

HUME PLANNING SCHEME

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SCHEDULE 12 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ12**.

CRAIGIEBURN WEST PRECINCT STRUCTURE PLAN

1.0

The Plan

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Plan 1 below shows the future urban structure proposed in the *Craigieburn West Precinct Structure Plan, November 2020*. It is a reproduction of Plan 4 in the *Craigieburn West Precinct Structure Plan, November 2020*.

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Plan 1 to Schedule 12 to Clause 37.07



Commented [DK(1)]: Plan 1 to be updated to be consistent with changes proposed in the Part A PSP Track changes, Plan 4 Place Based Plan.

2.0 Use and development

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2.1 The land

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The provisions of this schedule apply to the land within the 'precinct boundary' shown on Plan 1 of this schedule and shown as UGZ12 on the planning scheme maps.

Note: If land shown on Plan 1 is not zoned UGZ12, the provisions of this zone do not apply.

2.2 Applied zone provisions

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Table 1 allocates the land use/development shown on Plan 1 of this schedule with a corresponding zone from this scheme.

Where the use/development in the left column is carried out or proposed generally in accordance with the incorporated *Craigieburn West Precinct Structure Plan*, the use, construction of a building and construction and carrying out of works provisions of the corresponding zone in the right column apply.

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.

For example: The Commercial 2 Zone specifies 'Shop' as a Section 1 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.'

Table 1: Applied zone provisions

Land shown on plan 1 of this schedule Local town centre	Applied zone provisions Clause 34.01 Commercial 1 Zone
<u>Land shown on plan 1 of this schedule</u> <u>Mixed use</u>	<u>Applied zone provisions</u> <u>Clause 32.04 Mixed Use Zone</u>
Land shown on plan 1 of this schedule Residential on a lot wholly within the local town centre walkable catchment	Applied zone provisions Clause 32.07 Residential Growth Zone
Land shown on map 1 of this schedule All other land	Applied zone provisions Clause 32.08 General Residential Zone

Commented [DK(2)]: Updated as per submission 17.02.

2.3 Specific provisions – Use of land

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Table 2: Use of land

Section 1 - Permit not required

Use	Condition
Child care centre	On land identified as 'local community facilities' in the incorporated <i>Craigieburn West Precinct Structure Plan</i> .
Hall	
Indoor recreation centre	
Library	
Medical Centre	

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Use	Condition
Restricted Recreation Facility	
Primary school Secondary school	On land identified as 'potential non-government school' in the incorporated <i>Craigieburn West Precinct Structure Plan</i> .
Minor sports and recreation facility	On land identified as 'local sports reserve' in the incorporated <i>Craigieburn West Precinct Structure Plan</i> .
Shop – where the applied zone is Commercial 1 Zone	The combined leasable floor area of all Shop must not exceed 6,000 square metres and must be located on land identified as 'Local Town Centre' in the incorporated <i>Craigieburn West Precinct Structure Plan</i> .
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3 in the Table of uses in the applicable applied zone	

Section 3 – Prohibited

Use
Any other use in Section 3 in the Table of uses of the applicable applied zone

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Specific provision – Subdivision

None specified.

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Specific provision – Buildings and works

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 72.04 of the Hume Planning Scheme.

Buildings and works for future local parks and local community facilities

A permit is not required to construct a building or construct or carry out works for a local park, local sports reserve or local community facility provided the use or development is carried out generally in accordance with the incorporated *Craigieburn West Precinct Structure Plan* and with the prior written consent of Hume City Council.

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 'potential non-government school' unless exempt under Clauses 62.02-1 and 62.02-2.

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Bulk Earthworks

A permit is required for bulk earthworks, unless a report has been prepared to the satisfaction of the responsible authority demonstrating that sodic and/or dispersive soils are not present in the works area.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

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

Public Infrastructure Plan

For an application to use or subdivide land or construct a building or construct or carry out works, 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 road works internal and external to the land consistent with any relevant traffic report or assessment;
- What, if any, infrastructure set out in the infrastructure contributions plan applying to the land is sought to be provided as “works in lieu” subject to the consent of the collecting agency;
- The provision of public open space and land for any community facilities; and
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

Subdivision – Residential development

For a residential subdivision, a site and context description and design response as required in Clause 56.

For an application subdivide ten or more lots, in addition to the above, or for the construction of ten or more dwellings:

- A written statement that sets out how the application implements the incorporated *Craigieburn West Precinct Structure Plan*.
- A land use budget setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.
- A plan showing access arrangements for properties adjacent to all existing and future arterial roads.
- A drainage and integrated water management plan.
- An arboricultural report identifying all trees on the site and a tree retention plan identifying how the application responds to Plan 10– Native vegetation retention and removal and any tree protection requirements and guidelines within the incorporated *Craigieburn West Precinct Structure Plan*;
- Potential bus route and bus stop locations prepared in consultation with the Head of Public Transport Victoria;
- Where relevant, demonstration of how the subdivision will respond sensitively to the heritage significance of Dunhelen House and Barn (Heritage Overlay –

HO31) and Mickleham State School No.1051 (Heritage Overlay – HO35) and their surrounding areas;

- A Stormwater Management Strategy that assesses the existing surface and subsurface drainage conditions on the site, addresses the provision, staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Hume City Council and Melbourne Water;
- A Bushfire Site Management Plan that addresses bushfire risk during, and where necessary, after construction which is 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 AS3959-2018, where bushfire risk is managed to enable the development, on completion, to achieve a BAL-12.5 construction standard in accordance with AS3959-2018;
 - The land management measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape to protect residents and property from the threat of grassfire and bushfire;
 - Provision of adequate access and egress for early subdivisions to minimise grass and bushfire risks to new residents prior to the full completion of the PSP.

Preliminary Site Investigation

Commented [DK(3)]: Updated as per submission 13.01.

For an application to use or subdivide land or construct a building or construct or carry out works for a sensitive use (residential use, child care centre, pre-school centre or primary school) and ranked as 'Low to Moderate' and 'Moderate' Potential for Contamination and described in Table 2 must be accompanied by an Preliminary Site Investigation of the land prepared by a suitably qualified environmental professional to the satisfaction of the responsible authority, which

takes into account the report titled *Craigieburn West Precinct Structure Plan Preliminary Land Contamination Assessment* prepared by Landserv Environment, December 2018.

The Preliminary Site Investigation should be prepared in accordance with Schedule B2 of the:

- National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (NEPM); and
- Provide a determination as to whether the environmental condition of the land is suitable for the proposed use/s or whether an environmental audit of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE.

