

APPENDIX 5:

C207 Updated Planning Scheme Ordinance

DD/MM/YYYY
Proposed C207**SCHEDULE 9 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ9**.**SUNBURY SOUTH – ELECTRICITY EASEMENTS****Purpose**

To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.

To provide for a range of uses and the development of land generally in accordance with a precinct structure plan.

1.0DD/MM/YYYY
Proposed C207**Table of uses**

Any requirement in the Table of uses and any requirement specified in this schedule or the precinct structure plan applying to the land must be met. A permit granted must be generally in accordance with the precinct structure plan applying to the land.

Section 1 - Permit not required

Use	Condition
Crop raising	
Extensive animal husbandry	
Informal outdoor recreation	
Minor utility installation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Apiculture, Crop raising, Extensive animal husbandry and Intensive animal husbandry)	
Convenience shop	
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Materials recycling	
Place of Assembly (other than Carnival and Circus)	
Transfer station	The land must be at least 30 metres from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited**Use****Accommodation****Hospital****Intensive animal husbandry****Major sports and recreation facility****Shop (~~other than Adult sex bookshop, Convenience shop, Restricted retail premises~~)****2.0 Use of Land**DD/MM/YYYY
Proposed C207

[An application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is 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.](#)

32.0DD/MM/YYYY
Proposed C207**Subdivision**

A permit granted must:

- Be generally in accordance with the precinct structure plan applying to the land.

[An application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is 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.](#)

43.0DD/MM/YYYY
Proposed C207**Buildings and works**

A permit is not required to construct a building or construct or carry out works for:

- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising, extensive animal husbandry or informal outdoor recreation.
- A rainwater tank with a capacity of more than 4500 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

A permit granted must:

- Be generally in accordance with the precinct structure plan applying to the land.
- Include any conditions or requirements specified in the the precinct structure plan.

[An application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is 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.](#)

4.0 Exemption from notice and review

DD/MM/YYYY
Proposed C207

~~An application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is 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.~~

5.0 Advertising signs

DD/MM/YYYY
Proposed C207

Advertising sign requirements are at Clause 52.05. This zone is in Category 1.

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Proposed C207

SCHEDULE 10 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ10**.

CRAIGLEE AND BEN EADIE PROPERTIES

Purpose

To provide for the continued use and development of the land for vineyard and a winery and to allow for complementary ~~and compatible~~ activities to be undertaken in conjunction with these uses.

To provide for the use and development of land for tourism purposes.

To provide for the use and development of the land in accordance with the *Craiglee and Ben Eadie Concept Plan*, ~~September 2016~~ May 2017.

To ~~allow~~ensure land uses which are compatible with the ~~adjoining residential areas~~nearby community ~~and the Jacksons Creek environs~~.

To protect and enhance the landscape value of the Jacksons Creek environs.

To protect and conserve areas of environmental and heritage significance.

To provide for use, development and management of land that is compatible with the conservation outcomes identified in the Biodiversity Conservation Strategy (Department of Environment and Primary Industries, 2013) for Conservation Area 21.

1.0

Table of uses

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Proposed C207

Section 1 - Permit not required

Use	Condition
Agriculture (other than <u>Intensive</u> animal husbandry)	
Art gallery	Must be located within the 'Potential Development Area' in the <i>Craiglee and Ben Eadie Concept Plan</i>, September 2016
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence. Must be located within the 'Potential Development Area' in the <i>Craiglee and Ben Eadie Concept Plan</i> , September 2016 <u>May 2017</u> .
Dwelling (other than bed and breakfast)	Must not increase the existing number of dwellings on the property
Minor utility installation	
<u>Primary produce sales</u>	<u>Must be located within the 'Potential Development Area' in the <i>Craiglee and Ben Eadie Concept Plan</i>, May 2017.</u> <u>The area used for the display and sale of primary produce must not exceed 50 square metres.</u>
Winery	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Art gallery	Must be located within the 'Potential Development Area' in the <i>Craiglee and Ben Eadie Concept Plan</i> , November 2016 May 2017 .
Conference centre	
Group accommodation	Must be in conjunction with a winery use on the site.
Hall	
Host farm	
Hotel	
Market	
Museum	
Reception Centre	
Residential Hotel	
Restaurant	

Section 3 - Prohibited

Use
Section 2 uses that do not meet the prescribed conditions
Abattoir
Accommodation (other than Bed and breakfast, Dwelling, Group accommodation and Residential hotel)
Display Home
Hospital
Industry (other than Rural industry)
Intensive animal husbandry
Motor Racing Track
Office
Nightclub
Retail Premise (other than Manufacturing sales, Market, Plant nursery, Primary produce sales and Restaurant)
Service station
Transport terminal
Warehouse (other than Freezing and cool storage, Milk depot, Rural store, Solid fuel depot and Vehicle store)

2.0**Subdivision**

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Proposed C207

A permit is required to subdivide land.
Each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

3.0 Buildings and works

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Proposed C207

A permit is required to construct a building or construct and carry out works.

This does not apply to:

- An alteration or extension to an existing building used for agriculture or winery, or modifications to existing dwellings provided the floor area of the alteration or extension does not exceed 100 square metres.

4.0 Application requirements

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Proposed C207

An application to use land or construct or carry out works must demonstrate consistency with the purpose of this zone and the *Craiglee and Ben Eadie Concept Plan*, ~~September 2016~~ [May 2017](#), and provide the following information, as appropriate:

- Site plans showing:
 - The boundaries and dimensions of the site.
 - The layout of existing and proposed buildings and works.
 - The proposed use(s) and development of each part of the site.
 - The existing and proposed accessways, car parking and loading areas.
 - The setbacks of the proposed buildings and works from the site boundaries, Sunbury Road, and any adjoining development.
 - Locations, dimensions, materials, colour and lettering for existing and proposed signage.
- Elevations of proposed built form, including details of setbacks, building heights, scale and massing, architectural treatments and interface treatments to residential development and Jacksons Creek. Materials and finishes of proposed buildings and works should be sympathetic to the heritage character of buildings on the site, and to the landscape character and environmental values of Jacksons Creek environs.
- Details of any days and hours of operation of any proposed land uses.
- A Landscape Concept Plan detailing any existing and proposed landscaping.
- A Traffic Impact Assessment that addresses car parking, loading and anticipated traffic volumes and impacts on the surrounding road network. The site design must provide for the safe and efficient movement of vehicles, cycles and pedestrians within the site. Car parking must be associated with other land uses within the site and be located away from site boundaries so that it does not dominate the residential or Jacksons Creek interface.
- A Stormwater Management Plan that addresses the stormwater runoff impacts, including potential impacts on Jacksons Creek.
- A Conservation Interface Plan that addresses how any development within 20 metres of any area identified on the concept plan (Attachment 1) as 'creek environs' will be managed.

5.0 Potentially contaminated land

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Proposed C207

An application to use or develop land at 785 Sunbury Road for a sensitive use (accommodation, child care centre, kindergarten, primary school or public open space) must

be accompanied by a detailed site investigation (Phase 2 assessment) conducted by a suitably qualified environmental professional to the satisfaction of the responsible authority. The assessment must provide for the following information:

- Detailed assessment of the potential contaminants on the relevant land, including those described in Land Capability Assessment for the Sunbury South Precinct Structure Plan, Sunbury, Victoria (Environmental Earth Sciences Vic, July 2015);
- 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.
- An unequivocal recommendation on whether the environmental condition of the land is suitable for the proposed use/s or whether an environmental audit in accordance with Part IXD of the Environment Protection Act 1970 for all or part of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE.

All to the satisfaction of the responsible authority.

65.0 Conditions

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Proposed C207

If requested by the Department of Environment, Land, Water and Planning, A permit for development associated with a Section 2 use or a subdivision must ensure that, before the commencement of works, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation Forests and Lands Act 1987*, which must:
 - provide for the conservation and management of that part of the land shown as Conservation Area 21 in the the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, June, 2013); and
 - may include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this clause does not apply to land of any lot or part of a lot within the conservation area shown as Conservation Area 21 in the the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, June, 2013) that:

- is the subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
 - the Secretary to the Department of Environment, Land, Water and Planning;
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

75.0 Concept plan

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Proposed C207

Refer to the following page for the *Craiglee and Ben Eadie Concept Plan*, ~~November 2016~~[May 2017](#).

86.0 Advertising signs

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Proposed C207

Advertising sign requirements are at Clause 52.05. The site is in Category 3.

97.0 Referral of applications

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Proposed C207

In accordance with Section 55 of the Act, an application must be referred to the relevant referral authority specified in the schedule to Clause 66.04.

108.0 Decision guidelines

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Proposed C207

When considering a permit application, the responsible authority must consider, as appropriate:

- ~~The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.~~
- The consistency of the permit application with the *Craiglee and Ben Eadie Concept Plan*, ~~September 2016~~[May 2017](#).
- Whether the use or development protects and enhances the environmental, agricultural and landscape qualities of the site.
- The layout of any proposed buildings and their relationship to the existing buildings.
- The impacts of siting, design, colours and materials to be used for buildings and/or signage on landscape features, major roads and vistas.
- ~~The extent to which the development maintains important views into the site, whilst capturing views out of the site.~~
- The impact of the use or development on the amenity of the area.
- ~~Whether the use or development provides a sensitive interface to Jacksons Creek and adjoining residential areas.~~
- How the use or development ~~conserves~~ [protects and enhances](#) the values of Jacksons Creek.
- ~~The significance of the heritage place and whether the proposal will adversely affect the significance of the place.~~
- ~~Any applicable statement of significance, heritage study and any applicable conservation policy.~~
- ~~Whether the location, bulk, form or appearance of the proposed building and works respects the heritage character and significance of heritage place(s) on the site.~~
- Whether the development is of a scale and nature that does not detract from the visual and landscape character of the site, and is sensitive to the [nearby communities](#) ~~adjoining residential properties and Jacksons Creek environs.~~
- Whether the use or development affects, in the long term, the values of Conservation Area 21 identified the Biodiversity Conservation Strategy (Department of Environment and Primary Industries, 2013) for matters of national environmental significance listed under the *Environmental Protection and Biodiversity Conservation Act 1999*.

119.0

Concept Plan – Craiglee and Ben Eadie Concept Plan, ~~November 2016~~ May 2017

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Proposed C207



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Proposed C207

SCHEDULE 9 TO THE URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ9**

SUNBURY SOUTH PRECINCT STRUCTURE PLAN

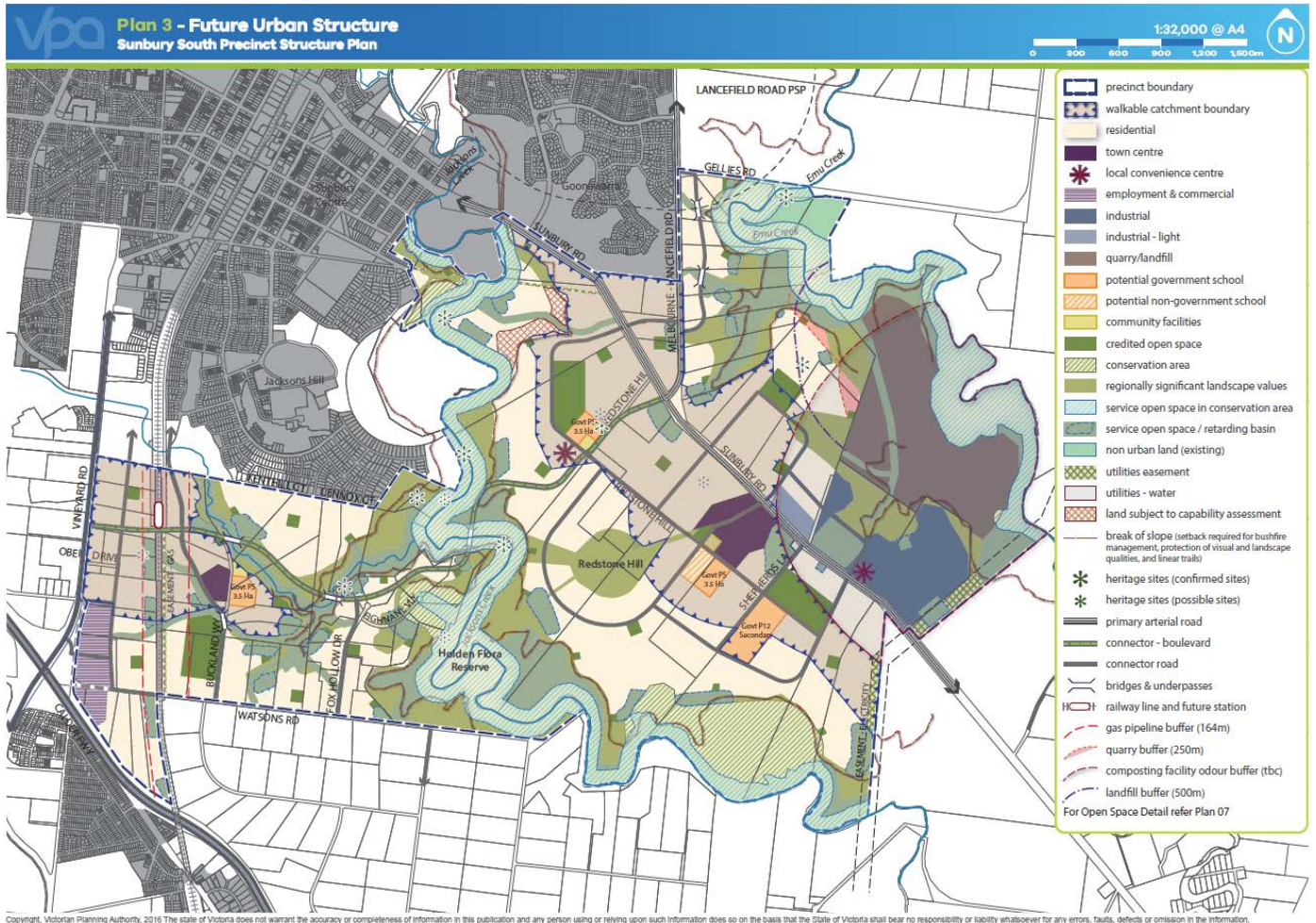
1.0

The plan

DD/MM/YYYY
Proposed C207

Map 1 below shows the future urban structure proposed in the *Sunbury South Precinct Structure Plan*. It is a reproduction of Plan 3 in the *Sunbury South Precinct Structure Plan*.

Map 1 to Schedule 9 to Clause 37.07 [\(PLAN TO BE UPDATED\)](#)



2.0 Use and development

DD/MM/YYYY
Proposed C207

2.1 The land

DD/MM/YYYY
Proposed C207

The use and development provisions specified in this schedule apply to the land within the 'precinct boundary' on Map 1 of this schedule and shown as UGZ9 on the planning scheme maps.

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

2.2 Applied zone provisions

DD/MM/YYYY
Proposed C207

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 zone provisions

Land use or development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land	Applied zone provisions
Primary arterial road	Clause 36.04 – Road Zone – Category 1
Connector boulevard	Clause 36.04 – Road Zone – Category 2
Connector road	
Employment and commercial	Clause 34.02 – Commercial 2 Zone
Industrial	Clause 33.01 – Industrial 1 Zone
Industrial - light	Clause 33.03 – Industrial 3 Zone
Local convenience centre	Clause 34.01 – Commercial 1 Zone
Town centre	
Walkable Catchment Boundary	Clause 32.07 – Residential Growth Zone
All other land	Clause 32.08 – General Residential Zone

2.3 Reference to a planning scheme zone is a reference to an applied zone

DD/MM/YYYY
Proposed C207

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 General Residential 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 Specific provisions – Use of land

DD/MM/YYYY
Proposed C207

The following provisions apply to the use of the land.

