stop hard stands with direct and safe pedestrian access to a pedestrian path (all in accordance with the Public Transport Guidelines for Land Use and Development and compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002) at no cost to the Head, Transport for Victoria all to the satisfaction of the Head, Transport for Victoria.

4.0Historic
27/05/2019
C239wsea**Conditions and requirements for permits****4.1**Historic
28/06/2012
C161**General requirements**

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the *Lockerbie Precinct Structure Plan* and the *Lockerbie Native Vegetation Precinct Plan* are implemented as part of the planning permit or the plans endorsed under the permit.

4.2Historic
01/08/2013
C178**Principal Town Centre and Local Town Centres**

The boundary of the Principal Town Centre, Local Town Centres and Local Convenience Centre (Donnybrook Station) with the applied Commercial 1 Zone must be identified on the plan of subdivision to the satisfaction of the Responsible Authority.

4.3Historic
14/05/2021
VC198**Conditions for subdivision or building and works permits where land is required for community facilities, public open space and road widening**

Land required for community facilities, as set out in the *Lockerbie Precinct Structure Plan* or the *Lockerbie Development Contributions Plan* must be transferred to or vested in Council at no cost to Council unless the land is funded by the *Lockerbie Development Contributions Plan* .

Land required for public open space as a local or district park as set out in the *Lockerbie Precinct Structure Plan* or the *Lockerbie Development Contributions Plan* must be transferred to or vested in Council at no cost to Council unless funded by the *Lockerbie Development Contributions Plan* .

Land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must be referred to or vested in Council or the Head, Transport for Victoria at no cost to the acquiring agency unless funded by the *Lockerbie Development Contributions Plan* .

Land required for a community facility, road or public open space must be shown on a Plan of Certification as a reserve in favour of Whittlesea City Council or the relevant agency.

4.4Historic
28/11/2024
GC206**Conditions for subdivision permits that allow for the creation of a lot of less than 300 square metres**

A permit issued before 31 December 2026 which allows for the subdivision of land to create a lot of less than 300 square metres, must include the following condition:

- Before the plan of subdivision is certified under the *Subdivision Act 1988* , a plan must be approved and endorsed by the responsible authority, that identifies the lots to which:
 - type A or type B of the *Small Lot Housing Code* (Victorian Planning Authority, 2019) applies; or

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– type A, type B or type C of the *Small Lot Housing Code* (Victorian Planning Authority, November 2024) applies.

to the satisfaction of the responsible authority.

A permit issued on or after 31 December 2026, other than an amendment of a permit issued before 31 December 2026 under section 72 of the Act, which allows for the subdivision of land to create a lot of less than 300 square metres, must include the following condition:

- Before the plan of subdivision is certified under the *Subdivision Act 1988*, a plan that identifies the lots to which type A, type B or type C of the *Small Lot Housing Code* (Victorian Planning Authority, November 2024) applies, must be approved and endorsed by the responsible authority.

4.5
Historic
28/06/2012
C161

Use or develop land for a sensitive purpose – Environmental Site Assessment - All land (except 1450 Hume Highway, Kalkallo, 1440 Hume Highway, Donnybrook, 40 Dwyer Street, Kalkallo, 300 Hume Highway, Beveridge)

Before the plan of subdivision is certified under the *Subdivision Act 1988*, further testing in accordance with the recommendations of the preliminary site assessment lodged with the application, must be carried out, as relevant, to the satisfaction of the Responsible Authority. Upon receipt of the further testing report the owner must comply with any further requirements made by the responsible authority after having regard to the guidance set out in the General Practice Note on Potentially Contaminated Land June 2005 (DSE). The plan of subdivision must not be certified until the responsible authority is satisfied that the land is suitable for the intended use.

4.6
Historic
28/06/2012
C161

Use or develop land for a sensitive purpose - Contamination assessment where no Environmental Audit Overlay (EAO) applies - 1450 Hume Highway, Kalkallo, 1440 Hume Highway, Donnybrook, 40 Dwyer Street, Kalkallo, 300 Hume Highway, Beveridge

Before the development associated with the subdivision starts, (this requirement does not apply to bore holes and excavation associated with an environmental site assessment), an environmental site assessment of the land by a suitably qualified environmental professional must be undertaken which provides information including:

- The nature of the previous and existing land use/ activities on the land.
- An assessment of the potential level and nature of contamination on the land.
- Advice on whether the environmental condition of the land is suitable for the proposed uses/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.