Table 2: Preliminary Site Investigation

Address	Legal Description
1880 Mickleham Road, Mickleham	Lot 1 TP423679L
1800 Mickleham Road, Mickleham, 3064	Lot 1 TP951293N
685 Mt Ridley Road, Mickleham, 3064	Lot 3 PS301908s
1780 Mickleham Road, Mickleham, 3064	Lot 1 PS736443K

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1800 Mickleham Road, Mickleham, 3064	Lot 2 PS736443K
1760 Mickleham Road, Mickleham, 3064	Lot 2 PS301908S
1720 Mickleham Road, Mickleham, 3064	Lot 1 LP97698
1690 Mickleham Road, Mickleham, 3064	Lot 1 PS445746M
290 Olivers Road, Mickleham, 3064	Lot 2 PS445746M
250 Olivers Road, Mickleham, 3064	Lot 2 LP37205
220 Olivers Road, Mickleham, 3064	Lot 1 LP212349P
1660 Mickleham Road, Mickleham, 3064	Lot 3 LP97698
1630 Mickleham Road, Mickleham, 3064	Lot 1 TP950200E
1630 Mickleham Road, Mickleham, 3064	Lot 1 TP341413H
225 Olivers Road, Mickleham, 3064	Lot 1 TP222329L
125 Whites Lane, Mickleham, 3064	Lot 1 TP558734B
1600 Mickleham Road, Mickleham, 3064	Lot 1 LP39373
1570 Mickleham Road, Mickleham, 3064	Lot 1 LP53210
1550 Mickleham Road, Mickleham, 3064	Lot 2 LP53210
1540 Mickleham Road, Mickleham, 3064	Lot 3 LP53210
1530 Mickleham Road, Mickleham, 3064	Lot 1 LP55516
1520 Mickleham Road, Mickleham, 3064	Lot 2 LP55516
700 Craigieburn Road, Mickleham, 3064	Lot 1 PS411432D
680-690 Craigieburn Road, Mickleham, 3064	Lot 2 PS411432D
75 Whites Lane, Mickleham, 3064	Lot 1 TP340316L
640 Craigieburn Road, Mickleham, 3064	Lot 1 TP957913B
1480 Mickleham Road, Craigieburn, 3064	Lot 1 LP129504
665 Craigieburn Road, Craigieburn, 3064	Lot 2 LP129504
1430 Mickleham Road, Craigieburn, 3064	Lot 3 LP129504
1390 Mickleham Road, Craigieburn, 3064	Lot 4 LP129504
1370 Mickleham Road, Craigieburn, 3064	Lot 1 TP828863L

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1360 Mickleham Road, Craigieburn, 3064	Lot 2 TP828863L
1340 Mickleham Road, Craigieburn, 3064	Lot 5 LP129504
1320 Mickleham Road, Craigieburn, 3064	Lot 6 LP129504
1300 Mickleham Road, Craigieburn, 3064	Lot 7 LP129504
1290 Mickleham Road, Greenvale, 3059	Lot 1 TP612993E
1240 Mickleham Road, Greenvale, 3059	Lot 8 LP129504
1240 Mickleham Road, Greenvale, 3059	Lot 1 PS333257D
20 Dunhelen Lane, Craigieburn, 3064	Lot 2 PS333257D
1770G Mickleham Road, Greenvale, 3059	Lot G PS746051W
1770H Mickleham Road, Greenvale, 3059	Lot H PS746051W
1770J Mickleham Road, Greenvale, 3059	Lot J PS746051W

Geotechnical and Groundwater Assessment

For an application to subdivide land or construct or carry out earthworks, a geotechnical and groundwater assessment prepared by a suitably qualified professional to the satisfaction of the responsible authority that:

- takes into account of the report titled *Hydrogeological, Salinity, Acid Sulphate Soil and Geotechnical Assessment – Craigieburn West PSP* prepared by Beveridge Williams, September 2020;
- includes a physical groundwater investigation through the areas identified with shallow (<5 m) and potential saline waters (as indicated on Figures 4 and 5 of the *Hydrogeological, Salinity, Acid Sulphate Soil and Geotechnical Assessment* prepared by Beveridge Williams, September 2020.
- includes gauging/sampling to confirm the groundwater flow direction and hydrogeological conditions to confirm risk of groundwater intrusion during excavation or bulk earthworks

Details of any proposed dam backfilling including water quality testing and proposed fill.

Sodic and dispersive soils management plan

For an application to subdivide land or construct or carry out bulk earthworks must, a sodic and dispersive soils management plan, prepared by a suitably qualified professional, that describes:

- The existing site conditions, including:
 - extent of sodic and dispersive soils based on topsoil and subsoil samples in the works area.
 - land gradient.
 - erosion risk mapping.

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- the extent of any existing erosion, landslip or other land degradation.
- Soils investigation, undertaken by a soil scientist;
- The extent of any proposed earthworks;
- Recommendations for soil management practices (including fill) with consideration of anticipated sodic and dispersive soil exposure;
- The management of drainage during all stages of development (including run-off);
- The staging of development;
- Any training and supervisions processes proposed for construction contractors to ensure compliance with the sodic and dispersive soils management plan;
- Proposed document monitoring and reporting processes that ensure works are undertaken in accordance with the sodic and dispersive soils management plan;
- Any treatment of soil proposed to be removed from the site;
- Any post-construction monitoring and/or management requirements; and
- Recommendations that inform a site management plan including:
 - The management, volume and location of any stockpiles.
 - Vehicle access and movement within the site area.
 - Any treatment to manage the soil while works are undertaken.
 - Treatments to rehabilitate areas that are disturbed during site works.
 - Any soil treatment to manage the soil to reduce risk to existing or current infrastructure and dwellings.

Commented [DK(4)]: Updated as per submissions 17.53, 26.01, 28.03, 28.04, 29.10, 29.11, 30.16. Application requirement deleted as per the recommendations of Amendment C106mth Beveridge North West PSP Panel Report.

Heritage Places

For an application to subdivide land or to construct a building or construct or carry out works on land at 1240 Mickelham Road, Greenvale and 1880 Mickleham Road, Mickleham (Mickleham State School No.1051) must include the following to the satisfaction of the responsible authority:

- a Heritage Conservation Management Plan (HCMP) for the heritage place; and
- A statement that takes into account the approved HCMP and explains how the significance of the identified heritage features has been considered in the design of the development, including:
 - incorporation within open space/public realm;
 - design of perimeter fencing;
 - surrounding residential interfaces;
 - interpretive signage, information boards relating to buildings that have been retained, restored, rebuilt or removed.

Dry Stone Wall Assessment

For an application to subdivide 220 and 250 Olivers Road, Mickleham, a Dry Stone Wall assessment, prepared by a suitably qualified professional, to the satisfaction of the responsible authority that describes:

- the quality and retention values of the dry stone wall,
- how the subdivision meets the incorporated *Craigieburn West Precinct Structure Plan*.

Kangaroo Management Plan

For an application to subdivide land, a Kangaroo Management Plan prepared to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning that:

- addresses the recommendations of the *Eastern Grey Kangaroo Strategic Management Plan: Craigieburn West Precinct Structure Plan (PSP 1068)*, *Craigieburn* prepared by Ecology and Heritage Partners, dated November 2020; and includes:
 - Strategies to avoid land locking kangaroos, including staging of subdivision;
 - Strategies to minimise animal and human welfare risks;
 - Management and monitoring actions to sustainably manage a population of kangaroos within a suitable location; and
 - Actions to address the containment of kangaroos to ensure adequate animal welfare.

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Conditions and requirements for permits

Condition - subdivision permits that allow 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 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 provision of the Small Lot Housing Code incorporated pursuant to Clause 72.04 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.

Condition – Subdivision or buildings and works permits where land is required for community facilities, public open space or road widening

A permit for subdivision or buildings and works, where land is required for community facilities, public open space or road widening must include the following conditions:

- The costs associated with effecting the transfer or vesting of land required for community facilities, public open space or road widening must be borne by the permit holder.
- Land required for community facilities, public open space or road widening must be transferred to or vested in the relevant public agency with any designation (e.g. road, reserve or lot) nominated by the relevant agency.

Conditions and requirements - Kangaroo Management Plan

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 (DELWP). The approved plan will form part of the permit.