Table 2: Use

Use	Requirement
Primary school	<p>A permit is not required to use land for a Primary school on land shown as Potential Non Government Primary School.</p> <p>A permit is not required to use land for a Primary school on land shown as Potential Non Government P-12 School.</p>
Secondary school	<p>A permit is not required to use land for a Secondary school on land shown as Potential Non Government Secondary School.</p> <p>A permit is not required to use land for a Secondary school on land shown as Potential Non Government P-12 School.</p>
Shop where the applied zone is Commercial 1 Zone	<p>A permit is required to use land for a shop if the combined leasable floor area of all shops exceeds:</p> <ul style="list-style-type: none"> • 25,000 square metres for land shown as the Redstone Hill Major Town Centre in the incorporated Sunbury South Precinct Structure Plan. • 5,000 square metres for land shown as the Harpers Creek Local Town Centre in the incorporated Sunbury South Precinct Structure Plan. • 1,000 square metres for land shown as the Jacksons Creek Local Convenience Centre in the incorporated Sunbury South Precinct Structure Plan. • 500 square metres for land shown as the Sunbury Road Industrial Local Convenience Centre in the incorporated Sunbury South Precinct Structure Plan.
Restricted Retail premise where the applied zone is Commercial 2 Zone	<p>A permit is required to use land for a restricted retail premises if the combined leasable floor area of all restricted retail premises exceeds:</p> <ul style="list-style-type: none"> • 20,000 square metres for land shown as Employment and Commercial in the incorporated Sunbury South Precinct Structure Plan.
Supermarket where the applied zone is Commercial 2 Zone	<p>A permit is required to use land for a supermarket if the leasable floor space exceeds 500 square metres.</p>
Supermarket where the applied zone is Industrial 3 Zone	<p>A permit is required to use land for a supermarket. The leasable floor area of a supermarket must not exceed 500 square metres.</p>

Use	Requirement
Retail premise where the land is shown as 'Office / Commercial' in Figure 4 of the incorporated Sunbury South Precinct Structure Plan	A permit is required to use land for retail premises if the combined leasable floor area of all retail premises exceeds: <ul style="list-style-type: none"> 1,000 square metres for land shown as Office / Commercial in Figure 4 in the incorporated Sunbury South Precinct Structure Plan.
<ul style="list-style-type: none"> Bed and Breakfast Dwelling Informal outdoor recreation Residential aged care facility <p>where land is shown as:</p> <ul style="list-style-type: none"> Landfill Buffer Composting Facility Odour Buffer <p>In the incorporated Sunbury South Precinct Structure Plan</p>	A permit is required to use land for bed and breakfast, dwelling, informal outdoor recreation , or a residential aged care facility on land shown as Landfill Buffer or Composting Facility Odour Buffer in the incorporated Sunbury South Precinct Structure Plan.
Residential Aged Care Facility for land within 164 metres of the Derrimut to Sunbury (T62-150mm) gas transmission pipeline	A permit is required to use the land for a residential aged care facility.

2.5

DD/MM/YYYY
Proposed C207

Specific provision – Use and development of future local parks and community facilities

A permit is not required to use or develop land shown in the *Sunbury South Precinct Structure Plan* as local park or community facilities provided the use or development is carried out generally in accordance with the *Sunbury South Precinct Structure Plan* and with the prior written consent of the responsible authority.

2.6

DD/MM/YYYY
Proposed C207

Specific provision – Buildings and works abutting the railway corridor

A permit is required to construct a building or carry out works for accommodation, a child care centre, [a school](#), a display home, a hospital, a hotel or a tavern if proposed on land within 100m of the railway corridor where land is marked as 'Interface with railway' or 'Interface with transmission gas pipeline' on Plan 5 of the *Sunbury South Precinct Structure Plan*.

~~A permit is not required to construct a building or construct or carry out works for accommodation, a child care centre, a display home, a hospital, a hotel or a tavern if there is a restriction on the title which gives effect to the recommendations of any an acoustic assessment report prepared in response to Clause 3.14 of this schedule, and which requires that where a building includes a bedroom, the building (and associated works) must be constructed in such a way as to ensure internal bedroom noise levels will not exceed 65 dB LAmax and 40 dB LAeq,8h for the night period from 10pm to 6am.~~

2.7

DD/MM/YYYY
Proposed C207

Specific provision – Dwellings on a lot less than 300 square metres

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 Hume Planning Scheme.

2.8 Specific provision – Buildings and Works within Landfill Buffer

DD/MM/YYYY
Proposed C207

A permit is required for buildings and works within the Landfill Buffer shown on Plan 1 of this schedule.

A permit is not required for non-intrusive works. For the purposes of this exemption, non-intrusive works is defined as those that do not involve enclosed structures, excavation or significant ground disturbance. They include:

- alterations to buildings and structures that do not require ground disturbance
- fencing
- street and park furniture
- vehicle crossovers
- satellite dishes
- minor signage
- garden sheds and greenhouses that do not require extensive footings or foundations

2.9 Specific provision – Redstone Hill Major Town Centre Urban Design Framework

DD/MM/YYYY
Proposed C207

A permit must not be granted to use or subdivide land, or construct a building and carry out works on land shown as the Redstone Hill Major Town Centre within the incorporated *Sunbury South Precinct Structure Plan* until an urban design framework for the centre has been prepared to the satisfaction of the responsible authority and the Growth Areas Authority.

An urban design framework approved under this schedule must be generally in accordance with the *Sunbury South Precinct Structure Plan* applying to the land.

The UDF must include information which:

- Demonstrates how it responds to the vision of the Precinct Structure Plan, the organising elements for the centre at Figure 5, and the concept plan at Figure 4 of the Precinct Structure Plan.
- Clearly defines the future ownership/management of roads and public spaces within the centre, including public access arrangements for privately controlled land.
- Identifies the key elements of the public realm and publicly accessible private spaces, proposed building material/colour palette themes, and landscaping of these spaces to ensure a continuity of design and sense of place.
- Identifies the location and method for deliveries, waste disposal, parking, and vehicle access, particularly for non-retail elements within the town centre, ~~and supporting measures.~~
- Identifies potential local bus network routes, including access to a centrally located bus interchange.
- Identifies the proposed staging of the development of the town centre, including indicative timing of development of the main components of the centre, access arrangements at each stage, and how future development areas will be treated in the interim.
- Responds to the relevant Requirements and Guidelines within the *Sunbury South Precinct Structure Plan*

An application for use and/or development on land shown as the Redstone Hill Major Town Centre must be consistent with any urban design framework approved under this schedule.

A permit should only be granted to subdivide land or to construct a building or construct and carry out works prior to the approval of an urban design framework if, in the opinion of the responsible authority, the permit doesn't prejudice the preparation and approval of an urban design framework and the permit implements the objectives for the Major Town Centre as set out in the *Sunbury South Precinct Structure Plan*, and is generally consistent with Figures

4 and 5, and the vision for the town centre, as described in the *Sunbury South Precinct Structure Plan*.

The urban design framework may be amended to the satisfaction of the responsible authority and the Growth Areas Authority.

2.10 Specific provisions – Buildings and works for a school

DD/MM/YYYY
Proposed C207

A permit is required to construct a building or construct or carry out works associated with a Primary School or Secondary School on land shown as a potential non-government school unless exempt under Clauses 62.02-1 and 62.02-2.

2.11 Specific provision – Referral of applications – Local Town Centre

DD/MM/YYYY
Proposed C207

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 ~~shown as a~~ a Local Town Centre must be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the Growth Areas Authority.

2.12 ~~Specific provision – Referral of applications – Quarry Buffer at 600 Sunbury Road, Bulla~~

DD/MM/YYYY
Proposed C207

~~An application to subdivide land, or construct a building or carry out works on land within 250 metres of the Extractive Industry Works Authority, as shown on Map 1 of this Schedule as 'Quarry buffer', must be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act 1990*.~~

~~The Department administering the *Mineral Resources (Sustainable Development) Act 1990* may request an assessment prepared by a suitably experienced and qualified consultant, which demonstrates that a variation to the *Recommended separation distances for industrial residual air emissions* (EPA publication number 1518 March 2013) is justified and provides sufficient confidence that a sensitive use can be safely developed within 250 metres of any quarrying activity at WA1123.~~

~~Planning approval should not be given by the Responsible Authority until land use separation issues have been resolved to the satisfaction of the administering the *Mineral Resources (Sustainable Development) Act 1990*. The Department may restrict or prevent development within 250 metres of the WA1123 Extractive Works Area boundary whilst the work authority is current and it is considered that a proposed sensitive use will cause adverse impact on approved operations.~~

3.0 Application requirements

DD/MM/YYYY
Proposed C207

If in the opinion of the responsible authority an application requirement listed at 3.1 or 3.2 is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

3.1 Subdivision – Residential development

DD/MM/YYYY
Proposed C207

In addition to the requirements of Clause 56.01-2, a subdivision design response for a residential subdivision 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, dwelling and employment yields;
- Subdivision and Housing Design Guidelines, prepared to the satisfaction of the responsible authority, which demonstrate how the proposal responds to and achieves the objectives and planning and design requirements and guidelines in the incorporated *Sunbury South Precinct Structure Plan*, including specific design requirements relating to slope and height;

- A mobility plan that demonstrates how the local street and movement network integrates with adjacent urban development or is capable of integrating with future development on adjacent land parcels;
- A demonstration of how the subdivision will contribute to the delivery of a diversity of housing;
- A demonstration of how the subdivision will contribute to the achievement of the residential density outcomes in the incorporated *Sunbury South Precinct Structure Plan*.
- ~~An application that includes a confirmed or possible heritage site on Plan 3 of the *Sunbury South Precinct Structure Plan* must be accompanied by an assessment by a qualified heritage consultant which describes any heritage features of the site and recommendations regarding the protection of heritage features, or where appropriate, integration of heritage into the broader subdivision.~~ **A Heritage Conservation Management Plan for an application that includes a heritage significant site to ensure the heritage value is incorporated into the proposed development or subdivision.**

3.2 Public Infrastructure Plan

DD/MM/YYYY
Proposed C207

An application 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 *Sunbury South Infrastructure Contributions Plan* is sought to be provided as "works in kind" 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.

3.3 Use or develop land for a sensitive purpose – Environmental Site Assessment

DD/MM/YYYY
Proposed C207

An application to use or develop land defined as High Risk and Moderate Risk described in Table 3 below for a sensitive use (accommodation, child care centre, kindergarten, primary school or public open space) must be accompanied by a detailed site investigation (Phase 2 assessment) conducted by a suitably qualified environmental professional to the satisfaction of the responsible authority. The assessment must provide for the following information:

- Detailed assessment of the potential contaminants on the relevant land, including those described in *Land Capability Assessment for the Sunbury South Precinct Structure Plan, Sunbury, Victoria (Environmental Earth Sciences Vic, July 2015)*;
- 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.
- An unequivocal recommendation on whether the environmental condition of the land is suitable for the proposed use/s or whether an environmental audit in accordance with Part

IXD of the Environment Protection Act 1970 for all or part of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note* June 2005, DSE.

All to the satisfaction of the responsible authority.

Table 3: Moderate and High Risk properties

Address	Legal Description
215 Old Vineyard Road, Sunbury	Lot 2 PS302331
60 Buckland Way, Sunbury	Lot 10 LP143133
37 Fox Hollow Drive, Sunbury	Lot 17 PS617530
45 Fox Hollow Drive, Sunbury	Lot 6 PS404987
605 Sunbury Road, Sunbury	Lot 2 LP147272
2 Shepherds Lane, Sunbury	Lot 2 PS423080/Allotment 1C Sec 25 PP2258
650 Sunbury Road, Sunbury	Lot 2 LP 203247
670 Sunbury Road, Sunbury	Lot 1 LP203247
675 Sunbury Road, Sunbury	Lot 2 PS423080/Allotment 1C Sec 25 PP2258
680 Sunbury Road, Sunbury	Lot 1 TP620324
40 Redstone Road, Sunbury	Lot 5 LP95031
80 Redstone Road, Sunbury	CP157019

3.4

Subdivision application – Sensitive Residential Areas

DD/MM/YYYY
Proposed C207

An application to subdivide land in an area shown as ‘sensitive residential areas’ on the Image, Character, Housing and Heritage Plan (Plan 5) within the *Sunbury South Precinct Structure Plan* must demonstrate how proposed development will facilitate the orderly and integrated development of the area, including as appropriate:

- An indicative subdivision concept design [which demonstrates consistency with the relevant concept plan in the Sunbury South Precinct Structure Plan, for the entire area, including an indicative lot layout](#)
- The location of local streets to provide for a permeable local street network, including details for the upgrade of any existing roads within the area
- Any building design guidelines required to respond to topographical and other constraints associated with the land
- ~~Opportunities for higher density housing~~
- Staging and indicative development timing, including interim drainage, servicing, local road construction and any other relevant infrastructure requirements.

All to the satisfaction of the responsible authority.

An application for subdivision of land or use and/or development on land shown within the ‘sensitive residential areas’ within the *Sunbury South Precinct Structure Plan* must be consistent with any applicable concept plan contained within the *Sunbury South Precinct Structure Plan*, unless if, in the opinion of the Responsible Authority, the permit implements the objectives for the area as set out within the *Sunbury South Precinct Structure Plan*.

3.5 Kangaroo management

DD/MM/YYYY
Proposed C207

An application for subdivision must be accompanied by a Kangaroo Management Plan to the satisfaction of the responsible authority which includes:

- Strategies to avoid land locking kangaroos, including staging of subdivision; and
- Management requirements to respond to the containment of kangaroos in an area with no reasonable likelihood of their continued safe existence; or
- Management and monitoring actions to sustainably manage a population of kangaroos within a suitable location.

Where a Kangaroo Management Plan has been approved in respect to the land to which the application applies, the application must be accompanied by:

- A copy of the approved Kangaroo Management Plan; and
- A 'design/management response' statement outlining how the application is consistent with and gives effect to any requirements of the approved Kangaroo Management Plan.

3.6 Traffic Impact Assessment

DD/MM/YYYY
Proposed C207

An application that proposes to create or change access to a primary arterial 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, as required.

3.7 Applications to Subdivide or Use Land within Landfill Buffer

DD/MM/YYYY
Proposed C207

Any application to use land or subdivide land for a sensitive use (including accommodation, child care centre, pre-school, primary school or education centres ~~or informal outdoor recreation sites~~) located within the 500m Landfill Buffer surrounding the Hi-Quality landfill at 600 Sunbury Road and as shown on Map 1 of this Schedule and *Plan 3 – Future Urban Structure* in the incorporated *Sunbury South Precinct Structure Plan*, must be accompanied by an ~~Odour Environmental Risk Assessment~~ odour, dust, noise and vibration assessment prepared by a suitably experienced and qualified person, to a method agreed to by, and ~~to the satisfaction of the responsible authority, in consultation with~~ the Environment Protection Authority.

The ~~Odour Environmental Risk Assessment~~ must be prepared in accordance with ~~the State Environment Protection Policy (Air Quality Management)~~ a method agreed to by the Environment Protection Authority and acknowledge the existing landfills operations and assess the potential adverse amenity impacts of the landfill facility on the future proposed sensitive use of the land.

3.8 All applications within Landfill Buffer

DD/MM/YYYY
Proposed C207

Any application to subdivide land, use land or construct a building or carry out works on land within the Landfill Buffer as shown on Plan 3 of the incorporated *Sunbury South Precinct Structure Plan* must:

- Demonstrate that the development will not have any material adverse effect on the ability of the operator of the Hi-Quality landfill at 600 Sunbury Road to comply with the Best Practice Environmental Management: Siting Design, Operation and Rehabilitation of Landfills (Environment Protection Authority, August 2015) to the satisfaction of the Responsible Authority, in consultation with the Environment Protection Authority; and
- ~~Be accompanied by a landfill gas risk assessment undertaken by a suitably qualified professional in relation to the site, or~~ a 53V (risk of harm) audit under the Environment Protection Act 1970, at the discretion of the responsible authority in consultation with the Environment Protection Authority.

The scope of any proposed 53V (risk of harm) audit must be submitted to the responsible authority for review prior to conducting an audit. The responsible authority may consult with the Environment Protection Authority.

~~▪ A landfill gas risk assessment should include:~~

- ~~A conceptual site model, based on the characteristics of the landfill and proposal and the likely pathways of gas migration and exposure~~
- ~~Sufficient environmental monitoring from the proposal site to inform the assessment and enable the environmental risks to be characterised (magnitude and likelihood of hazard)~~
- ~~An assessment of the environmental risk posed by the landfill~~
- ~~Site specific recommendations for further action, including what, if any, mitigation measures are required; and what, if any, further assessment is required (such as monitoring or the need to complete a section 53V Audit).~~

3.9

Applications within the Composting Facility Odour Buffer

DD/MM/YYYY
Proposed C207

An application to develop land for a sensitive use (including accommodation, child care centre, pre-school, primary school, ~~or~~ education centres ~~or informal outdoor recreation sites~~) located within the 1.3 kilometre buffer surrounding the composting facility shown on Map 1 of this Schedule and *Plan 3 – Future Urban Structure* in the incorporated *Sunbury South Precinct Structure Plan* must be accompanied by an ~~Odour Environmental Risk Assessment~~ odour, dust noise and vibration assessment prepared by a suitably experienced and qualified person to, a method agreed to by, and to the satisfaction of the ~~responsible authority, in consultation with the~~ Environment Protection Authority.

The ~~Odour Environmental Risk Assessment~~ must be prepared in accordance with ~~the State Environment Protection Policy (Air Quality Management)~~ a method agreed to by the EPA and acknowledge the existing green waste facility operations and assess the potential adverse amenity impacts of the green waste facility on the future proposed sensitive use of the land.

3.10

Potential heritage sites

DD/MM/YYYY
Proposed C207

Any application that includes the demolition of a ‘heritage site (possible sites)’ identified on Plan 3 of the *Sunbury South Precinct Structure Plan* must be accompanied by a heritage impact assessment prepared by a suitably qualified heritage consultant.

3.11

Retail Impact Assessment

DD/MM/YYYY
Proposed C207

An application that exceeds the combined leasable floor area identified for the relevant centre in Table 2 – Use must prepare a Retail Impact Assessment.