If an environmental assessment recommends an environmental audit of all or part of the land, then:

- Before the commencement of any use for a sensitive purpose; or
- Before any buildings or works; or
- Before the certification of a plan of subdivision;

whichever is earlier, in respect of all or that part of the land as the case may be, the following must be provided to the responsible authority, either:

- A certificate of environmental audit issued for the relevant land in accordance with Part 1XD of the Environment Protection Act 1970, or
- A statement by an environmental auditor appointed under the Environment Protection Act 1970, in accordance with Part 1XD of that Act that the environmental condition of the relevant land is suitable for a sensitive use (with or without conditions on the use of the site).

If a Statement of Environmental Audit is provided rather than a Certificate of Environmental Audit and the Statement of Environmental Audit indicates that the environmental conditions of the relevant land are suitable for a sensitive use subject to conditions, the owner of the land must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* before the issue of a Statement of Compliance or before the construction of any building on the relevant land, whichever is the earlier which details:

- Implementation of an on-going compliance with all conditions in the Statement of Environmental Audit; and
- The responsible authority's reasonable legal costs and expenses of drafting/ reviewing and registering the agreement to be borne by the owner of the relevant land.

4.7

Historic
14/07/2022
VC213

Biodiversity

Eastern Grey Kangaroo

Prior to the commencement of any works in a stage of subdivision an Eastern Grey Kangaroo Management Plan must be submitted for approval to the Department of Sustainability and Environment. The plan must include:

- Strategies (e.g. staging) to avoid land locking Eastern Grey Kangaroos, or where this is not practicable, management solutions and action to respond to their containment in an area with no reasonable likelihood of their continued safe existence.

The subdivision and associated works must implement the Eastern Grey Kangaroo Management Plan in the timeframes set out in the plan by:

- Proceeding in the order of stages as shown on the plan; and
- Implementing the management solutions and actions of the plan;

all to the satisfaction of the Department of Sustainability and Environment and the Responsible Authority.

Condition - Security of conservation land

A permit to subdivide land containing a 'conservation area' as shown in the *Lockerbie Precinct Structure Plan* must include the following condition:

The owner of the land must, as part of the plan of subdivision (or the first plan of subdivision submitted for registration, in the case of any staged subdivision), create the 'conservation area' as a separate lot or reserve. The boundaries of the lot or reserve on the plan of subdivision are subject to the prior satisfaction of 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). The owner must further secure the conservation area, by causing that lot or reserve to be vested, transferred, or protected in perpetuity in one of the following ways:

- Prior to a statement of compliance being issued for the plan of subdivision (or, in the case of a staged subdivision, the plan of subdivision or masterplan which implements the first stage of the subdivision), enter into an agreement under section 173 of the *Planning and Environment Act 1987* by which the owner agrees to transfer ownership of the conservation area to, or to vest the conservation area in, the Minister responsible for section 5 of the *Crown Land (Reserves) Act 1978*, the Council or Melbourne Water. The transfer or vesting must either be for no or nominal consideration. The Secretary and the person or body to whom the land is to be transferred or vested must also be a party to the agreement. The terms of the agreement must include that the owner pays the reasonable costs of the other parties to the agreement that were incurred for the preparation, execution, and registration of the agreement. The owner must cause the agreement to be registered prior to lodgement of the plan of subdivision for registration; or
- Prior to a statement of compliance being issued for the plan of subdivision (or, in the case of a staged subdivision, the plan of subdivision or masterplan which implements the first stage of the subdivision), enter into an agreement with the Secretary under section 69 of the *Conservation, Forests and Lands Act 1987*, which provides for the conservation and management of the conservation area by or on behalf of the owner in perpetuity. The terms of the agreement must include that the owner pays the reasonable costs of the Secretary incurred for the preparation, execution, and registration of the agreement. The owner must cause the agreement to be registered prior to lodgement of the plan of subdivision for registration.