Condition - Environmental Management Plans

A planning permit to subdivide land, construct a building, or construct or carry out works within 30 metres of land shown as a conservation area in the incorporated *Craigieburn West Precinct Structure Plan* must include the following condition:

The subdivision, buildings or works must not commence until an Environmental Management Plan has been approved to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Requirement - Protection of conservation areas and native vegetation during

A permit to subdivide land, construct a building or carry out works, where the incorporated *Craigieburn West Precinct Structure Plan* shows the land, or abutting land, including a conservation area or a patch of native vegetation or a scattered tree must contain the following conditions:

Before the commencement of buildings or works within or on or within 30m of land abutting a conservation area shown on Plan 4 of the incorporated *Craigieburn West Precinct Structure Plan* as conservation area, the permit holder must erect a vegetation protection fence around any conservation area, patch of native vegetation or scattered tree identified for retention, or vegetation identified for salvage in the incorporated *Craigieburn West Precinct Structure Plan*. The fence must be:

- 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 occurring within 30m of the conservation area, patch of native vegetation or scattered tree
- located at a minimum distance from:

Element	Minimum distance from element
Conservation area	0.5 metres
Scattered tree	12 x Diameter at Breast Height
Patch of native vegetation	2 metres

During the undertaking of buildings or works, all activities must be excluded from occurring within the protection fencing, unless otherwise agreed to by the Department of Environment, Land, Water and Planning.

Construction stockpiles, fill, machinery, vehicle parking, excavation and works or other activities associated with the buildings or works must be designed and constructed to ensure that the conservation area, scattered trees or patches of native vegetation identified for retention in the Precinct Structure Plan are protected from adverse impacts during construction.

Requirement - Land Management Co-operative Agreement

A permit to subdivide land on land shown in the incorporated *Craigieburn West Precinct Structure Plan* as including a conservation area shown on Plan 4 of the precinct structure plan as a BCS conservation area, 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; 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 on Plan 4 of the incorporated *Craigieburn West Precinct Structure Plan* as a conservation area, 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 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.

Condition – Environmental Audit

Any permit for the use and development of land for a sensitive use (residential use, child care centre, pre-school centre or primary school) and where the Preliminary Site Investigation recommends that an environmental audit is required, must contain the following conditions:

- Prior to the commencement of the use or buildings and works associated with the use (or the certification or issue of a statement of compliance under the *Subdivision Act 1988*) the applicant must provide: (a) A Certificate of Environmental Audit in accordance with Section 53Y of the *Environment Protection Act 1970*; or (b) A Statement of Environmental Audit under Section 53Z of the *Environment Protection Act 1970*. A Statement must state that the site is suitable for the use and development allowed by this permit.
- All the conditions of the Statement of Environmental Audit must be complied with to the satisfaction of the responsible authority. Written confirmation of compliance must be provided by a suitably qualified environmental professional or other suitable person acceptable to the responsible authority. In addition, sign off must be in accordance with any requirements in the Statement conditions regarding verification of works.

Condition - Public transport

Unless otherwise agreed by Head, Transport for Victoria, prior to the issue of Statement of Compliance for any subdivision stage, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed:

- In accordance with the Public Transport Guidelines for Land Use and Development; and compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002.
- At locations approved by Public Transport Victoria, at no cost to Public Transport Victoria, and to the satisfaction of Head, Transport for Victoria.

Condition - Road network

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

- 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 Craigieburn West Infrastructure Contributions Plan.

Condition - Public Infrastructure Plan

Any permit for subdivision 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 Act which provides for:
 - The implementation of the Public Infrastructure Plan approved under this permit.
 - The timing of any payments to be made to a person in respect of any infrastructure project having regard to the availability of funds in the Infrastructure Contributions Plan.

Requirements – Sodic and dispersive soil site management plan

A permit to subdivide land or to undertake earthworks must include a condition that requires a site management plan be prepared that implements the recommendations identified in the sodic and dispersive soil management plan, to the satisfaction of the Responsible Authority.

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Exemption from notice and review

None specified.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Affordable Housing

Before deciding on an application to develop or subdivide land for dwellings, the responsible authority must consider, as appropriate

- Whether the proposed subdivision application contributes towards the provision of affordable housing;
- The Ministerial Notice under 3AA(2) of the Act, as amended from time to time.

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Signs

Sign requirements are at Clause 52.05. All land within the Craigieburn West Precinct Structure Plan area is included in the category specified in its applied zone at Clause 2.2 of this schedule.

Commented [DK(6)]: Updated as per 17.53, 26.01, 28.03, 28.04, 29.10, 29.11, 30.16. Decision guideline updated as per the recommendations of Amendment C106 with Beveridge North West PSP Panel Report.

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Cxxxhume**SCHEDULE 6 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY**Shown on the planning scheme map as **IPO6**.**CRAIGIEBURN WEST PRECINCT STRUCTURE PLAN****1.0 Requirement before a permit is granted**DD/MM/YYYY
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None specified.

2.0 Permits not generally in accordance with incorporated planDD/MM/YYYY
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A permit granted must be generally in accordance with the incorporated plans as they apply to the land unless otherwise agreed in writing by the Secretary to the Department of Environment, Land, Water and Planning, and the responsible authority is satisfied that the development will not prejudice the orderly planning of the area having regard to the objectives of the incorporated *Craigieburn West Precinct Structure Plan*.

3.0 Conditions and requirements for permitsDD/MM/YYYY
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The requirements of the incorporated *Craigieburn West Precinct Structure Plan* must be included in a permit.

Conditions – Kangaroo Management Plan

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

~~Before the certification of the plan of subdivision, a Kangaroo Management Plan, that addresses the recommendations in the *Eastern Grey Kangaroo Strategic Management Plan: Craigieburn West Precinct Structure Plan (PSP-1068)*, Craigieburn prepared by Ecology and Heritage Partners, dated November 2020, must be approved by the Secretary to the Department of Environment, Land, Water and Planning (DELWP). The approved plan will form part of the permit.~~

Condition – Salvage and Translocation

~~A planning permit for subdivision, buildings or works must include the following condition:~~

~~The Salvage and Translocation Protocol for Melbourne's Growth Corridors (Department of Environment, Land, Water and Planning, 2017) must be implemented in the carrying out of development to the satisfaction of the secretary to the Department of Environment, Land, Water and Planning.~~

Commented [DK(1)]: Updated as per submission 40.12.

Condition – Environmental Management Plans

A planning permit for subdivision, buildings or works on land shown as a conservation area in the *Shenstone Park Precinct Structure Plan* must including the following condition:

The subdivision, buildings or works must not commence until an Environmental Management Plan has been approved to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Condition – Protection of conservation areas and native vegetation during construction

A permit to subdivide land, construct a building or carry out works, where the incorporated *Craigieburn West Precinct Structure Plan* shows the land, or abutting land, including a conservation area or a patch of native vegetation or a scattered tree must contain the following conditions:

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- Before the commencement of buildings or works within or on or within 30m of land abutting a conservation area shown on Plan 4 of the incorporated *Craigieburn West Precinct Structure Plan* as conservation area, the permit holder must erect a vegetation protection fence around any conservation area, patch of native vegetation or scattered tree identified for retention, or vegetation identified for salvage in the incorporated *Craigieburn West Precinct Structure Plan*. The fence must be:
 - 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 occurring within 30m of the conservation area, patch of native vegetation or scattered tree
 - located at a minimum distance from:

Element	Minimum distance from element
Conservation area	0.5 metres
Scattered tree	12 x Diameter at Breast Height
Patch of native vegetation	2 metres

During the undertaking of buildings or works, all activities must be excluded from occurring within the protection fencing, unless otherwise agreed to by the Department of Environment, Land, Water and Planning.