The retail impact assessment must be to the satisfaction of the responsible authority and must address:

- The primary catchment of the centre.
- Whether the primary catchment has sufficient population (residents and workers) to support the centre.
- Whether the centre will result in the closure of other existing centres or would preclude and unacceptably delay the development of future centres identified within the Activity Centre Hierarchy, a Precinct Structure Plan, a Local Structure Plan, Structure Plan or Development Plan within the catchment of the centre
- The objectives and requirements in the *Sunbury South Precinct Structure Plan* and other Precinct Structure Plans, and the Hume Planning Scheme for activity centres.

3.12

Subdivision - Land Subject to Capability Assessment

DD/MM/YYYY
Proposed C207

An application to subdivide land which includes the area designated as ‘land subject to capability assessment’ on Plan 3 of the *Sunbury South Precinct Structure Plan* must be accompanied by:

- A site assessment and design guidelines
- A detailed slope analysis and assessment of suitability of land for development
- Geomorphological assessment
- Visual impact assessment

- Built form and landscape design guidelines
- Building envelopes
- Bushfire Management Plan

All to the satisfaction of the responsible authority.

Any land not capable of being developed as residential land will be treated as encumbered open space. Subdivision design must ensure any land designated as open space is accessible and is able to be incorporated into the subdivision pattern of surrounding land, to the satisfaction of the responsible authority.

3.13

DD/MM/YYYY
Proposed C207

Subdivision – Land on slope greater than 10 percent

An application to subdivide land or to construct a building or construct or carry out works for land on slope greater than 10 percent must be accompanied by design guidelines that minimise the landscape and visual impact of development on sloping land and inform and respond to the following information, as appropriate:

- A plan showing lot boundaries, contours and slope
- Location and approximate depth of any proposed earthworks
- The location, approximate height and building materials for proposed retaining structures
- A geotechnical report and designs by a suitably qualified engineer where proposed retaining structures exceed 0.5 metres in height
- The location and approximate grade of any proposed roads and paths
- Building envelopes
- Measures to manage surface run off
- The indicative cross sections for development that responds to slope and where relevant, cross sections outlined in Appendix 4.2 of the Sunbury South Precinct Structure Plan

~~▪ The indicative cross sections for development on sloping land outlined in Appendix 4.2 of the incorporated Sunbury South Precinct Structure Plan~~

- Any relevant requirements and guidelines within the *Sunbury South Precinct Structure Plan*

To the satisfaction of the responsible authority.

3.14

DD/MM/YYYY
Proposed C207

Railway noise attenuation

An application to subdivide land, use land or to construct a building or carry out works for accommodation, child care centre, school, display home, hospital, hotel or a tavern on land within 100m of the railway corridor where land is marked as 'Interface with Railway' and 'Interface with transmission gas pipeline' on Plan 5 of the *Sunbury South Precinct Structure Plan* must be accompanied by an acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority, after seeking the views of Public Transport Victoria.

The acoustic assessment report must take into consideration the Victorian Passenger Rail Infrastructure Noise Policy 2013 and include:

- An assessment of noise levels on the land taking into account the existing and likely future noise levels associated with the ongoing passenger and freight operation of the Melbourne-Bendigo rail line (up to 10 years hence) published by the relevant Government agencies, with allowance also provided for seasonal or unscheduled freight traffic.
- Recommendations for noise attenuation measures designed to ensure internal bedroom noise levels will not exceed 65 dB L_{Amax} and 40 dB L_{Aeq,8h} for the night period from 10pm to 6am.
- Recommendations for limiting the impact of railway noise on future buildings within the proposed subdivision.

- Ongoing ownership and management of any works or land associated with mitigation measures.

For subdivision applications the acoustic assessment must:

- Be accompanied by a design response that addresses the recommendations of the acoustic assessment and minimises the number of buildings requiring architectural noise attenuation treatments.

3.15 Applications on land abutting Fire Threat Edge

DD/MM/YYYY
Proposed C207

~~An application to subdivide land which abuts the 'Fire Threat Edge' as shown on Plan 5 of the incorporated Sunbury South Precinct Structure Plan must be accompanied by a Bushfire Assessment prepared by a suitable experienced and qualified consultant, which includes recommendations of measures required to mitigate the risk of bushfire for the proposed land uses. Any permit application must demonstrate compliance with the recommendations of the Bushfire Assessment, to the satisfaction of the Responsible Authority.~~

3.15

DD/MM/YYYY
Proposed C207

Applications including Land not serviced by Development Services Scheme – Potentially Developable Land

Any application for subdivision, use or development on land shown in the *Sunbury South Precinct Structure Plan* as 'land not serviced by the Development Services Scheme – Potentially Developable Land' must be accompanied by:

- A detailed Drainage and Stormwater Management Strategy, which demonstrates how stormwater runoff from the subdivision will achieve:
 - flood protection standards
 - best practice stormwater management on-site
- Demonstrates how any road or access way intended to act as a stormwater overland flow path will comply with Melbourne Water's floodway safety criteria.

All to the satisfaction of Melbourne Water and the responsible authority

3.16

DD/MM/YYYY
Proposed C207

All applications within Quarry Buffer

An application to subdivide land, or construct a building or carry out works on land within 250 metres of the Extractive Industry Works Authority, as shown on Map 1 of this Schedule as 'Quarry buffer (250m)', must be accompanied by an assessment prepared by a suitably experienced and qualified person, which demonstrates that a variation to the Recommended separation distance for industrial residual air emissions (EPA publication number 1518 March 2013) is justified and provides sufficient confidence that a sensitive use can be appropriately developed within 250 metres of any quarrying activity at WA1123.

4.0

DD/MM/YYYY
Proposed C207

Conditions and requirements for permits

4.1

Condition – Subdivision and housing design guidelines – Sloping land

DD/MM/YYYY
Proposed C207

The specific built form requirements arising out of the design guidelines prepared as part of the application for subdivision for lots on slopes greater than 10% must be implemented via a restriction on title or any other alternative deemed satisfactory by the responsible authority.

4.2

DD/MM/YYYY
Proposed C207

Condition – Subdivision and housing design guidelines - Redstone Hill height controls

The specific built form requirements arising out of the design guidelines prepared as part of the application for subdivision for lots on the area identified as the 'Redstone Hill Sensitive Viewlines Area' on Plan 5 of the *Sunbury South Precinct Structure Plan* must be

implemented via a restriction on title or any other alternative deemed satisfactory by the responsible authority.

4.3

DD/MM/YYYY
Proposed C207

Condition to use or develop land for a sensitive purpose – Environmental Site Assessment

Before the plan of subdivision is certified under the *Subdivision Act 1988*, further testing in accordance with the recommendations of the Phase 1 and Phase 2 Environmental Site Assessment with the application for the properties identified as Medium and High Risk in Table 3 of this schedule, 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.

4.4

DD/MM/YYYY
Proposed C207

Condition – Kangaroo Management

A permit granted for subdivision of land must include the following conditions:

- Before the certification of the plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit.
- The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority.

4.5

DD/MM/YYYY
Proposed C207

Conditions for subdivision permits that allow for the creation of a lot of less than 300 square metres

Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:

- Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Hume Planning Scheme; and
- The plan of subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority.

4.6

DD/MM/YYYY
Proposed C207

Condition – Protection of conservation areas and native vegetation during construction

A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, where ~~this~~ [the Sunbury South Precinct Structure Plan](#) ~~precinct structure plan~~ shows the land, or abutting land, including a conservation area or a patch of native vegetation or a scattered tree must ensure that:

- Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the developer of the land must erect a vegetation protection fence that is:
 - highly visible
 - at least 2 metres in height
 - sturdy and strong enough to withstand knocks from construction vehicles
 - in place for the whole period of construction
 - located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres
Scattered tree	Twice the distance between the tree trunk and the edge of the canopy
Patch of native vegetation	2 metres

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
 - be located not less than 15 metres from a waterway;
 - be located outside the vegetation protection fence;
 - be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
 - not be undertaken if it presents a risk to any vegetation within a conservation area; and
 - be carried out under the supervision of a suitable qualified ecologist or arborist.

4.7

DD/MM/YYYY
Proposed C207

Condition – Environmental Management Plans

A planning permit for subdivision, buildings or works on land shown as a conservation area in the ~~incorporated~~ Sunbury South ~~Precinct Structure Plans~~ must include the following condition:

- The subdivision, buildings or works must not commence until an Environmental Management Plan for the relevant works has been approved to the satisfaction of the Department of Environment, Land, Water and Planning, unless otherwise agreed by the Department of Environment, Land, Water and Planning.

4.8

DD/MM/YYYY
Proposed C207

Condition – Land Management Co-operative Agreement

Conservation area categorised as Growling Grass Frog

A permit to subdivide land shown in the incorporated Sunbury South Precinct Structure Plan as including the conservation area shown on the precinct structure plans as Conservation Area 21 must ensure that, before the issue of a statement of compliance for the last stage of the subdivision, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation Forests and Lands Act 1987*, which:
 - Must provide for the conservation and management of that part of the land shown as Conservation Area 21 in the Sunbury South Precinct Structure Plan; and
 - May include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within the conservation areas 21 shown in the Sunbury South Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or

- is the subject of an agreement with the Secretary to the [Department of Environment, Land, Water and Planning](#) to transfer or gift that land to:
 - the Secretary to the [Department of Environment, Land, Water and Planning](#);
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

4.9 Condition – Salvage and translocation

DD/MM/YYYY
Proposed C207

Salvage and Translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

4.10 Condition – Bushfire risk

DD/MM/YYYY
Proposed C207

Before the commencement of works for any stage of subdivision a Site Management Plan that addresses bushfire risk during, and where necessary, after construction must be submitted to and approved by the responsible authority. The plan must specify, amongst other things:

- The staging of development and the likely bushfire risks at each stage;
- An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2009, where bushfire risk is managed;
- The measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape and protect residents and property from the threat of fire;
- How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.

The plan must be carried out to the satisfaction of the responsible authority.

4.11 Condition – Road Network

DD/MM/YYYY
Proposed C207

Any permit for subdivision or building and works must contain the following condition:

Prior to the certification of a plan of subdivision, the plan of subdivision must show the land which is required to provide road widening and /or right of way flaring for the ultimate design of any adjacent intersection.

Land required for road widening including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in council at no cost to the acquiring agency unless funded by the relevant Infrastructure Contributions Plan.

4.12 Condition – Precinct Infrastructure Plan

DD/MM/YYYY
Proposed C207

Any permit for subdivision ~~may~~^{must} contain the following condition:

Prior to the certification of a plan of subdivision or at such other time which is agreed between Council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provides for the implementation of the Public Infrastructure Plan approved under this permit.

4.13 Condition – Construction management plan required in gas transmission pipeline easement

DD/MM/YYYY
Proposed C207

Prior to the ~~construction of a building or the commencement~~^{carrying out} of ~~any~~ works, including demolition, on land ~~shown as the 20-metre wide~~^{within 50 metres of the} gas transmission pipeline easement ~~shown~~^{shown} on Plan 3 – Future Urban Structure in the

incorporated *Sunbury South Precinct Structure Plan*, a construction management plan must be submitted to and approved by the responsible authority. The plan must:

- Prohibit the use of rippers or horizontal directional drills unless otherwise agreed by the operator of the gas transmission pipeline.
- Be endorsed by the operator of the gas transmission pipeline where the works are within, crossing or in close proximity to the relevant gas transmission easement.
- Include any other relevant matter to the satisfaction of the responsible authority.

[The responsible authority must be satisfied that the gas transmission pipeline licensee has reviewed and approved the construction management plan.](#)

The construction management plan must be implemented to the satisfaction of the responsible authority.

The construction management plan may be amended to the satisfaction of the responsible authority.

4.14 Condition – Integrated Water Management

DD/MM/YYYY
Proposed C207

A permit for subdivision must ensure that the ultimate storm water management assets and associated land described in the precinct structure plan are provided by the developer prior to the issue of a statement of compliance.

In the event that Melbourne Water and the responsible authority agree to an interim storm water management solution, the developer must:

- Provide the land required for the ultimate drainage solution prior to the issue of a statement of compliance; and
- Demonstrate that the interim solution will not result in an increase in the cost of achieving the ultimate solution.

4.15 Condition – Melbourne Airport Night Contours

DD/MM/YYYY
Proposed C207

[Prior to the certification of a plan of subdivision for land shown on *Plan 5* of the *Sunbury South Precinct Structure Plan* as being affected by the Melbourne Airport Night Contours, the owners of the land must enter into an agreement under section 173 of the Planning & Environment Act 1987 with the responsible authority and the airport lessee company of Melbourne Airport. The Agreement must be registered on title and make provision for the following:](#)

- [An acknowledgement that the land is in an area affected by aircraft noise, including aircraft noise at night.](#)

4.16 Condition – Land not serviced by Development Services Scheme – Potentially Developable Land

DD/MM/YYYY
Proposed C207

[Any permit issued for subdivision, use or development in the 'land not serviced by Development Services Scheme – Potentially Developable Land' as shown in the *Sunbury South Precinct Structure Plan*, must, if required by Melbourne Water, include the following conditions:](#)

- [The owner of the land must enter into an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.](#)
- [Prior to the commencement of any works, a Site Management Plan detailing pollution and sediment control measures must be submitted to the satisfaction of Melbourne and the responsible authority.](#)

4.1⁷⁵ Permit Note: Operation of Commonwealth Environmental Laws

DD/MM/YYYY
Proposed C207

- On 5 September 2013 an approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.
- Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

5.0 Advertising signs

DD/MM/YYYY
Proposed C207

The advertising sign category for this 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

DD/MM/YYYY
Proposed C207

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 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; 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.

6.0 Notice of applications – Gas Pipeline Measurement Length

DD/MM/YYYY
Proposed C207

Notice of an application of the kind listed below must be given in accordance with section 52(1)(c) of the Act to the person or body specified in the Schedule to Clause 66.06:

- An application, on land shown as 'gas transmission pipeline measurement length' on 'Plan 12 – Utilities' in the incorporated *Sunbury South Precinct Structure Plan*, where the application is to use land for, or to construct a building to accommodate, any of the following:
 - Residential aged care facility
 - Child care centre
 - Cinema based entertainment facility
 - Education centre
 - Hospital
 - Place of assembly
 - Retail premises

6.1

Referral of applications – Land not serviced by Development Services Scheme – Potentially Developable Land

DD/MM/YYYY
Proposed C207

Any application for subdivision, use or development on land shown in the Sunbury South Precinct Structure Plan as 'land not serviced by the Development Services Scheme – Potentially Developable Land' must be referred in accordance with section 55 of the Planning and Environment Act, 1987 to Melbourne Water.

7.0

Decision guidelines

DD/MM/YYYY
Proposed C207

The responsible authority must consider:

- The *Sunbury South Precinct Structure Plan*.
- ~~The *Sunbury Infrastructure Co-ordination and Delivery Strategy*~~
- Development should have regard to relevant policies and strategies being implemented by the responsible authority, Melbourne Water and Western Water, including any approved Integrated Water Management Plan.

DD/MM/YYYY
Proposed C207**SCHEDULE 3 TO THE INCORPORATED PLAN OVERLAY**

Shown on the planning scheme map as **IPO3**.

SUNBURY SOUTH PRECINCT STRUCTURE PLAN AND LANCEFIELD ROAD PRECINCT STRUCTURE PLAN**1.0****General accordance with incorporated plan**DD/MM/YYYY
Proposed C207

A permit must be generally in accordance with the incorporated plan as it applies to the land unless otherwise agreed in writing by the Department of Environment, Land, Water and Planning.

2.0**Conditions and requirements for permits**DD/MM/YYYY
Proposed C207**Conditions - all permits**

A permit granted for subdivision of land must include the following conditions:

Kangaroo Management Plan

~~Before the certification of the plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit.~~

~~The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority.~~

Conditions – Biodiversity Conservation Strategy Conservation Areas**Protection of conservation areas and native vegetation during construction**

A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, where the [Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan](#) shows the land, or abutting land, including a conservation area or a patch of native vegetation or a scattered tree must ensure that:

- Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the developer of the land must erect a vegetation protection fence that is:
 - highly visible
 - at least 2 metres in height
 - sturdy and strong enough to withstand knocks from construction vehicles
 - in place for the whole period of construction
 - located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Scattered tree	Twice the distance between the tree trunk and the edge of the canopy
Patch of native vegetation	2 metres

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
 - be located not less than 15 metres from a waterway;
 - be located outside the vegetation protection fence;
 - be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
 - not be undertaken if it presents a risk to any vegetation within a conservation area; and
 - be carried out under the supervision of a suitable qualified ecologist or arborist.

Environmental Management Plans

A planning permit for subdivision, buildings or works on land shown as a conservation area in the [Lancefield Road Precinct Structure Plan](#) or ~~incorporated~~ [Sunbury South Precinct Structure Plan](#) must include the following condition:

- The subdivision, buildings or works must not commence until an Environmental Management Plan for the relevant works has been approved to the satisfaction of the Department of Environment, Land, Water and Planning, unless otherwise agreed by the Department of Environment, Land, Water and Planning.

