

## Part C

### Schedule of Proposed Ordinance Changes

#### Submitter Requested Changes

Scheme Ordinance Provision	Requested Changes	VPA Comments	VPA Proposed Change	Submitter Item No.
<p>Section 3.0 &amp; 4.0 of the Schedule to Clause 37.07 (Application requirements &amp; conditions)</p>	<p><u>Hume City Council</u></p> <p>In Part 4.0 delete the Condition and requirement for Kangaroo Management Plan and insert the following new condition: "The development (including subdivision) of the land must be conducted in accordance with the approved Kangaroo Management Plan to the satisfaction of the Department of Environment, Land, Water and Planning."</p> <p>In Part 3.0 amend the Kangaroo Management plan requirement to read: "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 must be submitted that addresses the recommendations of the Eastern Grey Kangaroo Strategic Management Plan: Craigieburn West Precinct Structure Plan (PSP 1068),</p>	<p>VPA partially agree with Council's position and propose to delete the application requirement (section 3.0 of UGZ12) and include the following revised condition (section 4.0 of UGZ12) with modified wording.</p> <p>The VPA does not support the additional wording regarding acknowledgement of the kangaroos persisting in the precinct and at completion, given this is not a conditional item. Further it does not support the wording regarding the road-crossing as demonstrated in the VPA's earlier submissions.</p>	<p>A permit granted for subdivision of land must include the following condition:</p> <p>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.</p> <p>The submitted Kangaroo Management Plan must:</p> <ul style="list-style-type: none"> <li>• address 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 include:</li> </ul>	<p>17.04-13</p>

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	<p>Craigieburn prepared by Ecology and Heritage Partners, dated November 2020 and includes:</p> <ul style="list-style-type: none"> <li>• <u>An acknowledgment that Eastern Grey Kangaroos may persist in the precinct during and at the completion of the development even though the in-situ conservation of a population of Eastern Grey Kangaroo is not an objective of the Management Plan;</u></li> <li>• Strategies to avoid land locking kangaroos, including staging of subdivision;</li> <li>• Strategies to minimise animal and human welfare risks including <u>through an appropriately designed and located road-crossing.</u></li> <li>• Management and monitoring actions to sustainably manage a population of kangaroos within a suitable location; and •</li> <li>• Actions to address the containment of kangaroos to ensure adequate animal welfare.</li> </ul>		<ul style="list-style-type: none"> <li>• Strategies to avoid land locking kangaroos, including staging of subdivision;</li> <li>• Strategies to minimise animal and human welfare risks;</li> <li>• Management and monitoring actions to sustainably manage a population of kangaroos within a suitable location; and</li> <li>• Actions to address the containment of kangaroos to ensure adequate animal welfare.</li> </ul> <p>The approved Kangaroo Management Plan must be implemented to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.</p>	
	<u>Stockland</u>			
	There should be no change to these provisions:			
	<u>Hume City Council</u>			

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Section 3.0 of the Schedule to Clause 37.07 (Application requirements)	<p>In Part 3.0, add the following application requirement:</p> <p>If any application for use or development of the town centre land comprises less than the whole of the Local Town Centre, the application must be accompanied by an overall development plan of the proposed Local Town Centre which shows that application will not prejudice the future development of the Local Town Centre in a manner consistent with the precinct structure plan.</p>	VPA partially agree with this submission but propose alternative wording to provide greater clarity about when the application requirement applies.	<p>Proposed Application Requirement:</p> <p>Local Town Centre</p> <p>An application for use or development of the Local Town Centre land, shown on Plan 4 Place Based Plan of the incorporated Craigieburn West Precinct Structure Plan, that comprises less than the whole of the Local Town Centre, must be accompanied by an indicative town centre plan which responds to 'Appendix 4.3 Craigieburn West Local Town Centre – design principles' for the balance of the proposed Local Town Centre, which shows that the application will not prejudice the future development of the Local Town Centre.</p>	17.03
Section 3.0 of the Schedule to Clause 37.07 (Conditions)	<p><u>APAM</u></p> <p>In addition to these changes to the PSP, APAM proposes the following changes to the draft Schedule 12 to Clause 37.07:</p> <p>In Clause 3.0 under 'Application Requirements', insert a new heading</p> <p>Protected Airspace</p> <p>For any application to construct a building within the area identified as the protected airspace area on Plan 2, approval for development within prescribed airspace must be sought and obtained from the</p>	<p>VPA have addressed this matter in the Part A &amp; Part B submissions.</p> <p>No further action proposed.</p>	No changes proposed by the VPA.	37.04

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	Department of Infrastructure, Regional Development, Transport and Cities after being submitted through Australia Pacific Airports (Melbourne) Pty Ltd and provided as part of any permit application material.			
Section 4.0 of the Schedule to Clause 37.07 (Conditions)	<p><u>APAM</u></p> <p>In Clause 4.0 under 'Conditions and requirements for permits' insert the following new headings:</p> <p>Condition – Education and Community Facilities</p> <p>Any permit to use or develop land for an education or community facility, including an upgrade to an existing education or community facility, within the N Contours must include a condition requiring noise attenuation measures to be included in the design of any buildings to AS2021-2015: Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.</p> <p>Condition – Dwellings</p> <p>Any permit to use or develop land for a dwelling, or to subdivide land for the purpose of dwellings, within the N Contours, must include a condition requiring noise attenuation measures to be included in the design of any buildings</p>	<p>VPA have addressed this matter in the Part A &amp; Part B submissions.</p> <p>No further action proposed.</p>	No changes proposed by the VPA.	37.03

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	in accordance with the requirements of AS2021-2015: Acoustics – Aircraft Noise Intrusion – Building Siting and Construction			

## VPA Proposed Changes

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Section 3.0 of the Schedule to Clause 37.07 (Application requirements)	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 the recommendations in the Beveridge North West Panel Report, specifically recommendation no. 10.	<p><b>Subdivision – Residential development</b></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"> <li>▪ A written statement that sets out how the application implements the incorporated <i>Craigieburn West Precinct Structure Plan</i>.</li> <li>▪ A land use budget setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.</li> <li>▪ A plan showing access arrangements for properties adjacent to all existing and future arterial roads.</li> <li>▪ A drainage and integrated water management plan.</li> <li>▪ 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 <i>Craigieburn West Precinct Structure Plan</i>;</li> <li>▪ Potential bus route and bus stop locations prepared in consultation with the Head of Public Transport Victoria;</li> <li>▪ 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;</li> <li>▪ 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;</li> </ul>	17.53, 26.01, 28.03, 28.04, 29.10, 29.11 and 30.16.

		<ul style="list-style-type: none"> <li>▪ 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: <ul style="list-style-type: none"> <li>▪ The staging of development and the likely bushfire risks at each stage;</li> <li>▪ 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;</li> <li>▪ 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;</li> <li>▪ 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.</li> </ul> </li> <li>▪ <u>Written statement outlining how the proposal will contribute to the delivery of affordable housing in the precinct, including proposed delivery mechanisms.</u></li> </ul>	
Section 3.0 of the Schedule to Clause 37.07 (Application requirements)	In accordance with evidence from Mr Hamish Allan update reference of Bushfire Site Management Plan to read as Bushfire Management Plan.	<p><b>Subdivision – Residential development</b></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"> <li>▪ A written statement that sets out how the application implements the incorporated <i>Craigieburn West Precinct Structure Plan</i>.</li> <li>▪ A land use budget setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.</li> <li>▪ A plan showing access arrangements for properties adjacent to all existing and future arterial roads.</li> <li>▪ A drainage and integrated water management plan.</li> </ul>	

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