Construction stockpiles, fill, machinery, vehicle parking, excavation and works or other activities associated with the buildings or works must be designed and constructed to ensure that the conservation area, scattered trees or patches of native vegetation identified for retention in the Precinct Structure Plan are protected from adverse impacts during construction.

Requirement - Land Management Co-operative Agreement

A permit to subdivide land on land shown in the incorporated *Craigieburn West Precinct Structure Plan* as including a conservation area shown on Plan 4 of the precinct structure plan as a BCS conservation area, 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; 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 on Plan 4 of the incorporated *Craigieburn West Precinct Structure Plan* as a conservation area, 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

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- is identified 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.

4.0 Decision guidelines

DD/MM/YYYY
Proposed
Cxxxhume

The following decision guidelines apply to an application for a permit under Clause 43.03 which is not generally in accordance with the incorporated plan, in addition to those specified in Clause 43.03 and elsewhere in the Scheme which must be considered, as appropriate, by the responsible authority:

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

5.0 Preparation of the incorporated plan

DD/MM/YYYY
Proposed
Cxxxhume

None specified.

HUME PLANNING SCHEME

27/05/2019
C238hume

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

1.0

17/01/2019

Proposed C#hume

Scheduled area

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 UGZ9 and IPO4 on planning scheme maps	All native vegetation removal, destruction or lopping which is required for any development that is subject to and carried out in

HUME PLANNING SCHEME

	accordance with the '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 identified as to be retained in a precinct structure plan incorporated in this scheme
Land shown as UGZ10 and IPO4 on planning scheme maps	All native vegetation removal, destruction or lopping which 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'. This does not apply to native vegetation identified as to be retained in a precinct structure plan incorporated in this scheme.
Land shown as UGZ12 and IPO6	All native vegetation removal, destruction or lopping which 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'. This does not apply to native vegetation identified that must be retained in a precinct structure plan incorporated in this scheme. <u>All native vegetation in the levy area within the meaning of the Melbourne Strategic Assessment (Environmental Mitigation Levy) Act 2020. This does not apply to native vegetation identified as to be retained in a precinct structure plan incorporated in this scheme.</u>

Commented [DK(1)]: Updated as per submission 40.11.

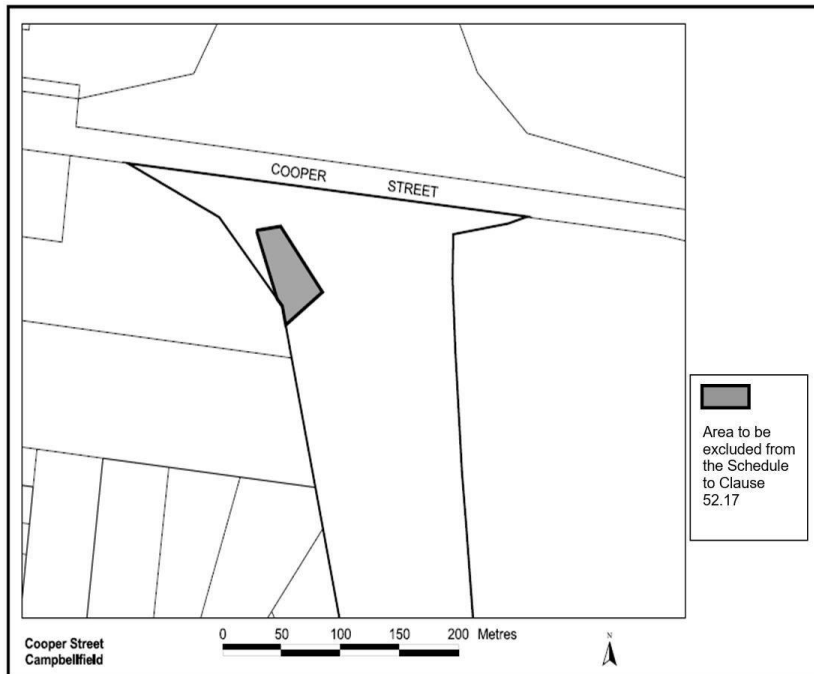
2.0
27/05/2019
CZ38hume

Scheduled weed

Area	Description of weed
None specified	

Map 1 to the Schedule to Clause 52.17: Cooper Street, Campbellfield

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Planning and Environment Act 1987

HUME PLANNING SCHEME

AMENDMENT CXXXHUME

EXPLANATORY REPORT

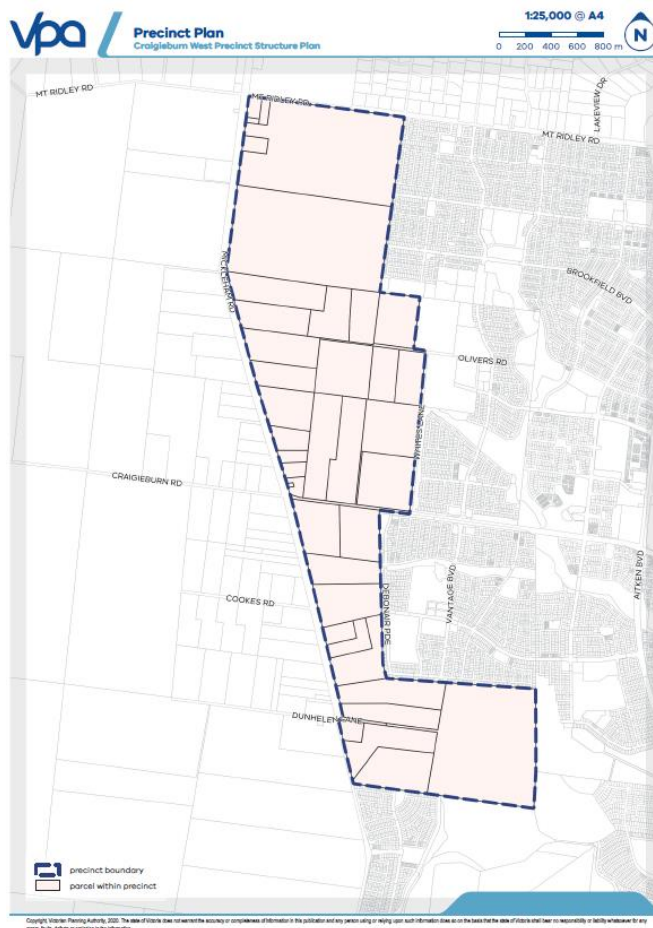
Who is the planning authority?

This draft amendment has been prepared by the Victorian Planning Authority (VPA).

Land affected by the Amendment

The amendment applies to 562 hectares of land in the locality of Mickleham and is bounded by Mt Ridley Road to the north, the existing suburban edge of Craigieburn and Greenvale to the east and south respectively, and Mickleham Road to the west; see Map 1 below.

Map 1- Land affected by the amendment



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What the amendment does

The amendment incorporates a new document into the Hume Planning Scheme titled '*Craigieburn West Precinct Structure Plan, November 2020*' (the PSP). The amendment rezones the land to Urban Growth Zone Schedule 12 to facilitate the development of the land generally in accordance with the PSP and makes a number of other consequential changes to the Hume Planning Scheme to support the implementation of the PSP.