Salvage and translocation

Salvage and Translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Land Management Co-operative Agreement

Conservation area categorised as Growling Grass Frog

A permit to subdivide land shown in the incorporated Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan as including the conservation area shown on the precinct structure plans as Conservation Area 21 must ensure that, before the issue of a statement of compliance for the last stage of the subdivision, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation Forests and Lands Act 1987*, which:
 - Must provide for the conservation and management of that part of the land shown as Conservation Area 21 in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan; and
 - May include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within the conservation areas ~~18,19 or 2021~~ shown in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or

- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is the subject of an agreement with the Secretary to [the Department of](#) Environment, Land, Water and Planning to transfer or gift that land to:
 - the Secretary to the [Department of](#) Environment, Land, Water and Planning;
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Conservation area categorised as nature conservation or open space

A permit to subdivide land shown in the incorporated Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan as including the conservation areas shown in these precinct structure plans as conservation areas 18,19 & 20 must ensure that, prior to the commencement of works, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the Conservation Forests and Lands Act 1987, which must:
 - provide for the conservation and management of that part of the land shown as a conservation area in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan; and
 - may include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this clause does not apply to land of any lot or part of a lot within the conservation areas 18,19 & 20 shown in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is the subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
 - the Secretary to the Department of Environment, Land, Water and Planning;
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Permit Note: Operation of Commonwealth Environmental Laws

- On 5 September 2013 an approval under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with

urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.

- Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

3.0

Decision guidelines

DD/MM/YYYY
Proposed C207

The responsible authority must consider as appropriate:

- Any endorsed program report applying to the land under Part 10 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
- The *Lancefield Road Precinct Structure Plan*.
- The *Sunbury South Precinct Structure Plan*

DD/MM/YYYY
Proposed C207**SCHEDULE 4 TO THE INCORPORATED PLAN OVERLAY**Shown on the planning scheme map as **IPO4**.**SUNBURY SOUTH PRECINCT STRUCTURE PLAN AND LANCEFIELD ROAD
PRECINCT STRUCTURE PLAN****1.0****General accordance with incorporated plan**DD/MM/YYYY
Proposed C207

A permit must be generally in accordance with the relevant incorporated plan as it applies to the land.

2.0**Conditions and requirements for permits**DD/MM/YYYY
Proposed C207**Conditions - all permits**

A permit granted for subdivision of land must include the following conditions:

Kangaroo Management Plan

~~Before the certification of the plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit.~~

~~The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority.~~

Conditions – Biodiversity Conservation Strategy Conservation Areas**Protection of conservation areas and native vegetation during construction**

A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, where the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan shows the land, or abutting land, including a conservation area or a patch of native vegetation or a scattered tree must ensure that:

- Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the developer of the land must erect a vegetation protection fence that is:
 - highly visible
 - at least 2 metres in height
 - sturdy and strong enough to withstand knocks from construction vehicles
 - in place for the whole period of construction
 - located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Scattered tree	Twice the distance between the tree trunk and the edge of the canopy
Patch of native vegetation	2 metres

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:

- be located not less than 15 metres from a waterway;
- be located outside the vegetation protection fence;
- be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
- not be undertaken if it presents a risk to any vegetation within a conservation area; and
- be carried out under the supervision of a suitable qualified ecologist or arborist.

Environmental Management Plans

~~A planning permit for subdivision, buildings or works on land shown as a conservation area in the incorporated Precinct Structure Plans must include the following condition:~~

- ~~▪ The subdivision, buildings or works must not commence until an Environmental Management Plan for the relevant works has been approved to the satisfaction of the Department of Environment, Land, Water and Planning, unless otherwise agreed by the Department of Environment, Land, Water and Planning.~~

Salvage and translocation

Salvage and Translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Land Management Co-operative Agreement

Conservation area categorised as Growling Grass Frog

A permit to subdivide land shown in the incorporated Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan as including the conservation area shown on the precinct structure plans as Conservation Area 21 must ensure that, before the issue of a statement of compliance for the last stage of the subdivision, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation Forests and Lands Act 1987*, which:
 - Must provide for the conservation and management of that part of the land shown as Conservation Area 21 in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan; and
 - May include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within the conservation areas ~~18,19 or 20-21~~ shown in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or

- is the subject of an agreement with the Secretary to the [Department of Environment, Land, Water and Planning](#) to transfer or gift that land to:
 - the Secretary to the [Department of Environment, Land, Water and Planning](#);
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Conservation area categorised as nature conservation or open space

A permit to subdivide land shown in the incorporated Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan as including the conservation areas shown in these precinct structure plans as conservation areas 18,19 & 20 must ensure that, prior to the commencement of works, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the Conservation Forests and Lands Act 1987, which must:
 - provide for the conservation and management of that part of the land shown as a conservation area in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan; and
 - may include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this clause does not apply to land of any lot or part of a lot within the conservation areas 18,19 & 20 shown in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is the subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
 - the Secretary to the Department of Environment, Land, Water and Planning;
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Permit Note: Operation of Commonwealth Environmental Laws

- On 5 September 2013 an approval under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries,

2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.

- Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

3.0

Decision guidelines

DD/MM/YYYY
Proposed C207

The responsible authority must consider as appropriate:

- Any endorsed program report applying to the land under Part 10 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
- The *Lancefield Road Precinct Structure Plan*.
- The *Sunbury South Precinct Structure Plan*

25/08/2016
C198
Proposed C207

SCHEDULE TO CLAUSE 52.17

1.0

Scheduled area

25/08/2016
C198
Proposed C207

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Area known as the Hume Freeway between the Metropolitan Ring Road and the Hume Highway north of Craigieburn.	All native vegetation including trees, shrubs, herbs and grasses.
Area shown shaded on Drawing No. 551091 included in the Schedule to Clause 81.01 – Incorporated Documents.	All native vegetation including trees, shrubs, herbs and grasses.
Lot 2002 TP812409Y & Lot 2 PS521883D Cooper Street, Campbellfield.	All native vegetation including trees, shrubs, herbs and grasses except for the area specified in the map attached to this schedule titled Cooper Street, Campbellfield.
Area shown shaded on Drawing No. VR2 included in the Schedule to Clause 81.01.	All native vegetation including trees, shrubs, herbs and grasses.
Area included within the Development Plan Overlay 21 (DPO21) located at 810 Cooper Street, Somerton	All native vegetation including trees, shrubs, herbs and grasses.
Land shown as UGZ7 on planning scheme maps	Shown as 'vegetation to be removed, subject to the provisions of Clause 37.07 Schedule 7 being met' on Plan 3 in the incorporated Woodlands Precinct Structure Plan where the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the <i>Environment Protection and Biodiversity Conservation Act, 1999</i> (EPBC Act).
Land shown as UGZ8 on the planning scheme maps.	Shown as 'native vegetation that can be removed' or 'scattered trees to be removed' on Plan 6 in the incorporated <i>Craigieburn North Employment Area Precinct Structure Plan</i> where the removal, destruction or lopping is required for any development that is subject to and carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the <i>Environment Protection and Biodiversity Conservation Act, 1999</i> (EPBC Act).
<u>Land shown as UGZ9, IPO3 and IPO4 on planning scheme maps</u>	<u>Native vegetation shown as 'native vegetation that can be removed' on Plan 8 in the incorporated Sunbury South Precinct Structure Plan where the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth</u>

~~corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the Environment Protection and Biodiversity Conservation Act, 1999 (EPBC Act)~~

~~And~~

~~Any native vegetation not shown on Plan 8 in the incorporated Sunbury South Precinct Structure Plan.~~

Land shown as UGZ9 and IPO4 on planning scheme maps

All native vegetation the removal, destruction or lopping of which is required for any development that is subject to and carried out in accordance with the following approval made pursuant to section 1468 of the Environment Protection and Biodiversity Conservation Act 1999 (Cth):

- 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013.

This does not apply to native vegetation or scattered trees identified as 'scattered trees to be retained' in Plan 8 of the Sunbury South Precinct Structure Plan, and the removal of native vegetation within designated waterway and drainage reserves.

2.0

15/09/2008
VC49

Scheduled weed

Area	Description of weed
None specified	

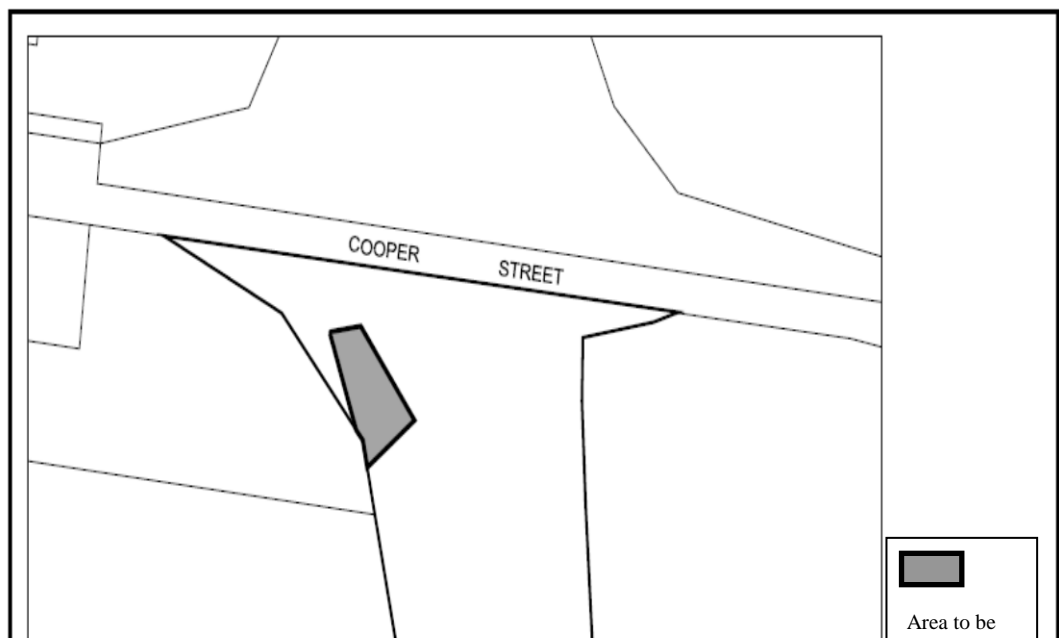
3.0

15/09/2008
VC49

Utility installation code of practice

Name of code of practice
None specified

Cooper Street, Campbellfield



29/10/2015
 VC404
 Proposed C207

SCHEDULE TO CLAUSE 66.04**Referral of permit applications under local provisions**

Clause	Kind of application	Referral authority	Type of referral authority
Clause 2.0 of Schedule 4 to Clause 37.01 (SUZ)	An application for use, or buildings or works so long as the requirements of Clause 45.08 apply	Australia Pacific Airports (Melbourne) Pty Ltd	Determining referral authority
Clause 3.0 of Schedule 4 to Clause 37.01 (SUZ)	An application for subdivision so long as the requirements of Clause 45.08 apply	Australia Pacific Airports (Melbourne) Pty Ltd	Determining referral authority
Clause 4.0 of Schedule 4 to Clause 37.01 (SUZ)	An application for buildings and works so long as the requirements of Clause 45.08 apply	Australia Pacific Airports (Melbourne) Pty Ltd	Determining referral authority
Schedule to Clause 52.03 – Melbourne Airport – Future Runway Development Plan, May 2007	All applications	Secretary to the Department of Economic Development, Jobs, Transport and Resources	Determining referral authority
Clause 5.0 of Schedule 10 to Clause 42.01 (ESO)	An application required under Schedule 10 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 5.0 of Schedule 11 to Clause 42.01 (ESO)	An application required under Schedule 11 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 6.0 of Schedule 1 to Clause 37.07 (UGZ)	To use, subdivide or consolidate land, to construct a building or construct or carry out works, or to demolish a building or works. This does not apply to an application for a sign, fence, road works or unenclosed building or works ancillary to a dwelling.	The relevant water board or water supply authority	Determining referral authority
Clause 3.0 of Schedule 2 to Clause 37.07 (UGZ)	An application for residential subdivision on land shown within the Greenvale Reservoir Protection Area as depicted on Plan 5 of the Greenvale North R1 Precinct Structure Plan.	Melbourne Water	Determining referral authority

Clause	Kind of application	Referral authority	Type of referral authority
Clause 6.0 of Schedule 4 to Clause 37.07 (UGZ)	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 a local town centre	Metropolitan Planning Authority	Determining referral authority
Clause 5.0 of Schedule 9 to Clause 42.01 (ESO)	All applications	The relevant water storage manager	Determining referral authority
Clause 6.0 of Schedule 5 to 37.07 (UGZ)	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.	Metropolitan Planning Authority	Determining referral authority
None specified	An application to subdivide land or construct a building or carry out works within 250 metres of the premises boundary described in EPA licence 45279 affecting 600 Sunbury Road, Bulla, issued under section 20 of the <i>Environment Protection Act 1970</i> .	Minister administering the <i>Mineral Resources (Sustainable Development) Act 1990</i>	Determining referral authority
Clause 2.11 of Schedule 9 to Clause 37.07 (UGZ)	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 Harpers Creek Local Town Centre must be referred in accordance with section 55 of the Act to the Growth Areas Authority.	Growth Areas Authority	Determining referral authority

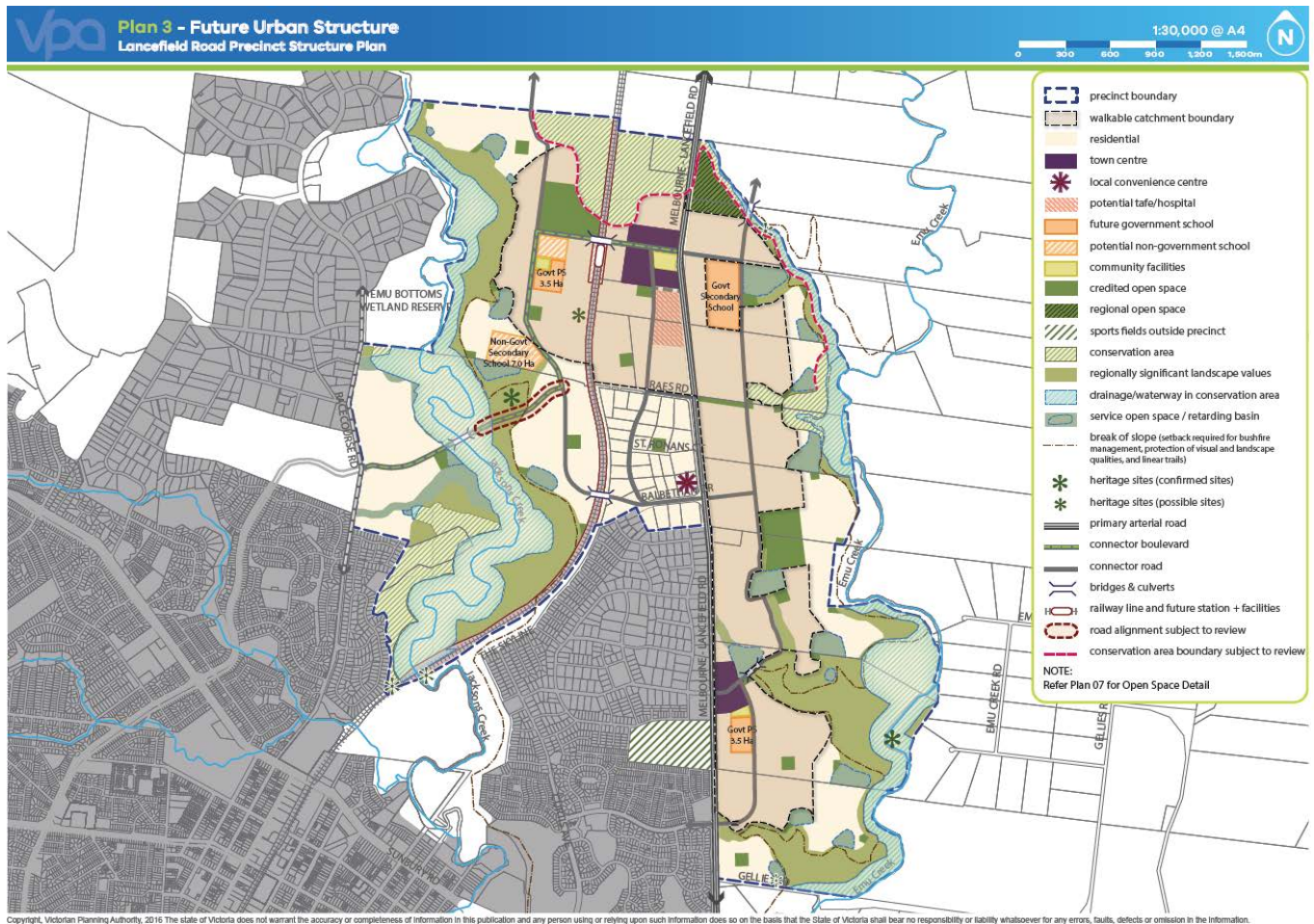
Clause	Kind of application	Referral authority	Type of referral authority
Clause 9.0 of Schedule 10 to Clause 37.01 (SUZ)	An application to subdivide land, use land or construct a building or carry out works required under Schedule 10 to Clause 37.01.	Secretary to the Department of Sustainability and Environment	Determining referral authority
Clause 2.12 of Schedule 9 to Clause 37.07 (UGZ)	An application to subdivide land, or construct a building or carry out works on land within 250m of the Extractive Works Area boundary must be referred in accordance with Section 55 of the <i>Planning and Environment Act 1987</i>.	Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990	Determining referral authority
Clause 6.1 of Schedule 9 to the 37.07 (UGZ)	An application to subdivide land, use land or construct a building or carry out works on land shown as 'Land not serviced by Development Services Scheme – Potentially Developable Land' as depicted on Plan 3 of the Sunbury South Precinct Structure Plan.	Melbourne Water	Determining Referral authority

APPENDIX 6:

C208 Updated Planning Scheme Ordinance

DD/MM/YYYY
Proposed C208**SCHEDULE 10 TO THE URBAN GROWTH ZONE**Shown on the planning scheme map as **UGZ10****LANCEFIELD ROAD PRECINCT STRUCTURE PLAN****1.0****The plan**DD/MM/YYYY
Proposed C208

Map 1 below shows the future urban structure proposed in the *Lancefield Road Precinct Structure Plan*. It is a reproduction of Plan 3 in the *Lancefield Road Precinct Structure Plan*.

