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SCHEDULE 12 TO CLAUSE 37.07 URBAN GROWTH ZONE

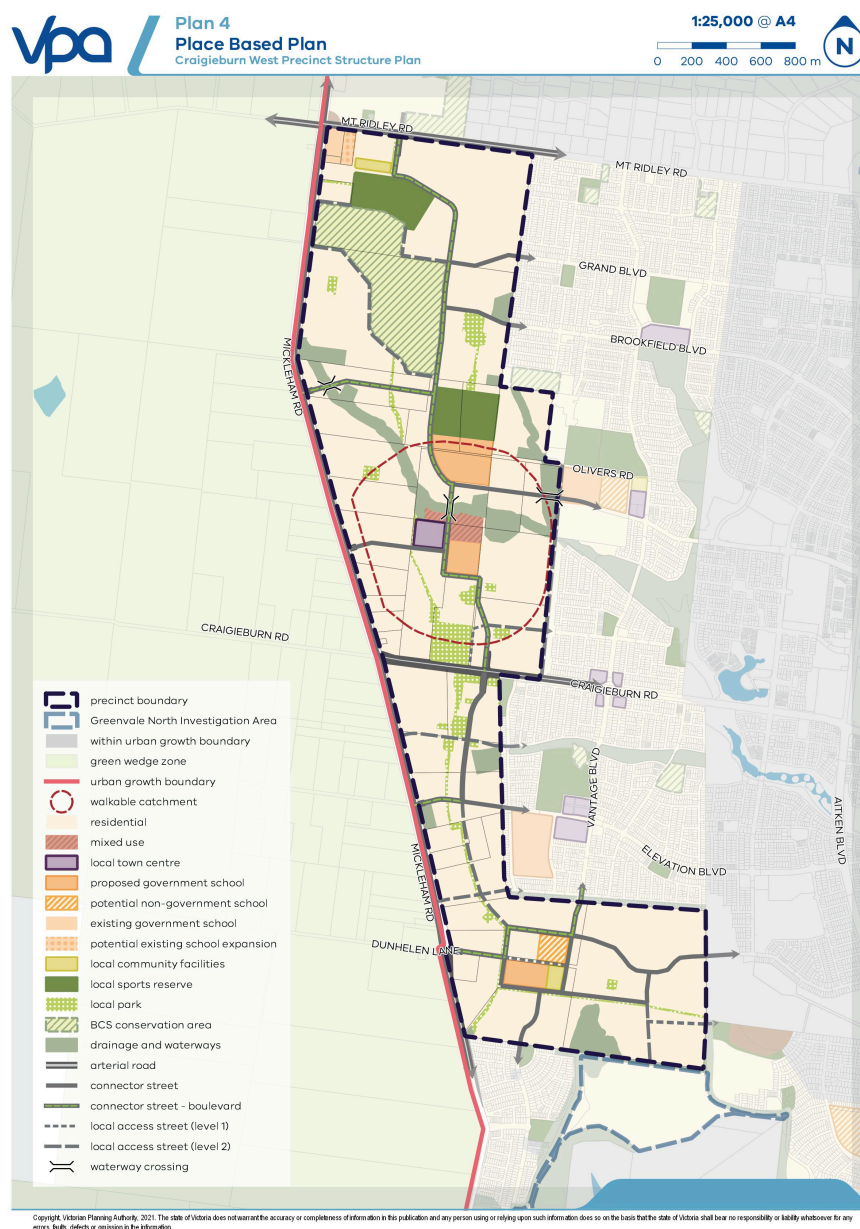
Shown on the planning scheme map as **UGZ12**.

CRAIGIEBURN WEST PRECINCT STRUCTURE PLAN

The Plan

Plan 1 below shows the future urban structure proposed in the *Craigieburn West Precinct Structure Plan, September 2021*. It is a reproduction of Plan 4 in the *Craigieburn West Precinct Structure Plan, September 2021*.

Plan 1 to Schedule 12 of Clause 37.07



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Use and development

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The Land

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.

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Applied zone provisions

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 Transport Zone 2 or Transport Zone 3.' In this instance the condition should be read as, 'The site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3 or an applied Transport Zone 2 or Transport Zone 3 in the Urban Growth Zone schedule applying to the land.'