More specifically, the amendment proposes the following changes to the Hume Planning Scheme:

- Inserts Schedule 12 to Clause 37.07 Urban Growth Zone (UGZ12) and rezones the majority of the precinct to UGZ12 and requires land use and development to be generally in accordance with the incorporated Craigieburn West PSP.
- Rezones land identified in the PSP for conservation outcomes from Farming Zone (FZ1) to Rural Conservation Zone (RCZ).
- Applies Schedule 10 to the Environmental Significance Overlay (ESO10) to land identified in the PSP for conservation outcomes.
- Deletes the Environmental Significance Overlay (ESO11) from land within the precinct.
- Inserts Schedule 6 to Clause 43.03 Incorporated Plan Overlay (IPO6) into the Hume Planning Scheme
- Applies IPO6 to land identified in the PSP for conservation outcomes.
- Amends the Schedule to Clause 45.01 Public Acquisition Overlay (PAO) to insert PAO5 allowing acquisition by Head, Transport for Victoria for the widening of Craigieburn Road. PAO5 is proposed to affect 1530 Mickleham Road, Mickleham, 700 Craigieburn Road, Mickleham and 680-690 Craigieburn Road, Mickleham.
- Amends the Schedule to Clause 52.17 Native Vegetation to identify native vegetation exempt from requiring a planning permit for its removal.
- Amends the Schedule to Clause 52.33 Post Boxes and Dry Stone Walls to identify dry stone walls at 220 and 250 Olivers Lane require a planning permit.
- Amends the Schedule to Clause 66.06 Notice of Permit Applications Under Local Provisions to require:
 - Notice to Melbourne Airport of applications for specific land uses within the Melbourne Airport N-Contours.
- Amends the Schedule to Clause 72.03 What does this Planning Scheme consist of?.
- Amends the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme to incorporate the *Craigieburn West Precinct Structure Plan, November 2020* and amend the *Craigieburn R2 Precinct Structure Plan (March 2011, Amended November 2020)*.

Strategic assessment of the Amendment

Why is the Amendment required?

Melbourne has experienced considerable population growth in recent years that is expected to continue. It is expected that some of this population growth – and jobs to support it – will be accommodated within Melbourne's greenfield growth areas within the Urban Growth Boundary (UGB).

Land within the precinct area was included within the UGB for urban development in August 2010 as part of Planning Scheme Amendment VC68, which introduced several changes to planning schemes across metropolitan Melbourne in line with the objectives of the policy document titled *Delivering Melbourne's newest sustainable communities*.

This planning scheme amendment introduces provisions to implement the Planning Policy Framework for the growth of Melbourne by facilitating new urban residential neighbourhoods with business opportunities, services and infrastructure upgrades, and significant conservation and open space outcomes.

The amendment provides for the development of approximately 8,300 new homes to accommodate an expected population of between 22,200 to 25,800 residents.

To service this new population, the amendment provides for a local town centre, existing government school and potential expansion of the school, proposed government schools, potential non-government school, recreational facilities and community services, connector roads, public parks and sports reserves, and waterway and drainage reserves. The PSP integrates with existing and planned development in the adjoining Lindum Vale, Craigieburn (R2) and Greenvale North (R1) PSPs.

The amendment also proposes a PAO along Craigieburn Road, at the request of the Department of Transport. This PAO is required to facilitate Craigieburn Road's function as providing an important east-west link servicing Melbourne's Northern Growth Area and links major north-south connectors including Mickleham Road, Aitken Boulevard and Hume Highway. It also provides a key connection to the Craigieburn Town Centre and Craigieburn Station. The road has been planned as an ultimate 6-lane primary arterial road. The acquiring authority for the proposed PAO is Head, Transport for Victoria.

To ensure consistency in the delivery of Whites Lane the amendment inserts the new Whites Lane cross section image into the adjoining Craigieburn R2 PSP.

How does the Amendment implement the objectives of planning in Victoria?

The amendment will facilitate the efficient development of land within the Urban Growth Boundary (UGB) of metropolitan Melbourne. It will increase the supply of land for housing, and ensure that the required community services and physical infrastructure are identified in the PSPs and can be provided early in the life of the new community.

The amendment implements the objectives of planning in Victoria under Section 4 of the *Planning and Environment Act 1987* (the Act) through the delivery of a PSP and associated statutory planning tools prepared to facilitate development. In particular:

- *To provide for the fair, orderly, economic and sustainable use and development of land*

The amendment will facilitate the development of a new community with access to community infrastructure, services, employment and public open space. The delivery of housing makes effective use of the available land within the area with an average overall projected density of 20 dwellings per net developable hectare, and at least 26 dwellings per hectare within areas designated 'walkable catchment' shown in the PSP.

The PSP locates public transport in walking distance of all residents. complemented by a network of on-road and recreational walking and cycling paths to encourage sustainable modes of transport and an alternative to the private vehicle.

The local town centre and local convenience centre will provide the primary locations for employment. The delivery of community infrastructure such as the schools, community centre, child care facilities and the establishment of home-based businesses within residential areas will also provide employment opportunities.

Essential local infrastructure such as arterial roads, intersections, bridges, community facilities, sports and recreation facilities and open space will be funded via an Infrastructure Contributions Plan (ICP). The ICP for the Craigieburn West ICP will be incorporated into the Hume Planning Scheme via a subsequent amendment.

- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

The Biodiversity Conservation Strategy for Melbourne's Growth Corridors, prepared by the Department of Environment and Primary Industries, 2013 (BCS) sets out all the conservation measures required for Matters of National Environmental Significance (MNES) and State significance to satisfy Federal and State biodiversity and native vegetation requirements. Areas within the precinct have been identified for conservation purposes consistent with the BCS. The amendment provides statutory tools ensuring adequate protection of these conservation areas consistent with the Commonwealth *Environment Protection & Biodiversity Conservation Act 1999* (EPBC Act).

The amendment protects BCS Area 29 that is located within the precinct boundary, in line with the Melbourne Strategic Assessment (MSA). Development of Melbourne's growth areas carried out in accordance with the MSA do not need further referral under the *EPBC Act*. The Department of Environment, Land, Water and Planning (DELWP) is responsible for ensuring the protection and ongoing management of BCS areas and they have been consulted to ensure this amendment complies with the requirements of the MSA and the EPBC Act.

The precinct also contains vegetation of varying arboricultural and amenity value. The PSP aims to retain a significant number of these trees to enhance the landscape character of the area. Areas with significant amenity and character value have been set aside in the PSP to preserve and enhance the landscape and character of the precinct.

An integrated stormwater management system will convey stormwater runoff through the PSP in natural and constructed waterways, control the rate of flow and treat the quality of runoff to meet best practice standards.

The local kangaroo population is at risk of enclosure by urban development of the amendment area as the animals are not capable of crossing Mickleham Road into adjoining rural areas. The amendment contains a precinct-wide Kangaroo Management Strategy to protect the welfare of the kangaroos. Each person subdividing their land will need to prepare and carry out Kangaroo Management Plans on their property in accordance with the strategy and under the guidance of DELWP.

- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The Craigieburn West PSP requires subdivision of land to create pleasant residential neighbourhoods with good access to services and recreation within and around the area including: adequate street widths to accommodate pedestrians, buses and cyclists; the provision of new local parks and sports reserves; and the protection of significant natural features of the area.

The future Craigieburn West ICP will require developers to contribute to the cost of new sports reserves, local parks, community facilities and roadworks to cater for the residents of the precinct. These facilities will also be partly funded through the adjacent Lindum Vale ICP and there is a logical nexus for the provision, as these will provide available services to future residents of this precinct.

- *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The amendment ensures that servicing of the new urban development will be of sufficient capacity to ensure future development is connected to reticulated electricity, gas, water and sewer.

A separate amendment will introduce the Craigieburn West ICP, which sets out how local roads, local, recreation spaces and community facilities will be funded for land and construction.