Map 1 to Schedule 10 to Clause 37.07 (PLAN TO BE UPDATED)**2.0****Use and development****2.1****The land**DD/MM/YYYY
Proposed C208

The use and development provisions specified in this schedule apply to the land within the 'precinct boundary' on Map 1 of this schedule and shown as UGZ10 on the planning scheme maps.

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

2.2**Applied zone provisions**DD/MM/YYYY
Proposed C208

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 zone provisions

Land use or development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land	Applied zone provisions
Primary arterial road	Clause 36.04 – Road Zone – Category 1
Connector boulevard	Clause 36.04 – Road Zone – Category 2
Connector road	
Local convenience centre	Clause 34.01 – Commercial 1 Zone
Town centre	
Walkable Catchment boundary	Clause 32.07 – Residential Growth Zone
All other land	Clause 32.08 – General Residential Zone

2.3**Reference to a planning scheme zone is a reference to an applied zone**DD/MM/YYYY
Proposed C208

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 General Residential 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**Specific provisions – Use of land**DD/MM/YYYY
Proposed C208

The following provisions apply to the use of the land.

Table 2: Use

Use	Requirement
Primary school	<p>A permit is not required to use land for a Primary school on land shown as Potential Non Government Primary School.</p> <p>A permit is not required to use land for a Primary school on land shown as Potential Non Government P-12 School.</p>
Secondary school	<p>A permit is not required to use land for a Secondary school on land shown as Potential Non Government Secondary School.</p> <p>A permit is not required to use land for a Secondary school on land shown as Potential Non Government P-12 School.</p>

Use	Requirement
Shop where the applied zone is Commercial 1 Zone	<p>A permit is required to use land for a shop if the combined leasable floor area of all shops exceeds:</p> <ul style="list-style-type: none"> 10,000 square metres for land shown as Yellow Gum Local Town Centre in the incorporated Lancefield Road Precinct Structure Plan. 6,000 square metres for land shown as Emu Creek Local Town Centre in the incorporated Lancefield Road Precinct Structure Plan. 2,000 square metres for land shown as Convenience Centre in the incorporated Lancefield Road Precinct Structure Plan.

2.5DD/MM/YYYY
Proposed C208**Specific provision – Use and development of future local parks and community facilities**

A permit is not required to use or develop land shown in the *Lancefield Road Precinct Structure Plan* as local park or community facilities provided the use or development is carried out generally in accordance with the *Lancefield Road Precinct Structure Plan* and with the prior written consent of the responsible authority.

2.6DD/MM/YYYY
Proposed C208**Specific provision – Buildings and works in a railway noise amenity area**

A permit is required to construct a building or carry out works for accommodation, a child care centre, [a school](#), a display home, a hospital, a hotel or a tavern if proposed on land within 100m of the railway corridor where land is marked as 'Interface with Railway' on Plan 5 of the *Lancefield Road Precinct Structure Plan*.

~~A permit is not required to construct a building or construct or carry out works for accommodation, a child care centre, a display home, a hospital, a hotel or a tavern if there is a restriction on the title which gives effect to the recommendations of any an acoustic assessment report prepared in response to Clause 3.10 of this schedule, and which requires that where a building includes a bedroom, the building (and associated works) must be constructed in such a way as to ensure internal bedroom noise levels will not exceed 65 dB LAmax and 40 dB LAeq,8h for the night period from 10pm to 6am.~~

2.7DD/MM/YYYY
Proposed C208**Specific provision – Dwellings on a lot less than 300 square metres**

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 Hume Planning Scheme.

2.8DD/MM/YYYY
Proposed C208**Specific provisions – Buildings and works for a school**

A permit is required to construct a building or construct or carry out works associated with a Primary School or Secondary School on land shown as a potential non-government school unless exempt under Clauses 62.02-1 and 62.02-2.

2.9DD/MM/YYYY
Proposed C208**Specific provision – Referral of applications – Local Town Centre**

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 ~~shown as~~ a Local Town Centre must be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the Growth Areas Authority.

2.10 Specific provision – Residential design controls for residential subdivision

DD/MM/YYYY
Proposed C208

The residential design controls in the incorporated *Lancefield Road Precinct Structure Plan* must be met by a residential subdivision or a development of a dwelling on a residential lot, as relevant, to the satisfaction of the responsible authority.

A permit may be granted to vary a residential design control.

Where a residential design control relating to subdivision conflicts with an objective or standard of Clause 56 of this scheme, the residential design controls prevail.

Where a residential design control relating to the development of a dwelling conflicts with an objective or standard of Clause 54 or 55 of this scheme, the residential design controls prevail.

3.0 Application requirements

DD/MM/YYYY
Proposed C208

If in the opinion of the responsible authority an application requirement listed at 3.1 or 3.2 is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

3.1 Subdivision – Residential development

DD/MM/YYYY
Proposed C208

In addition to the requirements of Clause 56.01-2, a subdivision design response for a residential subdivision 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, dwelling and employment yields;
- Subdivision and Housing Design Guidelines, prepared to the satisfaction of the responsible authority, which demonstrate how the proposal responds to and achieves the objectives and planning and design requirements and guidelines in the incorporated *Lancefield Road Precinct Structure Plan*, including specific requirements relating to sloping land and any applicable residential design controls;
- A mobility plan that demonstrates how the local street and movement network integrates with adjacent urban development or is capable of integrating with future development on adjacent land parcels;
- A demonstration of how the subdivision will contribute to the delivery of a diversity of housing;
- A demonstration of how the subdivision will contribute to the achievement of the residential density outcomes in the incorporated *Lancefield Road Precinct Structure Plan*.

~~▪ An application that includes a confirmed or possible heritage site on Plan 3 of the *Lancefield Road Precinct Structure Plan* must be accompanied by an assessment by a qualified heritage consultant which describes any heritage features of the site and recommendations regarding the protection of heritage features, or where appropriate, integration of heritage into the broader subdivision. A Heritage Conservation Management Plan for an application that includes a heritage significant site to ensure the heritage value is incorporated into the proposed development or subdivision.~~

3.2 Public Infrastructure Plan

DD/MM/YYYY
Proposed C208

An application 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 *Lancefield Road Infrastructure Contributions Plan* is sought to be provided as "works in kind" 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.

3.3

DD/MM/YYYY
Proposed C208

Use or develop land for a sensitive purpose – Environmental Site Assessment

An application to use or develop land defined as Moderate or High Risk as described in Table 3 below for a sensitive use (accommodation, child care centre, kindergarten, primary school or public open space) must be accompanied by a detailed site investigation (Phase 2 assessment) conducted by a suitably qualified environmental professional to the satisfaction of the responsible authority. The assessment must provide for the following information:

- Detailed assessment of the potential contaminants on the relevant land, including those described in *Land Capability Assessment for the Lancefield Road Precinct Structure Plan, Sunbury, Victoria (Environmental Earth Sciences Vic, July 2015)*;
- 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.
- An unequivocal recommendation on whether the environmental condition of the land is suitable for the proposed use/s or whether an environmental audit in accordance with Part IXD of the Environment Protection Act 1970 for all or part of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE*.

All to the satisfaction of the responsible authority.

Table 3: Moderate and High Risk properties

Address	Legal Description
170 Lancefield Road, Sunbury	Lot 3, 4 LP208321
275 Lancefield Road, Sunbury	Lot 1 LP141875
280 Lancefield Road, Sunbury	Lot 1, 3 TP832356
295 Lancefield Road, Sunbury	Lot 2 LP76657

3.4

DD/MM/YYYY
Proposed C208

Subdivision application – Sensitive Residential Areas

An application to subdivide land in an area shown as 'sensitive residential areas' on the Image, Character, Housing and Heritage Plan (Plan 5) within the *Lancefield Road Precinct Structure Plan* must demonstrate how proposed development will facilitate the orderly and integrated development of the area, including as appropriate:

- An indicative subdivision concept design which demonstrates consistency with the relevant concept plan in the Lancefield Road Precinct Structure Plan for the entire area, including an indicative lot layout

- The location of local streets to provide for a permeable local street network, including details for the upgrade of any existing roads within the area
- Any building design guidelines required to respond to topographical and other constraints associated with the land

~~▪ Opportunities for higher density housing~~

- Staging and indicative development timing, including interim drainage, servicing, local road construction and any other relevant infrastructure requirements.

to the satisfaction of the responsible authority.

An application for subdivision of land or use and/or development on land shown within the sensitive residential areas within the *Lancefield Road Precinct Structure Plan* must be consistent with any applicable concept plan contained within the *Lancefield Road Precinct Structure Plan*, unless if, in the opinion of the Responsible Authority, the permit implements the objectives for the area as set out within the *Lancefield Road Precinct Structure Plan*.

3.5 DD/MM/YYYY Proposed C208

Kangaroo management

An application for subdivision must be accompanied by a Kangaroo Management Plan to the satisfaction of the responsible authority which includes:

- Strategies to avoid land kangaroos, including staging of subdivision; and
- Management requirements to respond to the containment of kangaroos in an area with no reasonable likelihood of their continued safe existence; or
- Management and monitoring actions to sustainably manage a population of kangaroos within a suitable location.

Where a Kangaroo Management Plan has been approved in respect to the land to which the application applies, the application must be accompanied by:

- A copy of the approved Kangaroo Management Plan; and
- A 'design/management response' statement outlining how the application is consistent with and gives effect to any requirements of the approved Kangaroo Management Plan.

3.6 DD/MM/YYYY Proposed C208

Traffic Impact Assessment

An application that proposes to create or change access to an arterial 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, as required.

3.7 DD/MM/YYYY Proposed C208

Potential heritage sites

Any application that includes the demolition of a 'heritage site (possible site)' identified on Plan 3 of the *Lancefield Road Precinct Structure Plan* must be accompanied by a heritage impact assessment prepared by a suitably qualified heritage consultant.

3.8 DD/MM/YYYY Proposed C208

Retail Impact Assessment

An application that exceeds the combined leasable floor area identified for the relevant centre in Table 2 – Use must prepare a Retail Impact Assessment.

The retail impact assessment must be to the satisfaction of the responsible authority and must address:

- The primary catchment of the centre.
- Whether the primary catchment has sufficient population (residents and workers) to support the centre.
- Whether the centre will result in the closure of other existing centres or would preclude and unacceptably delay the development of future centres identified within the Activity Centre Hierarchy, a Precinct Structure Plan, a Local Structure Plan, Structure Plan or Development Plan within the catchment of the centre

- The objectives and requirements in the *Lancefield Road Precinct Structure Plan* and other Precinct Structure Plans, and the Hume Planning Scheme for activity centres.

3.9

DD/MM/YYYY
Proposed C208

Subdivision – Land on slope greater than 10 percent

An application to subdivide land or to construct a building or construct or carry out works for land on slope greater than 10 percent must be accompanied by design guidelines that [minimise the landscape and visual impact of development on sloping land and](#) inform and respond to the following information, as appropriate:

- A plan showing lot boundaries, contours and slope
- Location and approximate depth of any proposed earthworks
- The location, approximate height and building materials for proposed retaining structures
- A geotechnical report and designs by a suitably qualified engineer where proposed retaining structures exceed 0.5 metres in height
- The location and approximate grade of any proposed roads and paths
- [Building envelopes](#)
- [Measures to manage surface run off](#)
- [The indicative cross sections for development that responds to slope and where relevant, cross sections outlined in Appendix 4.2 of the](#) ~~The indicative cross sections for development on sloping land outlined in Appendix 4.2 of the incorporated~~ *Lancefield Road Precinct Structure Plan*
- Any relevant requirements and guidelines within the *Lancefield Road Precinct Structure Plan*

To the satisfaction of the responsible authority.

3.10

DD/MM/YYYY
Proposed C208

Railway noise attenuation

An application to subdivide land, use land or to construct a building or carry out works for accommodation, child care centre, school, display home, hospital, hotel or a tavern on land within 100m of the railway corridor where land is marked as 'Interface with Railway' on Plan 5 of the *Lancefield Road Precinct Structure Plan* must be accompanied by an acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority, after seeking the views of Public Transport Victoria.

The acoustic assessment report must take into consideration the Victorian Passenger Rail Infrastructure Noise Policy 2013 and include:

- An assessment of noise levels on the land taking into account the existing and likely future noise levels associated with the ongoing passenger and freight operation of the Melbourne-Bendigo rail line (up to 10 years hence) published by the relevant Government agencies, with allowance also provided for seasonal or unscheduled freight traffic.
- Recommendations for noise attenuation measures designed to ensure internal bedroom noise levels will not exceed 65 dB L_{Amax} and 40 dB $L_{Aeq,8h}$ for the night period from 10pm to 6am.
- Recommendations for limiting the impact of railway noise on future buildings within the proposed subdivision.
- Ongoing ownership and management of any works or land associated with mitigation measures.

For subdivision applications the acoustic assessment must:

- Be accompanied by a design response that addresses the recommendations of the acoustic assessment and minimises the number of buildings requiring architectural noise attenuation treatments.

3.11DD/MM/YYYY
Proposed C208**Applications including Land not serviced by Development Services Scheme – Potentially Developable Land**

Any application for subdivision, use or development on land shown in the Lancefield Road Precinct Structure Plan as 'land not serviced by the Development Services Scheme – Potentially Developable Land' must be accompanied by:

- A detailed Drainage and Stormwater Management Strategy, which demonstrates how stormwater runoff from the subdivision will achieve:
 - o flood protection standards
 - o best practice stormwater management on-site
- Demonstrates how any road or access way intended to act as a stormwater overland flow path will comply with Melbourne Water's floodway safety criteria.

All to the satisfaction of Melbourne Water and the responsible authority

3.11DD/MM/YYYY
Proposed C208**Applications on land abutting Fire Threat Edge**

~~An application to subdivide land which abuts the 'Fire Threat Edge' as shown on Plan 5 of the incorporated *Lancefield Road Precinct Structure Plan* must be accompanied by a Bushfire Assessment prepared by a suitable experienced and qualified consultant, which includes recommendations of measures required to mitigate the risk of bushfire for the proposed land uses. Any permit application must demonstrate compliance with the recommendations of the Bushfire Assessment, to the satisfaction of the Responsible Authority.~~

4.0DD/MM/YYYY
Proposed C208**Conditions and requirements for permits****4.1**DD/MM/YYYY
Proposed C208**Condition – Subdivision and housing design guidelines – Sloping land**

The specific built form requirements arising out of the design guidelines prepared as part of the application for subdivision for lots on slopes greater than 10% must be implemented via a restriction on title or any other alternative deemed satisfactory by the responsible authority.

4.2DD/MM/YYYY
Proposed C208**Condition to use or develop land for a sensitive purpose – Environmental Site Assessment**

Before the plan of subdivision is certified under the *Subdivision Act 1988*, further testing in accordance with the recommendations of the Phase 1 and Phase 2 Environmental Site Assessment with the application for the properties identified as Medium and High Risk in Table 3 of this schedule, 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.

4.3DD/MM/YYYY
Proposed C208**Condition – Kangaroo Management**

A permit granted for subdivision of land must include the following conditions:

- Before the certification of the plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit.

- The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority.

4.4

DD/MM/YYYY
Proposed C208

Conditions for subdivision permits that allow for the creation of a lot of less than 300 square metres

Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:

- Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Hume Planning Scheme; and
- The plan of subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority.

4.5

DD/MM/YYYY
Proposed C208

Condition – Protection of conservation areas and native vegetation during construction

A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, where ~~this the~~ [Lancefield Road Precinct Structure Plan](#) ~~precinct structure plan~~ shows the land, or abutting land, including a conservation area or a patch of native vegetation or a scattered tree must ensure that:

- Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the developer of the land must erect a vegetation protection fence that is:
 - highly visible
 - at least 2 metres in height
 - sturdy and strong enough to withstand knocks from construction vehicles
 - in place for the whole period of construction
 - located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres
Scattered tree	Twice the distance between the tree trunk and the edge of the canopy
Patch of native vegetation	2 metres

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
 - be located not less than 15 metres from a waterway;
 - be located outside the vegetation protection fence;
 - be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
 - not be undertaken if it presents a risk to any vegetation within a conservation area; and
 - be carried out under the supervision of a suitable qualified ecologist or arborist.

