

Appendix A: Schedule of Proposed Changes to Planning Scheme Ordinance

Schedule/Clause	VPA existing wording (adopting Part A documents)	VPA Proposed Change	Comment/Reasoning	Relevant Submitter Item
Section 3.0 of the Schedule to Clause 37.07 (Application requirements)	<p>Subdivision – Residential development</p> <p>For a residential subdivision, a site and context description and design response as required in Clause 56.</p> <p>For an application subdivide ten or more lots, in addition to the above, or for the construction of ten or more dwellings:</p> <ul style="list-style-type: none"> ▪ A written statement that sets out how the application implements the incorporated <i>Craigieburn West Precinct Structure Plan</i>. ▪ 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. 	<p>Subdivision – Residential development</p> <p>For a residential subdivision, a site and context description and design response as required in Clause 56.</p> <p>For an application subdivide ten or more lots, in addition to the above, or for the construction of ten or more dwellings:</p> <ul style="list-style-type: none"> ▪ A written statement that sets out how the application implements the incorporated <i>Craigieburn West Precinct Structure Plan</i>. ▪ 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. 	<p>An additional dot point included in the Subdivision – Residential development application requirement relating to affordable housing. This was excluded in error from the VPA’s Part A version of UGZ12. The proposed wording is consistent recommended in the Beveridge North West Panel Report, specifically recommendation no. 10.</p>	<p>17.53, 26.01, 28.03, 28.04, 29.10, 29.11 and 30.16.</p>

- 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:
- 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:
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- 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.
- 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.
- Written statement outlining how the proposal will contribute to the delivery of affordable housing in the precinct, including proposed delivery mechanisms.
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