Drainage infrastructure appropriate to cater for the urbanisation of this precinct will be provided for a component of development. This will include stormwater quality treatment assets and retarding basins as required

~~Drainage infrastructure will be upgraded to cater for urban development and allow for natural flows into retarding basins or wetlands.~~

Commented [A1]: Updated as per submission 25.14.

The precinct encourages transport choice and a reduction in private car use by providing a highly inter-connected road network allowing for continuous and direct bus routes whilst providing for the creation of a network of pedestrian and bicycle paths across the precinct.

- *To balance the present and future interests of all Victorians*

The amendment allows for further urban development in Melbourne that will improve the supply of housing in the short term, provide for a robust neighbourhood structure and leave a legacy of funded local infrastructure projects.

How does the Amendment address any environmental, social and economic effects?

Environmental Effects

The amendment identifies vegetation to be protected and retained where appropriate. There is a conservation area identified under the BCS that will be managed in accordance with the *EPBC Act* by applying ESO10 and IPO6 to this area.

The precinct also contains vegetation of varying arboricultural value. The PSP aims to retain a significant number of these trees to retain the landscape character of the area. Areas with significant conservation value have been set aside in the PSP to preserve and enhance native vegetation.

Approximately 117 hectares or 28% of the precinct is set aside for open space of varying types. The open space network will provide opportunities for informal recreational activities within the precinct. The distribution of open space within the precinct ensures that the majority of residential properties have access to open space within a walkable distance of 400 metres.

Existing waterways will be retained and improved to cater for increased surface water flows resulting from increased hard surface area associated with urban development. Waterways will be complemented by stormwater quality treatment assets~~water treatment facilities, wetlands~~ and retarding basins to ensure water flowing through and out of the precinct is conveyed safely and is of a high quality.

Commented [A2]: Updated as per submission 25.15.

Economic Effects

The amendment facilitates the delivery of land for urban growth that will include the provision of employment and residential land consistent with the objectives of the *North Growth Corridor Plan*. The precinct has the potential to deliver up to 800 jobs in a variety of sectors for the local region in the long term, by creating industrial and commercial areas.

The PSP and supporting statutory provisions to be implemented by this amendment provide guidance to the hierarchy of centres throughout the precinct by ensuring they are strategically located and scaled to serve the primary residential catchment but not compromise the functions and roles of existing town centres.

Social Effects

Development facilitated by the amendment is expected to generate positive social benefits through the provision of residential neighbourhoods in close proximity to employment areas (retail and commercial) and well serviced by community facilities and other key infrastructure including schools, passive open space and recreational facilities.

Planning for the development of community infrastructure such as sporting fields and other community facilities, which will have a close spatial relationship with residential neighbourhoods, will assist in the creation of a 'sense of place' by fostering social interaction within the immediate and wider community.

Does the Amendment address relevant bushfire risk?

Terramatrix, on behalf of the VPA, prepared the *Bushfire Development Report for the Craigieburn West Precinct Structure Plan* (February 2020) to identify existing hazardous vegetation and the actions required by the amendment to address bushfire risk.

All of the precinct, except for an area in the south, is currently a designated Bushfire Prone Area under the *Building Regulations*; however, no part is covered by the Bushfire Management Overlay.

The landscape is one of relatively low bushfire risk, which will lessen as development in and to the north, east and south of the precinct is completed. The hazard is largely restricted to Grassland, and bushfire behaviour can reasonably be expected to be within AS 3959-2018 presumptions and design parameters. Terramatrix advise that the amendment appropriately addresses bushfire risk to life and property by separating dwellings from hazardous vegetation, requiring BAL-12.5 construction for dwellings near hazardous vegetation.

The proposed Craigieburn West PSP implements the findings of the bushfire assessment.

Furthermore, a standard requirement within the UGZ12 specifies that an application for residential subdivision must be accompanied by a site management plan that assesses bushfire risk during and where appropriate after, construction of subdivision works and specifies vegetation-building setbacks (defendable space) where bushfire risk is managed, consistent with the separation distances specified in AS3959-2009. These provisions accord with the views of the CFA, will work in combination with the building regulations and are suitable for an area transitioning from rural to urban land uses.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment also complies with the following relevant Ministerial Directions:

Direction No.1 – Potentially Contaminated Land

Landserv, on behalf of the VPA, prepared a Preliminary Land Contamination Assessment (December 2018). The assessment was carried out to assess the existing environmental conditions of the study area and identify any potential soil or groundwater impacts that may affect or restrict potential uses and development.

Landserv classified properties in the area to have a low-moderate or moderate risk for potential contamination. To address these risks in the context of a new residential neighbourhood with schools, the amendment, at Schedule 12 to the UGZ, requires each developer to carry out Preliminary Site Investigation (PSI) in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013 (NEPM) and Potentially Contaminated Land General Practice Note 2005, DSE before land development. Where the Preliminary Site Investigation advises that undertaking an environmental audit, a permit must include a condition to ensure that occurs.

Direction No. 9 Metropolitan Strategy

The amendment implements the growth area elements of the Metropolitan Strategy. The amendment provides for a fully serviced new urban neighbourhood in a designated growth area.

Policy 2.2.5 Require development in growth areas to be sequenced and staged to better link infrastructure delivery to land release.

The PSP is surrounded by a number of approved PSPs including Lindum Vale PSP to the north, Greenvale North PSP to the south and Craigieburn R2 PSP to the east and will complete the 'final piece of the puzzle' in terms of the PSP boundaries up to Mickleham Road/Urban Growth Boundary. It will essentially allow for contiguous area of developable land and also provide for the completion of green links within and beyond the PSP boundaries. It will also complete the catchment in terms of surrounding activity centres to the PSP, whilst also providing for local facilities, including a centralised activity centre which is co-located with open space and community facilities, and a series of government and non-government schools. The infrastructure projects listed in the PSP will be delivered through a combination of developer works, ICP funded works, Council and State funded works as the precinct is developed, in line with the demand created by the new residential area.

Policy 2.5.2 Provide a range of housing types in growth areas

The PSP at Table 2 provides an anticipated lot yield (density) for the PSP and guidance on how to achieve housing diversity by providing a broad range of housing types on varied lot sizes. The use of walkable catchments within the PSP encourages higher density housing in proximity to future town centres, public transport and services.

Policy 3.2.1 Improve roads in growth areas and outer suburbs

The PSP clearly defines a new road network that builds on the limited number of existing roads in the area. The planned road network follows a somewhat conventional grid pattern and allows for suitable links into surrounding areas, specifically to the north and east of the precinct.

Policy 3.2.2 Improve outer-suburban public transport

The PSP encourages transport choice and a reduction in private car use by nominating a bus capable road network along, along with dedicated on-road bicycle lanes and off-road shared paths.

Policy 4.4.1 Recognise the value of heritage when managing growth and change

The Dunhelen House and barn (Heritage Overlay 31) and Mickleham State School No.1051 (Heritage Overlay 35) are located within the PSP. The PSP requires that future road layout, subdivision and development have regard to the heritage site to ensure it becomes a feature of the precinct.

Dry stone walls located at 220 and 250 Olivers Lane require further assessment for retention values. The PSP provides guidance for retaining these walls where appropriate. In addition, an application for subdivision at these properties must be accompanied by a Dry Stone Wall Assessment.

Policy 4.4.2 Respect and protect Melbourne's Aboriginal cultural heritage

Background studies informing the amendment have identified places of particular significance for Aboriginal cultural heritage. Development proponents are required to comply with the *Aboriginal Heritage Act 2006* in relation any matters of aboriginal cultural significance on the land. Areas of significant cultural landscape have been identified within the PSP.