4.6

DD/MM/YYYY
Proposed C208

Condition – Environmental Management Plans

A planning permit for subdivision, buildings or works on land shown as a conservation area in the [Lancefield Road](#) ~~incorporated~~ *Precinct Structure Plans* must include the following condition:

- The subdivision, buildings or works must not commence until an Environmental Management Plan for the relevant works has been approved to the satisfaction of the Department of Environment, Land, Water and Planning, unless otherwise agreed by the Department of Environment, Land, Water and Planning.

4.7

DD/MM/YYYY
Proposed C208

Condition – Land Management Co-operative Agreement

Conservation area categorised as Growing Grass Frog

A permit to subdivide land shown in the incorporated *Lancefield Road Precinct Structure Plan* as including the conservation area shown on the precinct structure plan as conservation area 21 must ensure that, before the issue of a statement of compliance for the last stage of the subdivision, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation Forests and Lands Act 1987*, which must:
 - provide for the conservation and management of that part of the land shown as Conservation Area 21 in the Lancefield Road Precinct Structure Plan; and
 - may include any matter that such an agreement may contain under the Conservation Forests and Lands Act 1987.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within the conservation areas 21 shown in the *Lancefield Road Precinct Structure Plan* that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is the subject of an agreement with the Secretary to the [Department of Environment, Land, Water and Planning](#) to transfer or gift that land to:
 - the Secretary to the [Department of Environment, Land, Water and Planning](#);
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Conservation area categorised as nature conservation or open space

A permit to subdivide land shown in the incorporated Lancefield Road Precinct Structure Plan as including the conservation areas shown in these precinct structure plans as conservation areas 18,19 & 20 must ensure that, prior to the commencement of works, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the Conservation Forests and Lands Act 1987, which must:
 - provide for the conservation and management of that part of the land shown as a conservation area in the Lancefield Road Precinct Structure Plan; and
 - may include any matter that such an agreement may contain under the Conservation Forests and Lands Act 1987.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this clause does not apply to land of any lot or part of a lot within the conservation areas 18,19 & 20 shown in the Lancefield Road Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is the subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
 - the Secretary to the Department of Environment, Land, Water and Planning;
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

4.8 Condition – Salvage and translocation

DD/MM/YYYY
Proposed C208

Salvage and Translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

4.9 Condition – Bushfire risk

DD/MM/YYYY
Proposed C208

Before the commencement of works for any stage of subdivision a Site Management Plan that addresses bushfire risk during, and where necessary, after construction must be submitted to and approved by the responsible authority. The plan must specify:

- The staging of development and the likely bushfire risks at each stage;
- An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2009, where bushfire risk is managed;
- The measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape and protect residents and property from the threat of fire;
- How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.

The plan must be carried out to the satisfaction of the responsible authority.

4.10 Condition – Road Network

DD/MM/YYYY
Proposed C208

Any permit for subdivision or building and works must contain the following condition:

Prior to the certification of a plan of subdivision, the plan of subdivision must show the land affected by the widening of the road reserve which is required to provide road widening and /or right of way flaring for the ultimate design of any adjacent intersection.

Land required for road widening including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in council at no cost to the acquiring agency unless funded by the relevant Infrastructure Contributions Plan.

4.11 Condition – Precinct Infrastructure Plan

DD/MM/YYYY
Proposed C208

Any permit for subdivision ~~may~~ contain the following condition:

Prior to the certification of a plan of subdivision or at such other time which is agreed between Council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provides for the implementation of the Public Infrastructure Plan approved under this permit.

4.12 Condition – Integrated Water Management

DD/MM/YYYY
Proposed C208

A permit for subdivision must ensure that the ultimate storm water management assets and associated land described in the precinct structure plan are provided by the developer prior to the issue of a statement of compliance.

In the event that Melbourne Water and the responsible authority agree to an interim storm water management solution, the developer must:

- Provide the land required for the ultimate drainage solution prior to the issue of a statement of compliance; and
- Demonstrate that the interim solution will not result in an increase in the cost of achieving the ultimate solution.

4.13

DD/MM/YYYY
Proposed C208

Condition – Land not serviced by Development Services Scheme – Potentially Developable Land

Any permit issued for subdivision, use or development in the Lancefield Road Precinct Structure Plan as ‘land not serviced by Development Services Scheme – Potentially Developable Land’, must, if required by Melbourne Water, include the following conditions:

- The owner of the land must enter into an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water’s drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
- Prior to the commencement of any works, a Site Management Plan detailing pollution and sediment control measures must be submitted to the satisfaction of Melbourne and the responsible authority.

4.143

DD/MM/YYYY
Proposed C208

Permit Note: Operation of Commonwealth Environmental Laws

- On 5 September 2013 an approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne’s Growth Corridors (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.
- Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

5.0 Advertising signs

DD/MM/YYYY
Proposed C208

The advertising sign category for this 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

DD/MM/YYYY
Proposed C208

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 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; 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.

6.0

DD/MM/YYYY
Proposed C208

Referral of applications – Land not serviced by Development Services Scheme – Potentially Developable Land

Any application for subdivision, use or development on land shown in the Lancefield Road Precinct Structure Plan as 'land not serviced by the Development Services Scheme – Potentially Developable Land' must be referred in accordance with section 55 of the Planning and Environment Act, 1987 to Melbourne Water.

7.0

DD/MM/YYYY
Proposed C208

Decision guidelines

The responsible authority must consider:

- The Lancefield Road Precinct Structure Plan.

~~▪ The Sunbury Infrastructure Co-ordination and Delivery Strategy~~

Development should have regard to relevant policies and strategies being implemented by the responsible authority, Melbourne Water and Western Water, including any approved Integrated Water Management Plan.

DD/MM/YYYY
Proposed C208**SCHEDULE 3 TO THE INCORPORATED PLAN OVERLAY**

Shown on the planning scheme map as **IPO3**.

SUNBURY SOUTH PRECINCT STRUCTURE PLAN AND LANCEFIELD ROAD PRECINCT STRUCTURE PLAN**1.0****General accordance with incorporated plan**DD/MM/YYYY
Proposed C208

A permit must be generally in accordance with the incorporated plan as it applies to the land unless otherwise agreed in writing by the Department of Environment, Land, Water and Planning.

2.0**Conditions and requirements for permits**DD/MM/YYYY
Proposed C208**Conditions - all permits**

A permit granted for subdivision of land must include the following conditions:

Kangaroo Management Plan

~~Before the certification of the plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit.~~

~~The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority.~~

Conditions – Biodiversity Conservation Strategy Conservation Areas

A permit granted for subdivision of land which includes a Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013) must include the following conditions:

Protection of conservation areas and native vegetation during construction

A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, where the [Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan](#) shows the land, or abutting land, including a conservation area or a patch of native vegetation or a scattered tree must ensure that:

- Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the developer of the land must erect a vegetation protection fence that is:
 - highly visible
 - at least 2 metres in height
 - sturdy and strong enough to withstand knocks from construction vehicles
 - in place for the whole period of construction
 - located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres
Scattered tree	Twice the distance between the tree trunk and the edge of

	the canopy
Patch of native vegetation	2 metres

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
 - be located not less than 15 metres from a waterway;
 - be located outside the vegetation protection fence;
 - be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
 - not be undertaken if it presents a risk to any vegetation within a conservation area; and
 - be carried out under the supervision of a suitable qualified ecologist or arborist.

Environmental Management Plans

A planning permit for subdivision, buildings or works on land shown as a conservation area in the ~~incorporated~~ [Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plans](#) must include the following condition:

- The subdivision, buildings or works must not commence until an Environmental Management Plan for the relevant works has been approved to the satisfaction of the Department of Environment, Land, Water and Planning, unless otherwise agreed by the Department of Environment, Land, Water and Planning.

Salvage and translocation

Salvage and Translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Land Management Co-operative Agreement

Conservation area categorised as Growling Grass Frog

A permit to subdivide land shown in the incorporated Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan as including the conservation area shown on the precinct structure plans as Conservation Area 21 must ensure that, before the issue of a statement of compliance for the last stage of the subdivision, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation Forests and Lands Act 1987*, which:
 - Must provide for the conservation and management of that part of the land shown as Conservation Area 21 in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan; and
 - May include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within the conservation areas ~~18,19 or 2021~~ shown in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is the subject of an agreement with the Secretary to the [Department of Environment, Land, Water and Planning](#) to transfer or gift that land to:
 - the Secretary to the [Department of Environment, Land, Water and Planning](#);
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Conservation area categorised as nature conservation or open space

A permit to subdivide land shown in the incorporated Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan as including the conservation areas shown in these precinct structure plans as conservation areas 18,19 & 20 must ensure that, prior to the commencement of works, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the Conservation Forests and Lands Act 1987, which must:
 - provide for the conservation and management of that part of the land shown as a conservation area in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan; and
 - may include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this clause does not apply to land of any lot or part of a lot within the conservation areas 18,19 & 20 shown in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is the subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
 - the Secretary to the Department of Environment, Land, Water and Planning;
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Permit Note: Operation of Commonwealth Environmental Laws

- On 5 September 2013 an approval under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.
- Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

3.0**Decision guidelines**

DD/MM/YYYY
Proposed C208

The responsible authority must consider as appropriate:

- Any endorsed program report applying to the land under Part 10 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
- The *Lancefield Road Precinct Structure Plan*.
- The *Sunbury South Precinct Structure Plan*

DD/MM/YYYY
Proposed C208**SCHEDULE 4 TO THE INCORPORATED PLAN OVERLAY**Shown on the planning scheme map as **IPO4**.**SUNBURY SOUTH PRECINCT STRUCTURE PLAN AND LANCEFIELD ROAD PRECINCT STRUCTURE PLAN****1.0 General accordance with incorporated plan**DD/MM/YYYY
Proposed C208

A permit must be generally in accordance with the relevant incorporated plan as it applies to the land.

2.0 Conditions and requirements for permitsDD/MM/YYYY
Proposed C208**Conditions - all permits**

A permit granted for subdivision of land must include the following conditions:

Kangaroo Management Plan

~~Before the certification of the plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit.~~

~~The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority.~~

Conditions – Biodiversity Conservation Strategy Conservation Areas

A permit granted for subdivision of land which includes a Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013) must include the following conditions:

Protection of conservation areas and native vegetation during construction

A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, where the [Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan](#) shows the land, or abutting land, including a conservation area or a patch of native vegetation or a scattered tree must ensure that:

- Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the developer of the land must erect a vegetation protection fence that is:
 - highly visible
 - at least 2 metres in height
 - sturdy and strong enough to withstand knocks from construction vehicles
 - in place for the whole period of construction
 - located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres
Scattered tree	Twice the distance between the tree trunk and the edge of the canopy

Patch of native vegetation	2 metres
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- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
 - be located not less than 15 metres from a waterway;
 - be located outside the vegetation protection fence;
 - be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
 - not be undertaken if it presents a risk to any vegetation within a conservation area; and
 - be carried out under the supervision of a suitable qualified ecologist or arborist.

Environmental Management Plans

~~A planning permit for subdivision, buildings or works on land shown as a conservation area in the incorporated Precinct Structure Plans must include the following condition:~~

- ~~▪ The subdivision, buildings or works must not commence until an Environmental Management Plan for the relevant works has been approved to the satisfaction of the Department of Environment, Land, Water and Planning, unless otherwise agreed by the Department of Environment, Land, Water and Planning.~~

Salvage and translocation

Salvage and Translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Land Management Co-operative Agreement

Conservation area categorised as Growling Grass Frog

A permit to subdivide land shown in the incorporated Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan as including the conservation area shown on the precinct structure plans as Conservation Area 21 must ensure that, before the issue of a statement of compliance for the last stage of the subdivision, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation Forests and Lands Act 1987*, which:
 - Must provide for the conservation and management of that part of the land shown as Conservation Area 21 in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan; and
 - May include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within the conservation areas ~~18,19 or 2021~~ shown in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or

- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is the subject of an agreement with the Secretary to the [Department of](#) -Environment, Land, Water and Planning to transfer or gift that land to:
 - the Secretary to the [Department of](#) Environment, Land, Water and Planning;
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Conservation area categorised as nature conservation or open space

A permit to subdivide land shown in the incorporated Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan as including the conservation areas shown in these precinct structure plans as conservation areas 18,19 & 20 must ensure that, prior to the commencement of works, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the Conservation Forests and Lands Act 1987, which must:
 - provide for the conservation and management of that part of the land shown as a conservation area in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan; and
 - may include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this clause does not apply to land of any lot or part of a lot within the conservation areas 18,19 & 20 shown in the Lancefield Road Precinct Structure Plan or Sunbury South Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is the subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
 - the Secretary to the Department of Environment, Land, Water and Planning;
 - the Minister for Environment and Climate Change; or
 - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Permit Note: Operation of Commonwealth Environmental Laws

- On 5 September 2013 an approval under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) was issued by the Commonwealth Minister for

Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.

- Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

3.0

Decision guidelines

DD/MM/YYYY
Proposed C208

The responsible authority must consider as appropriate:

- Any endorsed program report applying to the land under Part 10 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
- The *Lancefield Road Precinct Structure Plan*.
- The *Sunbury South Precinct Structure Plan*

25/08/2016
C198
Proposed C208

SCHEDULE TO CLAUSE 52.17

1.0

Scheduled area

25/08/2016
C198
Proposed C208

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Area known as the Hume Freeway between the Metropolitan Ring Road and the Hume Highway north of Craigieburn.	All native vegetation including trees, shrubs, herbs and grasses.
Area shown shaded on Drawing No. 551091 included in the Schedule to Clause 81.01 – Incorporated Documents.	All native vegetation including trees, shrubs, herbs and grasses.
Lot 2002 TP812409Y & Lot 2 PS521883D Cooper Street, Campbellfield.	All native vegetation including trees, shrubs, herbs and grasses except for the area specified in the map attached to this schedule titled Cooper Street, Campbellfield.
Area shown shaded on Drawing No. VR2 included in the Schedule to Clause 81.01.	All native vegetation including trees, shrubs, herbs and grasses.
Area included within the Development Plan Overlay 21 (DPO21) located at 810 Cooper Street, Somerton	All native vegetation including trees, shrubs, herbs and grasses.
Land shown as UGZ7 on planning scheme maps	Shown as 'vegetation to be removed, subject to the provisions of Clause 37.07 Schedule 7 being met' on Plan 3 in the incorporated Woodlands Precinct Structure Plan where the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the <i>Environment Protection and Biodiversity Conservation Act, 1999</i> (EPBC Act).
Land shown as UGZ8 on the planning scheme maps.	Shown as 'native vegetation that can be removed' or 'scattered trees to be removed' on Plan 6 in the incorporated <i>Craigieburn North Employment Area Precinct Structure Plan</i> where the removal, destruction or lopping is required for any development that is subject to and carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the <i>Environment Protection and Biodiversity Conservation Act, 1999</i> (EPBC Act).
Land shown as UGZ10, IPO3 and IPO4 on planning scheme maps	Native vegetation shown as 'native vegetation that be removed' on Plan 8 in the incorporated Lancefield Road Precinct Structure Plan where the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth

corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the Environment Protection and Biodiversity Conservation Act, 1999 (EPBC Act)

And

Any native vegetation not shown on Plan 8 in the incorporated Lancefield Road Precinct Structure Plan.

Land shown as UGZ10 and IPO4 on planning scheme maps

All native vegetation the removal, destruction or lopping of which is required for any development that is subject to and carried out in accordance with the following approval made pursuant to section 1468 of the Environment Protection and Biodiversity Conservation Act 1999 (Cth):

- 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013.

This does not apply to native vegetation or scattered trees identified as 'scattered trees to be retained' in Plan 8 of the Lancefield Road Precinct Structure Plan.