The requirement to include the above condition does not apply if the permit applicant provides the responsible authority with a statement in writing from the Secretary, as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*, that the condition is not required because the Secretary is satisfied that either:

WHITTLESEA PLANNING SCHEME

- the land containing the conservation area is expected to be further subdivided and a further planning permit will be required for that subdivision (to which the above condition requirement will apply); or
- the conservation area has been or will be otherwise secured in perpetuity.

Condition - Fencing of conservation areas

A permit granted to subdivide land where works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, on land including or abutting a conservation area as shown in the *Lockerbie Precinct Structure Plan*, must include the following condition:

Prior to the commencement of development, a conservation area fencing plan must be submitted to and approved by 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) to ensure the conservation area is adequately protected. The fencing plan must contain the following:

- The boundaries of any conservation area, and the location of any scattered tree and the boundaries of any patch of native vegetation within the conservation area.
- The location and alignment of temporary protection fencing showing the following minimum distance from the element to be protected:

Element	Distance
Conservation area	0.5 metres
Scattered tree	12 x diameter at a height of 1.3 metres
Patch of native vegetation	2 metres

- The timing of installation and removal of temporary protection fencing.
- The timing of installation of permanent fencing.
- Location and details of ongoing maintenance vehicle access points.
- The type of temporary and permanent fencing including materials, heights and spacing of uprights.
- Frequency of inspections and rectification works for temporary protection fencing.

Condition - Correct alignment of protective fencing

Buildings and works must not commence until written evidence that protection fencing has been erected in accordance with the approved Conservation Area Fencing Plan is provided by a suitably qualified land surveyor 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 the Secretary confirms it is satisfied by the evidence.

Condition - Land management for conservation area

A permit to subdivide land containing a conservation area as shown in the *Lockerbie Precinct Structure Plan* must include the following condition:

Prior to the commencement of development, a land management plan for the conservation area land must be prepared by a suitably qualified consultant, submitted to, and approved by 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). The land management plan must outline how the biodiversity values for the land identified in the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013) will be maintained, managed, and improved, including:

- How environmental weeds will be managed up until the securing of the conservation area.
- How any revegetation will be undertaken in coordination with weed management activities to prevent re-colonisation of weed species.

WHITTLESEA PLANNING SCHEME

- How rubbish and hazards will be removed, and any contaminated material managed up until the securing of the conservation area.

Once approved the plan will form part of the permit and must be implemented to the satisfaction of the Secretary and the responsible authority.

Condition - Construction environmental management plans

A planning permit to subdivide land, construct a building, or construct or carry out works on or within 50 metres of land shown as a conservation area in the incorporated *Lockerbie Precinct Structure Plan* must include the following condition:

Before works start, a Construction Environmental Management Plan consistent with *DELWP requirements for Construction Environmental Management Plans under the Melbourne Strategic Assessment* (Department of Environment, Land, Water and Planning, November 2020) must be submitted to and approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987) and the responsible authority, demonstrating how the conservation area will be protected during works.

Once approved the plan will form part of the permit and must be implemented to the satisfaction of the Secretary and the responsible authority.

Condition - Salvage and translocation

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).

5.0

Historic
27/05/2019
C239wsea

No exemption from notice and review

An application to use land for a convenience shop or office, on land where the applied zone is General Residential Zone, 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.

6.0

Historic
27/05/2019
C239wsea

Decision guidelines

None specified.

7.0

Historic
27/05/2019
C239wsea

Signs

Land is in the category specified in the applied zone.

7.1

Historic
27/05/2019
C239wsea

Land and home sales signs

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 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.

7.2

Historic
27/05/2019
C239wsea

Education / Community Promotion signs

Despite the provisions of Clause 52.05, a permit may be granted, for a period of not more than 5 years, to display an sign above two square metres in area that promotes a community facility or education centre on the land identified as education, community and active open space on Plan 1 to this schedule.

8.0
Historic
27/05/2019
C239wsea

Referral of applications

An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in the Lockerbie Principal Town Centre and within the local town centres must be referred in accordance with section 55 of the Act to the Growth Areas Authority.