Policy 5.1.1 Create mixed-use neighbourhoods at varying densities

Residential areas within the precinct will be capable of being developed at a range of densities based on proximity to public transport and local services. The local town centre will provide a central spot for the community where its residents can interact, utilise recreational areas and have employment opportunities.

Policy 5.2.1 Improve neighbourhoods to enable walking and cycling as part of daily life

The PSP requires new development to deliver a planned pedestrian and cycle network that provides safe and direct access to the planned recreational trails, local parks, town centre and the wider neighbourhood. Walking and cycling paths must also be integrated into roads designed primarily for vehicle use.

Policy 5.3.1 Facilitate a whole-of-government approach to the delivery of social infrastructure

Relevant government departments have been consulted as part of this amendment and support the designation of social infrastructure in the precinct. The Department of Education supports the designated government schools; Hume City Council supports the local community facilities, local indoor recreation, sports reserve, parks and other Council social infrastructure shown in the PSP.

Policy 5.4.1 Develop a network of accessible, high quality, local open spaces

The amendment sets aside over 10 per cent of the PSP's residential developable land for local parks and sporting reserves. The distribution of open space within the precinct ensures that the majority of residential properties have access to open space within a walkable distance of 400 metres.

Further, when combined with complementary conservation areas, waterway reserve and easements, a fully integrated open space system is provided that covers over 28 per cent of the precinct.

Policy 6.3.2 Improve alignment between urban water management and planning by adopting an integrated water management approach

The PSP has been drafted to incorporate integrated water management guidelines and requirements for all development within the precinct. An integrated stormwater and drainage system will be adopted to appropriately manage stormwater runoff and quality, while also enhancing the amenity of the precinct through recreation, cooling and greening benefits.

Policy 6.3.3 Protect water, drainage and sewerage assets

All developable land is located out of areas that are known to flood. An appropriate drainage scheme will be implemented for the precinct to divert stormwater to natural wetlands and retarding basins. Water sensitive urban design (WSUD) measures within developments will ensure storm water itself is treated to a quality fit for return to the natural watercourse.

Policy 6.4.2 Strengthen the integrated metropolitan open space network

The PSP provides an integrated and accessible public open space network offering attractive active and passive recreation opportunities that cater for people of all ages, genders, cultures and abilities.

Policy 6.5.2 Protect and enhance the health of urban waterways

Waterways are complemented by water treatment facilities wetlands and retarding basins to ensure water flowing through and out of the precinct is conveyed safely and is of a high quality.

Direction No. 11 - Strategic Assessment of Amendments

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This Explanatory Report addresses the requirements outlined in this direction.

Direction No. 12 - Urban Growth Areas

Part 6 of Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

- *How the Amendment implements any Growth Area Framework Plan applying to the land*

The precinct is within the published *North Growth Corridor Plan*.

The *North Growth Corridor Plan* identifies for Craigieburn West the following:

- Residential for the majority of the area;
- Biodiversity area for a portion of the land within the north of the precinct; and
- A number of rivers and creeks intersecting the precinct.

The PSP has been drafted to be consistent with the *North Growth Corridor Plan*.

- *How does the Amendment accord with the Precinct Structure Planning Guidelines (October 2009)?*

Objective one: To establish a sense of place and community

The amendment will provide for a largely self-sustaining community, defined by a town centre, meeting places and green spaces for conservation and recreation. The amendment actively incorporates natural features such as native vegetation, Biodiversity Conservation Areas, waterways and cultural heritage element.

The PSP will deliver a range of lot sizes to increase housing choice and diversity for future residents as well as provide a robust road network to facilitate efficient movement throughout the precinct for vehicles and provide a framework to link to off-street walkways and cycle paths and accommodate public transport.

The proposed arterial and connector road network will complement and connect to existing roads of adjoining networks. Nature strips along roadways will be of sufficient width to support long term tree growth and contribute to the sense of the place, and allow individual neighbourhood characters to be established across the precinct.

Objective two: To create greater housing choice, diversity and affordable places to live

The amendment follows the VPA's approach to the distribution of housing density. The PSP at Table 2 provide an anticipated lot yield (density) for the PSP and guidance on how to achieve housing diversity by providing a broad range of housing types on varied lot sizes. These measures will facilitate development that achieves an average overall density of 20 dwellings per net developable hectare (inclusive of higher densities in the areas within the 'walkable catchment') to provide a variety of lots and housing types at varying sizes and price points.

Objective three: To create highly accessible and vibrant activity centres

The precinct provides for a local town centre. This will be easily accessible by the residential areas and have direct road networks and will be located on connector roads to maximise commercial exposure to passing traffic. The centre will be designed as a centre point within the communities containing a range of shops and services within attractive, vibrant and quality public spaces for residents to enjoy.

Objective four: To provide for local employment and business activity

The PSP proposes a local town centre. This will provide for an appropriate level of commercial opportunities for the new community and will create employment and business activity.

Objective five: To provide better transport choices

The precinct integrates with the existing road network and provides a series of connector roads link roads to the approved and future townships in Craigieburn PSP and Greenvale North PSP areas. The road network responds to the topography and shape of the precinct while ensuring good connectivity both within the precinct and to surrounding approved PSP areas and to land outside of the Urban Growth Boundary.

The cycle and walking trail network is designed to provide all residents with convenient and safe access to the local town centre, open space, school and community centre.

Objective six: To respond to climate change and increased environmental sustainability

Alternative transport modes will be readily available for future residents. The future bus route anticipated along the north-south and east-west arterial roads, and the internal bus route means most residents will be located within 400 metres of potential bus capable roads. The extensive path network and relatively small PSP area means most destinations will be accessible by cycling or walking.

Co-location of community facilities and namely the future government school, local community facilities, open space and local town centre will provide for the sharing of infrastructure.

A significant amount of land is set aside for conservation and biodiversity purposes, and when combined with other aspects of the open space and street network, this will also assist in cooling and greening the precinct.

Objective seven: To deliver accessible, integrated adaptable community infrastructure

Community facilities, including community health and early childhood education centres, schools and sports fields are co-located to provide opportunities for more efficient use and vibrant public places.

The proposed connector roads and associated cycling and shared trails within the precinct will provide excellent access to these community hubs.

- *How the provisions give effect to the intended outcomes of the precinct structure plan; and,*

The planning scheme ordinance forming part of the planning scheme amendment documentation have been drafted in response to the PSP. The requirements and guidelines of the PSP will be implemented, predominantly via the UGZ12, at the subdivision stage through application requirements and planning permit conditions.

As is intended by the PSP process, the UGZ12 will facilitate a streamlined planning permit approval process to provide certainty and clarity.

The applied zones identified in the UGZ12 respond to the future urban structure and intent of the PSP and, in addition to the parent zone, provide further site-specific guidance on uses and development that are encouraged, discouraged and prohibited.

- *How a translation of the provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.*

The UGZ12 has been drafted to respond to the Victorian Planning Provisions, building upon and tailoring these as necessary to implement the intent of the PSP. This way the translation of the UGZ12 to standard planning provisions can occur in a timely and efficient manner one development guided by the PSP is largely complete.