2.0

15/09/2008
VC49

Scheduled weed

Area	Description of weed
None specified	

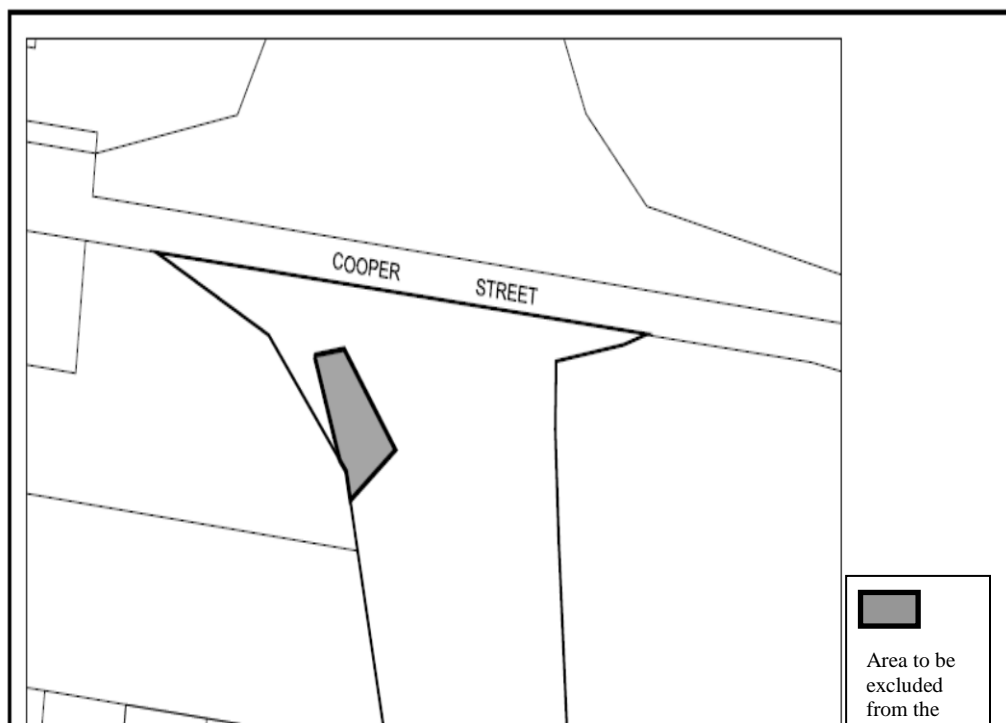
3.0

15/09/2008
VC49

Utility installation code of practice

Name of code of practice
None specified

Cooper Street, Campbellfield



PARTICULAR P1
CIRCULATED 0'

29/10/2015
 VC404
 Proposed C208

SCHEDULE TO CLAUSE 66.04**Referral of permit applications under local provisions**

Clause	Kind of application	Referral authority	Type of referral authority
Clause 2.0 of Schedule 4 to Clause 37.01 (SUZ)	An application for use, or buildings or works so long as the requirements of Clause 45.08 apply	Australia Pacific Airports (Melbourne) Pty Ltd	Determining referral authority
Clause 3.0 of Schedule 4 to Clause 37.01 (SUZ)	An application for subdivision so long as the requirements of Clause 45.08 apply	Australia Pacific Airports (Melbourne) Pty Ltd	Determining referral authority
Clause 4.0 of Schedule 4 to Clause 37.01 (SUZ)	An application for buildings and works so long as the requirements of Clause 45.08 apply	Australia Pacific Airports (Melbourne) Pty Ltd	Determining referral authority
Schedule to Clause 52.03 – Melbourne Airport – Future Runway Development Plan, May 2007	All applications	Secretary to the Department of Economic Development, Jobs, Transport and Resources	Determining referral authority
Clause 5.0 of Schedule 10 to Clause 42.01 (ESO)	An application required under Schedule 10 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 5.0 of Schedule 11 to Clause 42.01 (ESO)	An application required under Schedule 11 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 6.0 of Schedule 1 to Clause 37.07 (UGZ)	To use, subdivide or consolidate land, to construct a building or construct or carry out works, or to demolish a building or works. This does not apply to an application for a sign, fence, road works or unenclosed building or works ancillary to a dwelling.	The relevant water board or water supply authority	Determining referral authority
Clause 3.0 of Schedule 2 to Clause 37.07 (UGZ)	An application for residential subdivision on land shown within the Greenvale Reservoir Protection Area as depicted on Plan 5 of the Greenvale North R1 Precinct Structure Plan.	Melbourne Water	Determining referral authority

Clause	Kind of application	Referral authority	Type of referral authority
Clause 6.0 of Schedule 4 to Clause 37.07 (UGZ)	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 a local town centre	Metropolitan Planning Authority	Determining referral authority
Clause 5.0 of Schedule 9 to Clause 42.01 (ESO)	All applications	The relevant water storage manager	Determining referral authority
Clause 6.0 of Schedule 5 to 37.07 (UGZ)	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 Lockerie Principal Town Centre and within the local town centres.	Metropolitan Planning Authority	Determining referral authority
None specified	An application to subdivide land or construct a building or carry out works within 250 metres of the premises boundary described in EPA licence 45279 affecting 600 Sunbury Road, Bulla, issued under section 20 of the <i>Environment Protection Act 1970</i> .	Minister administering the <i>Mineral Resources (Sustainable Development) Act 1990</i>	Determining referral authority
Clause 2.9 of Schedule 10 to 37.07 (UGZ)	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 Emu Creek Town Centre and Yellow Gum Town Centre must be referred in accordance with section 55 of the Act to the Growth Areas Authority.	Growth Areas Authority	Determining referral authority
Clause 6.0 of Schedule 10 to the 37.07 (UGZ)	An application to subdivide land, use land or construct a building or carry out works on land shown as 'Land not serviced by Development Services Scheme – Potentially Developable Land' as depicted on Plan 3 of the Lancefield Road Precinct Structure Plan.	Melbourne Water	Determining Referral authority

APPENDIX 7:

Melbourne Strategic Assessment Approval



APPROVAL DECISION FOR THE TAKING OF ACTIONS IN ACCORDANCE WITH AN ENDORSED PROGRAM UNDER THE ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 (EPBC ACT)

FINAL APPROVAL FOR URBAN DEVELOPMENT IN THREE GROWTH CORRIDORS UNDER THE MELBOURNE URBAN GROWTH PROGRAM STRATEGIC ASSESSMENT

This approval decision is for actions falling within the specified class of actions below. Conditions of approval are at [Annexure 1](#). Further information and explanation is at [Annexure 3](#).

Approved class of actions All actions associated with urban development in the Western growth corridor (Melton and Wyndham), North-western growth corridor (Sunbury) and Northern growth corridor (Hume, Whittlesea and Mitchell) in the expanded Melbourne 2010 Urban Growth Boundary as described at page 4 in the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Victorian Government Department of Environment and Primary Industries, June 2013) approved under the endorsed Program - *Delivering Melbourne's Newest Sustainable Communities* (Victorian Government, December 2009).

The approved class of actions excludes development in the Northern growth corridor within the boundary of Hearn's Swamp as shown at [Annexure 2](#).

The approved class of actions excludes developments in properties 3, 4, 6, 7 and 9 identified in the Victorian Government *Diggers Rest Precinct Structure Plan* (Growth Areas Authority, 2012).

Relevant controlling provisions This approval has effect for:

- World heritage properties (sections 12 and 15A)
- National heritage places (sections 15B and 15C)
- Wetlands of international importance (sections 16 & 17B)
- Listed threatened species and communities (sections 18 & 18A)
- Listed migratory species (sections 20 & 20A).

Conditions of approval This approval is subject to the conditions specified at [Annexure 1](#).

Period for which approval has effect The approval has effect until 31 December 2060.

General Further explanatory information related to this approval decision is at [Annexure 3](#).

Person authorised to make decision

Name and Position The Hon Mark Butler MP
Minister for the Environment, Heritage and Water

Signature

Date of decision

5/9/13

CONDITIONS OF APPROVAL

Actions must be undertaken in accordance with the following conditions to ensure protection of listed threatened species and ecological communities, listed migratory species and the ecological character of the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar site and the Western Port Ramsar site.

Actions must be undertaken in accordance with approved strategies

- 1) Persons taking actions must undertake the actions in accordance with the following strategies approved by the Minister pursuant to the Program of the Victorian Government for Melbourne's urban growth, as described in *Delivering Melbourne's Newest Sustainable Communities* (Victorian Government, December 2009), for protection of matters of national environmental significance:
 - a) *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Victorian Government Department of Environment and Primary Industries, June 2013)
 - b) *Sub-regional Species Strategy for the Golden Sun Moth* (Victorian Government Department of Environment and Primary Industries, May 2013)
 - c) *Sub-regional Species Strategy for the Growling Grass Frog* (Victorian Government Department of Environment and Primary Industries, May 2013).

Actions cannot occur in conservation areas without agreement

- 2) Persons must not take any actions, resulting in a net loss of habitat for listed ecological communities and listed species, in any of the 36 conservation areas described in Section 5 of the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Victorian Government Department of Environment and Primary Industries, June 2013) unless agreed by the Minister.

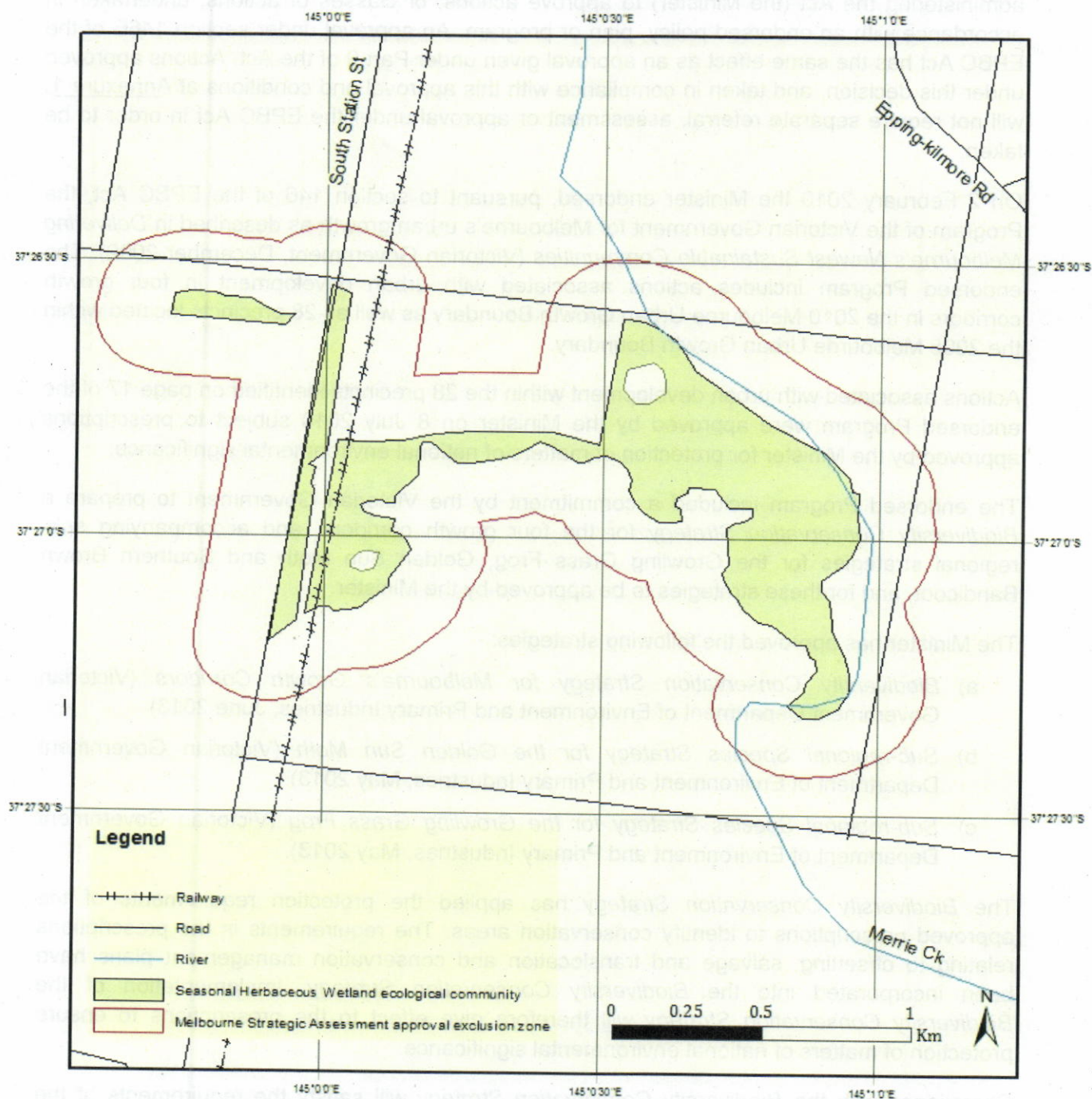
Changes to the area or boundaries of conservation areas cannot occur without agreement

- 3) Persons must not take any actions that would cause, or otherwise facilitate, a net loss of area of the conservation areas numbered 10, 14, 15, 18, 20, 21, 28, 33, 34, 35 and 36 as described in Section 5 of the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Victorian Government Department of Environment and Primary Industries, June 2013), unless agreed by the Minister.
- 4) Persons must not take any actions that would cause, or otherwise facilitate, a change in the boundaries of the conservation areas numbered 1 to 9, 11 to 13, 16, 17, 19, 22 to 27, and 29 to 32 as described in Section 5 of the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Victorian Government Department of Environment and Primary Industries, June 2013), unless agreed by the Minister.

Habitat compensation requirements for actions potentially affecting listed ecological communities and species

- 5) Persons taking actions must comply with the habitat compensation arrangements and fees described in the following documents:
 - *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Victorian Government Department of Environment and Primary Industries, June 2013)
 - *Habitat compensation under the Biodiversity Conservation Strategy – Melbourne Strategic Assessment* (Victorian Government Department of Environment and Primary Industries, August 2013) and as amended by the Victorian Government from time to time.

Map of Hearn's Swamp showing area excluded from the approved class of actions



EXPLANATORY INFORMATION

Background

This approval decision is made under section 146B of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) which provides for the Minister responsible for administering the Act (the Minister) to approve actions, or classes of actions, undertaken in accordance with an endorsed policy, plan or program. An approval under section 146B of the EPBC Act has the same effect as an approval given under Part 9 of the Act. Actions approved under this decision, and taken in compliance with this approval and conditions at Annexure 1, will not require separate referral, assessment or approval under the EPBC Act in order to be taken.

On 2 February 2010 the Minister endorsed, pursuant to section 146 of the EPBC Act, the Program of the Victorian Government for Melbourne's urban growth as described in *Delivering Melbourne's Newest Sustainable Communities* (Victorian Government, December 2009). The endorsed Program includes actions associated with urban development in four growth corridors in the 2010 Melbourne Urban Growth Boundary as well as 28 precincts located within the 2005 Melbourne Urban Growth Boundary.

Actions associated with urban development within the 28 precincts identified on page 17 of the endorsed Program were approved by the Minister on 8 July 2010 subject to prescriptions approved by the Minister for protection of matters of national environmental significance.

The endorsed Program included a commitment by the Victorian Government to prepare a *Biodiversity Conservation Strategy* for the four growth corridors, and accompanying sub-regional strategies for the Growling Grass Frog, Golden Sun Moth and Southern Brown Bandicoot, and for these strategies to be approved by the Minister.

The Minister has approved the following strategies:

- a) *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Victorian Government Department of Environment and Primary Industries, June 2013)
- b) *Sub-regional Species Strategy for the Golden Sun Moth* (Victorian Government Department of Environment and Primary Industries, May 2013)
- c) *Sub-regional Species Strategy for the Growling Grass Frog* (Victorian Government Department of Environment and Primary Industries, May 2013).

The *Biodiversity Conservation Strategy* has applied the protection requirements of the approved prescriptions to identify conservation areas. The requirements in the prescriptions relating to offsetting, salvage and translocation and conservation management plans have been incorporated into the *Biodiversity Conservation Strategy*. Implementation of the *Biodiversity Conservation Strategy* will therefore give effect to the prescriptions to ensure protection of matters of national environmental significance.

Compliance with the *Biodiversity Conservation Strategy* will satisfy the requirements of the prescriptions in relation to the existing 28 precincts for which a planning scheme amendment to introduce a precinct structure plan is approved after 1 March 2012, as well as the Truganina Employment Area (described at page 4 of the approved *Biodiversity Conservation Strategy*).

To remove doubt, compliance with the *Biodiversity Conservation Strategy* will fully meet the requirements of the approval made by the Minister on 8 July 2010 for the precincts included in the approved *Biodiversity Conservation Strategy*. The previous approval made on 8 July 2010 continues to apply for the remainder of the 28 precincts. There are also several additional areas of land within specified precincts in the growth corridors for which the prescription for Golden Sun Moth will continue to apply (page 16 of the *Biodiversity Conservation Strategy*).

In implementing this approval, the endorsed Program and approved *Biodiversity Conservation Strategy* will provide the basis for any necessary interpretation and resolution. The Minister will provide final interpretation and guidance if required.

Excluded actions

This approval excludes actions within the area of land at Hearn's Swamp in the Northern growth corridor shown at Annexure 2 containing potential occurrences of *Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains*, a listed ecological community under the EPBC Act.

The excluded area has been identified from the report *The Impact of Melbourne's growth on 'Seasonal herbaceous wetlands (freshwater) of the temperate lowland plains'* (Victorian Government Department of Environment and Primary Industries, May 2013). This report identified potential occurrences of the listed ecological community at Hearn's Swamp. The area excluded includes a 200 metre buffer from the mapped potential occurrences of the ecological community.

To remove doubt, actions within the area of land identified at Annexure 2 are not prohibited by this approval, but must meet the normal requirements of the EPBC Act and may be referred and considered in accordance with the requirements of Parts 7, 8 and 9 of the EPBC Act.