Table 1: Applied zone provisions

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

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Specific provisions – Use of land

Table 2: Use of land

Section 1 - Permit not required

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

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Use	Condition
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	

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 provisions - Subdivision

None specified.

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Specific provisions - 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 of less than 300 square metres, if either of the following apply:

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

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.

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.

Removal of dams, reservoirs and other water bodies

A permit is required for the removal of dams, reservoirs and other water bodies.

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

Preliminary Risk Screen Assessment

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, primary school or children's playground) and ranked as 'Low to Moderate' and 'Moderate' Potential for Contamination and described in Table 2 must be accompanied by a Preliminary Risk Screen assessment in accordance with the *Environment Protection Act 2017*. The assessment must be issued stating that an environmental audit is not required for the application.

Table 2: Preliminary Risk Screen Assessment

Address	Lot Number
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
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

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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
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 TP612993B
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:

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- 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, a sodic and dispersive soils management plan must be 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.
 - 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);
- 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.

Heritage Places

For an application to subdivide land or to construct a building or construct or carry out works on land at 1240 Mickleham 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* .

Local Town Centre

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.

Conditions and requirements for permits

Condition - subdivision permits that allow the creation of a lot of less than 300 square metres

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

- Before the plan of subdivision is certified under the *Subdivision Act 1988* , a plan must be approved and endorsed by the responsible authority, that identifies the lots to which:
 - type A or type B of the *Small Lot Housing Code* (Victorian Planning Authority, 2019) applies; or
 - type A, type B or type C of the *Small Lot Housing Code* (Victorian Planning Authority, November 2024) applies.

to the satisfaction of the responsible authority.

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

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

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

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.

The submitted Kangaroo Management Plan must:

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- address the recommendations of the Eastern Grey Kangaroo Management Strategy: Craigieburn West Precinct Structure Plan (PSP 1068), Craigieburn prepared by Ecology and Heritage Partners, dated 2022; and include:
- 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.

The approved Kangaroo Management Plan must be implemented to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Condition – Construction environmental management plan

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

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

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

Condition - Fencing of conservation areas

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

Prior to the commencement of development, a conservation area fencing plan must be submitted to and approved by the Secretary to the Department of Environment, Land, Water, and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) (Secretary) to ensure the conservation area is adequately protected. The fencing plan must contain the following:

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

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

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

Once approved the plan will form part of the permit and must be implemented to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning and the responsible authority.

Stockpiles, fill, machinery, vehicle parking, excavation and construction activity of any kind must not be bought into, or be undertaken within, the area to be fenced, except with the prior written consent from the Secretary.

Condition - Correct alignment of protective fencing

Buildings and works must not commence until written evidence that protection fencing has been erected in accordance with the approved Conservation Area Fencing Plan is provided by a suitably qualified land surveyor to the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) (Secretary), and the Secretary confirms it is satisfied by the evidence.

Condition – Land management plan for conservation area

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

Prior to the commencement of development, a land management plan for the conservation area land must be prepared by a suitably qualified consultant, submitted to, and approved by the Secretary to the Department of Environment, Land, Water, and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) (Secretary). The land management plan must outline how the biodiversity values for the land identified in the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013) will be maintained, managed, and improved, including:

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

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

Requirement - Security of conservation land

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

The owner of the land must, as part of the plan of subdivision (or the first plan of subdivision submitted for registration, in the case of any staged subdivision), create the 'conservation area' as a separate lot or reserve. The boundaries of the lot or reserve on the plan of subdivision are subject to the prior satisfaction of the Secretary to the Department of Environment, Land, Water and Planning as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987* (Secretary). The owner must further secure the conservation area, by causing that lot or reserve to be vested, transferred, or protected in perpetuity in one of the following ways:

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

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include that the owner pays the reasonable costs of the Secretary incurred for the preparation, execution, and registration of the agreement. The owner must cause the agreement to be registered prior to lodgement of the plan of subdivision for registration.

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

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

Condition – Environmental Audit

Any permit for the use and development of land for a sensitive use (residential use, child care centre, pre-school centre, primary school or children's playground) and where the Preliminary Risk Screen Assessment requires an environmental audit, must contain the following condition:

Prior to the commencement of the use or buildings and works associated with the use, an environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* must be issued stating that the land is suitable for the use or development of the land allowed by this permit.

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 guideline 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.