- *Direction No. 19 – Ministerial Direction on the Preparation and Content of Amendments that may significantly impact the environment, amenity and human health*

The VPA as the planning authority for this amendment has sought the views of the Environment Protection Authority (EPA) as part of the Agency Validation stage. The proposed draft amendment incorporates the preliminary views of the EPA, and the VPA is further seeking the views of the EPA under Ministerial Direction No.19 as part of the Final Public Consultation stage.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment represents an integrated decision-making process that balances the following objectives of the relevant Planning Policy Framework as follows:

Clause 11.02 Managing Growth and 11.03 Planning for Places – The amendment incorporates a PSP to direct how the precinct should accommodate residential growth and the relevant infrastructure to support this growth. The PSP sets out an orderly structure for development of the precinct including the location and function of varying activity centres taking into account the existing and planned network of activity centres in the region; introducing land for residential and employment uses to supply and encourage urban growth; and, providing developable land with good proximity to existing and future planned amenities, services and infrastructure.

Clause 12.01-2S Native Vegetation Management – The PSP identifies vegetation to be retained and areas of vegetation that are appropriate for removal to accommodate development. The amendment will streamline the process for native vegetation removal provided it is in accordance with the PSP.

Clause 13.02 Bushfire – The PSP has responded to the requirements of Clause 13.02 through a combination of defensible space at the development edge and construction management requirements, as described earlier in this report.

Clause 13.04-1S Contaminated and potentially contaminated land - The amendment responds to this clause as described earlier in this report.

Clause 15.01 Built Environment, Clause 15.02 Sustainable development, Clause 15.03 Heritage – The amendment delivers a PSP that guides urban development so that it provides for a liveable and diverse community, that integrates and is well connected to existing and establishing communities. The PSP provides a Future Urban Structure that outlines a well-designed subdivision pattern and transport network that fosters more sustainable modes of transport, a safe public environment, a network of public open space, and a diverse housing stock to attract a diverse community.

The PSP encourages the development of the precinct so that it builds on the natural landscape and topography. The PSP also builds upon the heritage features of the precinct by encouraging enhancement and additional protection of heritage features. The PSP also encourages the protection of dry-stone walls.

Clause 16.0 Housing – New residents will have access to a range of services and employment opportunities within the precinct area and surrounding neighbourhoods. The PSP sets out provisions to facilitate a range of potential housing types and densities. Following subdivision, the full range of housing types, sizes and configurations may establish in large areas of the precinct without the need for a land use permit.

Clause 17 Economic development – The PSP provides for a new local town centre providing essential services and employment opportunities for residents within the precinct.

Clause 18 Transport – The road network will integrate with the existing and planned arterial road network. The proposed road network provides a robust structure for traffic and transport movement within and through the precinct, whilst also being responsive to environmental constraints.

Clause 19.02 Community infrastructure, Clause 19.03 Development infrastructure – A comprehensive Infrastructure Contributions Plan (ICP) will be implemented via a separate, subsequent amendment to the Hume Planning Scheme.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Municipal Strategic Statement (MSS):

The amendment supports and implements the following clauses within the MSS and LPP through the incorporation of the PSP and introduction of the UGZ12:

Clause 21.02 Urban Structure and Settlement, Clause 21.03 Liveable Neighbourhoods and Housing, Clause 21.04 Built Environment and Heritage – Encourages a diversity of housing types and densities, including increased housing density around activity centres.

Clause 21.07 Transport Connectivity and Infrastructure – Contributes towards an efficient, interconnected multi-modal transportation system to increase the level of accessibility and choice within and beyond the City of Hume. It also encourages the coordinated provision of infrastructure and the collection of infrastructure contributions.

Clause 21.08 Natural Environment and Environmental Risk – Supports the protection, conservation and enhancement of natural heritage including vegetation.

Local Planning Policy Framework (LPP):

None relevant.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment meets the form and content requirements of the Victorian Planning Provisions. Importantly, the introduction of the UGZ12 is the most appropriate tool to apply a suite of Victorian Planning Provision conventional zones to guide future use and development of the precinct through the specification of conditions and requirements for permits.

How does the Amendment address the views of any relevant agency?

The amendment has been prepared in consultation with affected agencies including: Hume City Council; Melbourne Water; Yarra Valley Water; the DELWP; the Department of Jobs, Precincts and Regions; the Department of Transport; the Department of Education and Training; the Department of Health & Human Services; Heritage Victoria; the EPA; Fire Services Victoria (or the CFA); Aboriginal Victoria; the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation; as well as APA Group, Ausnet Services, Melbourne Airport Corporation and Catholic Education Melbourne.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Victorian Planning Authority in itself and acting as a planning authority is an 'interface body' under the *Transport Integration Act 2010*. Under Section 25 of that Act:

- (1) *An interface body must have regard to the transport system objectives when exercising powers and performing functions under any interface legislation which are likely to have a significant impact on the transport system.*
- (2) *An interface body must have regard to the decision making principles in making decision under any interface legislation which are likely to have a significant impact on the transport system.*

The amendment is likely to have a significant impact on the transport system at a local level. It plans for a new local road network that includes upgrades to the regional road network. It will also contribute to the development of the bus network in the area.

The proposed additions and changes to the existing transport system in and surrounding the PSP area will meet the transport system objectives by:

- Providing for an interconnected road system that responds to the likely level of use generated by the PSP area thereby encouraging development and services investment.
- Enabling efficient access to existing and planned employment and services, the potential future rail station and planned extensions to bus services.

- Ensuring the road network minimises impacts on the site's topography, native vegetation and water flow regimes.
- Designing roads that are of a suitable scale and compatible with the expected travel demand and that provide a suitable scale and impact in relation to likely adjoining development.
- Integrating the construction of bus stop facilities with the development process to minimise construction costs and provide the opportunity to optimise the location of bus stops and design of roads in relation to bus routes and associated facilities.
- Integrating relevant government bodies involved in the provision of transport infrastructure and services in the decision making process of the amendment.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will have minimal impact on the resources and administrative costs of the responsible authority. The incorporation of the PSP in the Hume Planning Scheme will facilitate the orderly and proper planning of the area.

Further, the UGZ12 has been structured in such a way that the ultimate translation to conventional Victorian Planning Provisions zones can occur in a timely and efficient manner once the land has been developed.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, at <https://vpa.vic.gov.au/project/craigieburn-west/>

If you are not able to access the internet to inspect the documentation, please contact the VPA to arrange for a hard copy to be sent to you.

These extra measures have been put in place to ensure accessibility of this amendment in the context of COVID-19 and any changes to office hours.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 5:00pm 18 December 2020.

A submission must refer to Craigieburn West Precinct Structure Plan and be sent to:

Victorian Planning Authority
Level 25, 35 Collins Street
Melbourne VIC 3000
www.vpa.vic.gov.au

Or via email: amendments@vpa.vic.gov.au

Standing Advisory Committee dates -

If required, this project will be subject to the VPA Projects Standing Advisory Committee (VPA SAC), appointed pursuant to Part 7, section 151 of the Planning and Environment Act 1987 (the Act) to advise the Minister for Planning and the Victorian Planning Authority (VPA) on referred projects and plans and associated draft planning scheme amendments.

While the VPA will seek to resolve any issues raised, unresolved issues or particular matters will be referred to the VPA SAC, which will contact submitters and then determine the best way to consider unresolved matters - either by round table discussions, written submissions or a public hearing. The VPA SAC will provide advice on the amendment to the VPA and Minister for Planning.

The VPA will then make recommendations to the Minister for Planning, who will consider the appropriate approval pathway for the amendment.

If required, dates for the VPA SAC are reserved for:

- Directions Hearing: Week commencing 22 March 2021
- Hearing: Week commencing 26 April 2021