The approval also excludes developments in properties 3, 4, 6, 7 and 9 identified in the Victorian Government *Diggers Rest Precinct Structure Plan* (Growth Areas Authority, 2012) which, at the time of this approval, were subject to separate consideration under Parts 7, 8 and 9 of the EPBC Act.

Approval conditions

The approval conditions require actions (whether individually or collectively) to fully comply with the approved *Biodiversity Conservation Strategy* and sub-regional species strategies for Golden Sun Moth and Growling Grass Frog for avoidance, mitigation and offset of impacts on matters of national environmental significance. In addition, all actions must comply with the habitat compensation arrangements and fees described in the document *Habitat compensation under the Biodiversity Conservation Strategy – Melbourne Strategic Assessment* (Victorian Government Department of Environment and Primary Industries, August 2013) and as amended from time to time by the Victorian Government.

Approval condition (2) states that no actions associated with urban development, resulting in a net loss of habitat for listed ecological communities and listed species, will occur in the 36 conservation areas described at Section 5 (pages 47 to 126 and identified in Figures 23 to 51) of the *Biodiversity Conservation Strategy* unless agreed by the Minister. This is to ensure that urban-related developments, such as roads, bridges and utility corridors, do not erode the values of the conservation areas for matters of national environmental significance over time.

Condition (2) does not require approval for actions where there is no net loss in habitat for an individual conservation area. Habitat means an area of land containing a listed ecological community under the EPBC Act or supporting individuals or populations of listed threatened species under the EPBC Act. The condition recognises that there may be instances where urban infrastructure cannot be avoided and there could be a net loss of habitat in an individual conservation area. Such instances will need to be approved by the Minister. Instances may be approved if there are no reasonable alternatives, there is a net conservation gain elsewhere for the relevant protected matters and it can be demonstrated that the values of the conservation area will be maintained.

Approval condition (3) states that no actions that could result in, or facilitate, a *net loss of area* of the specified conservation areas can occur unless agreed by the Minister. The *Biodiversity Conservation Strategy* (Section 5) provides for minor changes to the boundaries of the specified conservation areas. This is permitted under the condition provided there is no net loss in the area.

Approval condition (4) states that no actions that could result in, or facilitate, a *change in the boundary* of the specified conservation areas can occur unless agreed by the Minister. The intent is to ensure that the boundaries of the specified conservation areas do not change over the life of the Program.

Program evaluation and consistency reports

Program evaluation, monitoring and reporting requirements for approved classes of actions under the Program are described at Section 11 of the Program report. These requirements are the responsibility of the Victorian Government. In particular, the Victorian Government must prepare and submit a Monitoring and Reporting Framework to the Minister for approval.

As an interim measure, the Victorian Government Department of Environment and Primary Industries has agreed, consistent with the requirements of the Program, to provide reports to the department on implementation of this approval for each of the precincts covered by the approval. The reports will be provided within 28 calendar days following adoption of each Precinct Structure Plan. The reports will demonstrate how the relevant measures in the approved *Biodiversity Conservation Strategy* have been applied and the measurable outcomes achieved for protection of matters of national environmental significance. Each report will include the following minimum information:

- a) Applicable measures, requirements and commitments for each matter of national environmental significance from the *Biodiversity Conservation Strategy* for each precinct.
- b) Implementation of conservation area requirements (if any) identified in the *Biodiversity Conservation Strategy* for each matter of national environmental significance.
- c) Implementation of avoidance, mitigation and habitat compensation requirements identified in the *Biodiversity Conservation Strategy* and relevant sub-regional species plans for each matter of national environmental significance, including calculated habitat compensation requirements.
- d) Figure or maps showing final conservation areas.

APPENDIX 8:

Biodiversity Conservation
Strategy – Commonwealth
Approval for Adjustment to
CA20



Our reference: EPBC SA03

Contact Officer: Catherine Twigg
Telephone: (02) 6275 9977
Email: EPBCMonitoring@environment.gov.au

Mr Warwick McGrath
Director Regulatory Strategy and Design
Department of Environment, Climate Change and Water
8 Nicholson Street
EAST MELBOURNE VIC 3002

Dear Warwick

Melbourne Strategic Assessment (EPBC SA03): Proposed boundary change to Conservation Area Number 20, Racecourse Road, Sunbury

I write in response to your letter of 21 May 2015 requesting my approval of a variation to the boundary to Conservation Area Number 20, resulting in a net loss of conservation area.

I approve the proposed boundary change to conservation area 20, Racecourse Road, Sunbury. I do so as delegated decision maker and in accordance with condition 3 of the final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment. I have made my decision based upon the following facts provided by the Department of Environment, Land, Water and Planning (DELWP), and assessed by my Department:

- conservation area 20 is an area identified in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (BCS) as requiring surveys and potential boundary revision;
- the landholder agrees to the boundary changes; and
- the 16ha of land to be excised does not contain values for matters of national environmental significance.

I understand that further boundary revisions may be requested as a result of the 'Review of Open Space Conservation Areas under the Melbourne Strategic Assessment' (the Review) agreed by my Department on 29 September 2015. I would like to take this opportunity to request that, following the Review and any associated changes to Conservation Areas, DELWP update the BCS accordingly and seek the Minister's approval of the revised BCS.

If you require further information regarding this matter, please contact Catherine Twigg.

Yours sincerely

Shane Gaddes
Assistant Secretary, Compliance & Enforcement Branch

25 October 2015

APPENDIX 9:

Racecourse Road Controls

LANCEFIELD ROAD PRECINCT STRUCTURE PLAN:

RACECOURSE ROAD SITE – DESIGN CONTROLS

RESPONSE TO PANEL DIRECTION – AUGUST 2, 2017

The VPA propose to include additional Objectives, Requirements and Residential Design Controls in the Lancefield Road PSP, as well as a Residential Concept Plan for the Racecourse Road area. The full suite of changes proposed are outlined below:

- Objective 11 of the PSP will be amended as follows:

PRECINCT STRUCTURE PLAN OBJECTIVES	
O11	Facilitate urban development that responds sympathetically to the unique high landscape values of the precinct, protecting the natural landscape qualities of the Jacksons and Emu Creeks and the Jacksons Creek valley and providing a useable network of open space adjacent to the creeks and above the break of slope.

- The following Objectives will be included on the Racecourse Road Concept Plan.

JACKSONS CREEK VALLEY OBJECTIVES	
O1	To ensure that the development of the land sensitively responds to the topographic conditions and preserves a clearly defined valley floor.
O2	To encourage extensive landscaping, including the use of mature trees, in both the public and private realm.

- The following table sets out design requirements for dwellings within the Racecourse Road Concept Plan Area.

Table A: Racecourse Road Residential Design Controls

Built form	Requirement
Site coverage	No more than 50% of the lot
Building height	No more than 8m
Side boundary	No part of building closer than 4m
Rear boundary	No part of the building closer than 8m
Front set back	No part of the building is closer than 8m from boundary
Cut or fill	No more than 1m

- The following requirement will be added to the Lancefield Road Precinct Structure Plan (Figure x refers to the concept plan)

IMAGE, CHARACTER & HOUSING	
R1	Subdivision in the Racecourse Road Concept Plan area at Figure x must be generally consistent with the concept plan, to the satisfaction of the responsible authority.

- The following controls will be added to Schedule 10 to the Urban Growth Zone (UGZ10)

2.x. Specific provisions - Residential design controls for residential subdivision

The *residential design controls* in the incorporated *Lancefield Road Precinct Structure Plan* must be met by a residential subdivision or a development of a dwelling on a residential lot, as relevant, to the satisfaction of the responsible authority.

A permit may be granted to vary a *residential design control*.

Where a *residential design control* relating to subdivision conflicts with an objective or standard of Clause 56 of this scheme, the *residential design controls* prevail.

Where a *residential design control* relating to the development of a dwelling conflicts with an objective or standard of Clause 54 or 55 of this scheme, the *residential design controls* prevail.

These provisions do not apply to a development that accords with the incorporated Small Lot Housing Code.

3.1 Subdivision – Residential development (*provision condensed for clarity*)

DD/MM/YYYY
Proposed C208

In addition to the requirements of Clause 56.01-2, a subdivision design response for a residential subdivision must include:

- Subdivision and Housing Design Guidelines, prepared to the satisfaction of the responsible authority, which demonstrate how the proposal responds to and achieves the objectives and planning and design requirements and guidelines in the incorporated *Lancefield Road Precinct Structure Plan*, including specific requirements relating to sloping land and any applicable residential design controls;



- Regionally significant landscape values
- Land proposed for removal from developable area
- Revised road alignment (as circulated 24 July 2017)

Note: Exhibited 96A permit application subdivision has been used for reference. The subdivision plan will need to be updated to respond to additional design controls and revised road alignment.

**Lancefield Road PSP:
Racecourse Road site - proposed
revision to development area**

APPENDIX 10:

Wurundjeri Endorsement of Jacksons Creek Crossing



Wurundjeri
Tribe

Land & Compensation
Cultural Heritage
Council Incorporated

3/07/2017

Mr Paul Byrne
Senior Strategic Planner
Victorian Planning Authority
Level 25, 35 Collins Street,
Melbourne, VIC, 3000

Mr Paul Byrne,

Re: Confirming of road alignment and design parameters – Jacksons Creek Road crossing in the Lancefield Road Precinct Structure Plan

Wurundjeri Council is writing in response to the Victorian Planning Authority's (VPA's) request for a written endorsement sanctioning the road alignment and design parameters for the Jacksons Creek Road crossing in the Lancefield Road Precinct Structure Plan as detailed in the letter dated 14th June 2017.

VPA is seeking Wurundjeri Council endorsement for i) The indicative modified road alignment (Option 3) identified in Attachment 2 in the letter of request to Wurundjeri Council and ii) The proposed design parameters and PSP response in Attachment 3 in the letter of request to Wurundjeri Council.

While a provisional endorsement is provided to the VPA by Wurundjeri Council for the proposed Option 3 Jacksons Creek Bridge alignment, east of Racecourse Road in Sunbury (as detailed in Attachment 2 of the letter of request), it is Wurundjeri Council's expectation that the environmental and heritage impacts of the preferred alignment option be fully assessed and understood prior to the proposed road and bridge development proceeding.

Regards

Alex Parmington,

Manager- Cultural Heritage Unit
Wurundjeri Tribe Land & Compensation Council Heritage Council Inc.

Allan Wandin, Wurundjeri Elder:

Ron Jones, Wurundjeri Elder:

Robert Mullins, Wurundjeri Elder

Mailing Address: P. O. Box 386, Abbotsford VIC 3067

Street Address: 1st floor, Providence Building, Abbotsford Convent, 1 St. Heliers Street, Abbotsford VIC 3067

Phone: 8673 0901 Fax: 8673 0900 Email: reception@wurundjeri.com.au

Registration No. A0005530A ABN: 542 749 968

APPENDIX 11:

Regionally Significant Land Values Review

Proposed Planning Controls – Land Not Serviced By Development Services Scheme – Potentially Developable Land

Hume Planning Scheme

UGZ – Schedule 9 and Schedule 10

3.x Applications including Land not serviced by Development Services Scheme – Potentially Developable Land

Any application for subdivision, use or development on land shown in the *Sunbury South Precinct Structure Plan* or *Lancefield Road Precinct Structure Plan* as ‘land not serviced by the Development Services Scheme – Potentially Developable Land’ must be accompanied by:

- A detailed Drainage and Stormwater Management Strategy, which demonstrates how stormwater runoff from the subdivision will achieve:
 - flood protection standards
 - best practice stormwater management on-site
- Demonstrates how any road or access way intended to act as a stormwater overland flow path will comply with Melbourne Water’s floodway safety criteria.

All to the satisfaction of Melbourne Water and the responsible authority

4.x Condition – Land not serviced by Development Services Scheme – Potentially Developable Land

Any permit issued for subdivision, use or development in the ‘land not serviced by Development Services Scheme – Potentially Developable Land’, must, if required by Melbourne Water, include the following conditions:

- The owner of the land must enter into an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water’s drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
- Prior to the commencement of any works, a Site Management Plan detailing pollution and sediment control measures must be submitted to the satisfaction of Melbourne and the responsible authority.

6.1 Referral of applications – Land not serviced by Development Services Scheme – Potentially Developable Land

Any application for subdivision, use or development on land shown in the *Sunbury South Precinct Structure Plan* or *Lancefield Road Precinct Structure Plan* as ‘land not serviced by the Development Services Scheme – Potentially Developable Land’ must be referred in accordance with section 55 of the *Planning and Environment Act, 1987* to Melbourne Water.

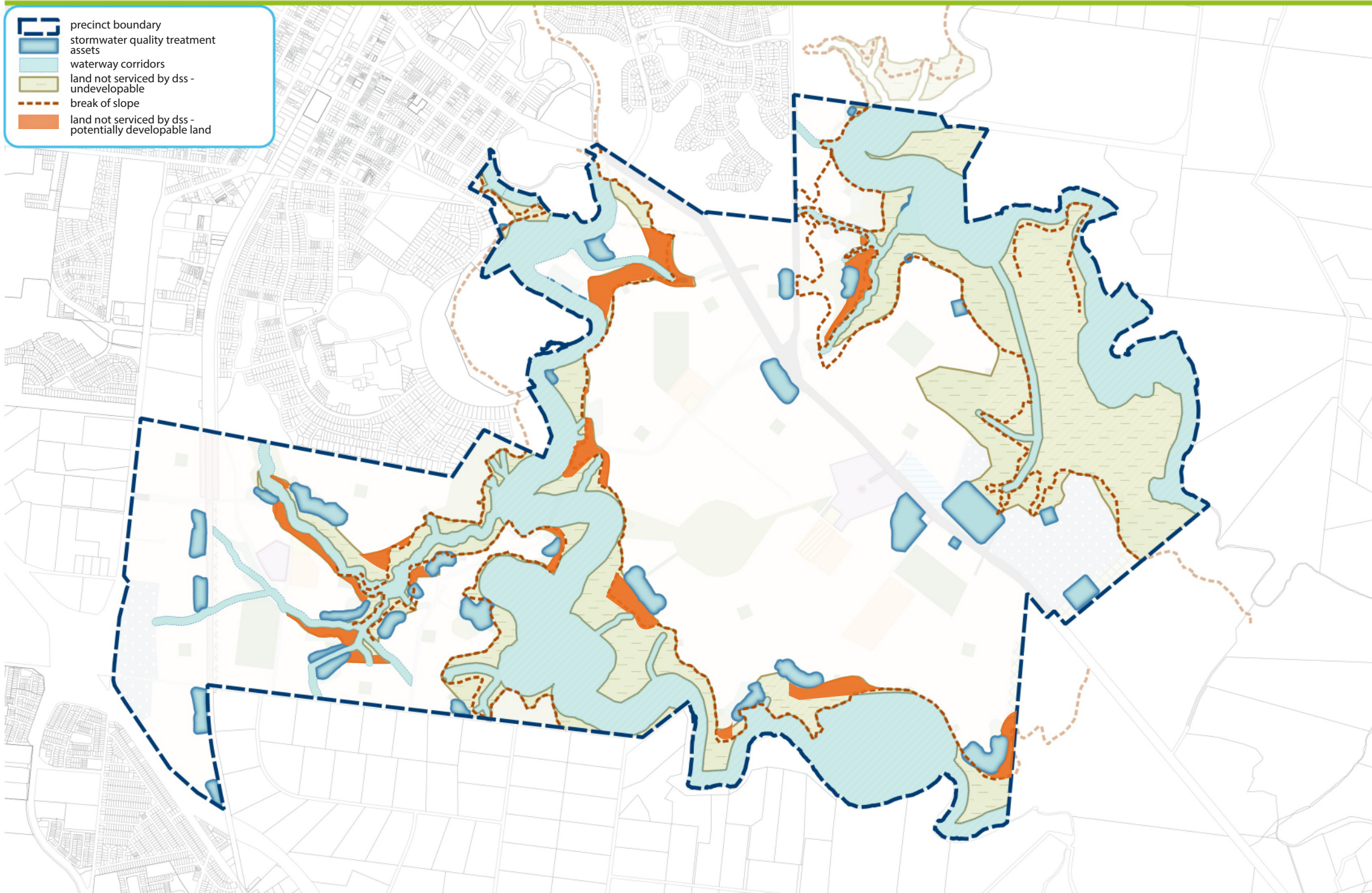
Clause 66.04

An application for subdivision, use or development on land shown as Land not serviced by Development Services Scheme – Potentially Developable Land as depicted on Plan 3 of the *Sunbury South Precinct Structure Plan* or *Lancefield Road Precinct Structure Plan* will be referred to Melbourne Water as a Determining referral authority

Sunbury South and Lancefield Road PSP – New Requirement

Any drainage or stormwater treatment assets required to service land identified as ‘Land not serviced by Development Services Scheme – Potentially Developable Land’ must be undertaken at the owner’s cost and must not prejudice the delivery of the Development Services Scheme or regional integrated water management plan to the satisfaction of Melbourne Water and the responsible authority.

- precinct boundary
- stormwater quality treatment assets
- waterway corridors
- land not serviced by dss - undevelopable
- break of slope
- land not serviced by dss - potentially developable land



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