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SCHEDULE 11 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ11**.

SHENSTONE PARK PRECINCT STRUCTURE PLAN – ELECTRICITY EASEMENT

Purpose

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

To provide for a range of uses and the development of land generally in accordance with the incorporated *Shenstone Park Precinct Structure Plan*.

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Table of uses

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Any requirement in the Table of uses and any requirement specified in this schedule or the incorporated *Shenstone Park Precinct Structure Plan* applying to the land must be met.

A permit granted must be generally in accordance with the incorporated *Shenstone Park Precinct Structure Plan* applying to the land.

Section 1 - Permit not required

Use	Condition
Convenience Shop	
Crop raising	
Grazing animal production	
Home based business	

Industry (other than Materials recycling and Transfer station)

Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.

The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital or an education centre, or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:

- The threshold distance, for a purpose listed in the table to Clause 53.10.
- 30 metres, for a purpose not listed in the table to Clause 53.10.

Must not:

- Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.
- Requires a notification under the Occupational Health and Safety Regulations 2017.
- Requires a licence under the Dangerous Goods (Explosives) Regulations 2011.
- Require a licence under the Dangerous Goods (HCDC) Regulations 2016.

Must not adversely affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Informal outdoor recreation**Mail centre****Railway**

Service station

The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.

Must not adversely affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
 - Appearance of any stored goods or materials.
 - Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
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Shipping container storage

Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.

The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre, or corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:

- The threshold distance, for a purpose listed in the table to Clause 53.10.
- 100 metres, for a purpose not listed in the table to Clause 53.10.

Must not:

- Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.
- Requires a notification under the Occupational Health and Safety Regulations 2017.
- Requires a licence under the Dangerous Goods (Explosives) Regulations 2011.
- Require a licence under the Dangerous Goods (HDC) Regulations 2016.

The site must adjoin, or have access to, a road in a Road Zone.

Shipping containers must be setback at least 9 metres from a road in a Road Zone.

The height of the shipping contained stacks must not exceed 6 containers or 16 metres, whichever is the lesser.

Must not adversely affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Take away food premises**Tramway**

Warehouse (other than Mail centre and Shipping container storage)

Must not be a purpose listed 2 in the table to Clause 53.10 with no threshold distance specified.

The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre, or a corrective institution, or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:

- The threshold distance, for a purpose listed in the table to Clause 53.10.
- 30 metres, for a purpose not listed in the table to Clause 53.10.

Must not:

- Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.
- Requires a notification under the Occupational Health and Safety Regulations 2017.
- Requires a licence under the Dangerous Goods (Explosives) Regulations 2011.
- Require a licence under the Dangerous Goods (HDC) Regulations 2016.

Must not adversely affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Any use listed in Clause 62.01

Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Apiculture, Crop raising, Grazing animal production, Intensive animal production, Pig farm and Poultry farm) Caretaker's house	
Education centre	Must not be a primary or secondary school.
Leisure and recreation (other than Informal outdoor recreation)	

Materials recycling

The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone or land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, education centre or a corrective institution.

Office**Place of assembly (other than Carnival and Circus)****Restricted retail premises****Retail premises (other than Shop and Take away food premises)****Transfer station**

The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Docklands Zone, residential zone or Rural Living Zone or land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.

Utility installation (other than Minor utility installation and Telecommunications facility).

Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, , land use for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.

Any other use not in Section 1 or 3**Section 3 - Prohibited****Use****Accommodation (other than Caretaker's house)****Cinema based entertainment facility****Hospital****Intensive animal production****Pig farm****Poultry farm****Shop (other than Adult sex product shop, Convenience shop and Restricted retail premises)****See Section 3 of 37.01-1 for relevant provisions****2.0****Use of land**

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Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

An application to use land for industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.

- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations is exceeded.
- The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and despatch.
 - Light spill or glare.

Exemption from notice and review

An application for the use of land which is generally in accordance with the incorporated *Shenstone Park Precinct Structure Plan* is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Subdivision

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Be generally in accordance with the incorporated *Shenstone Park Precinct Structure Plan*.
- Include any conditions or requirements specified in the incorporated *Shenstone Park Precinct Structure Plan*.

Exemption from notice and review

An application for subdivision of land which is generally in accordance with the incorporated *Shenstone Park Precinct Structure Plan* is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Buildings and works

Permit requirements

The construction of a building (not including a temporary building, a building associated with a minor utility installation, a building associated with an extractive industry, a renewable energy facility or telecommunications facility, a structure, a fence or other

appurtenances of a building) on land shown within the 'Woody Hill blast buffer' on Plan 15 of the incorporated *Shenstone Park Precinct Structure Plan* is prohibited.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Be generally in accordance with the incorporated *Shenstone Park Precinct Structure Plan*.
- Include any conditions or requirements specified in the incorporated *Shenstone Park Precinct Structure Plan*.

Exemption from notice and review

An application to construct a building or construct or carry out works which is generally in accordance with the incorporated *Shenstone Park Precinct Structure Plan* is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Signs

Sign requirements are at Clause 52.05. This zone is in Category 2.

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SCHEDULE 7 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ7**.

SHENSTONE PARK PRECINCT STRUCTURE PLAN

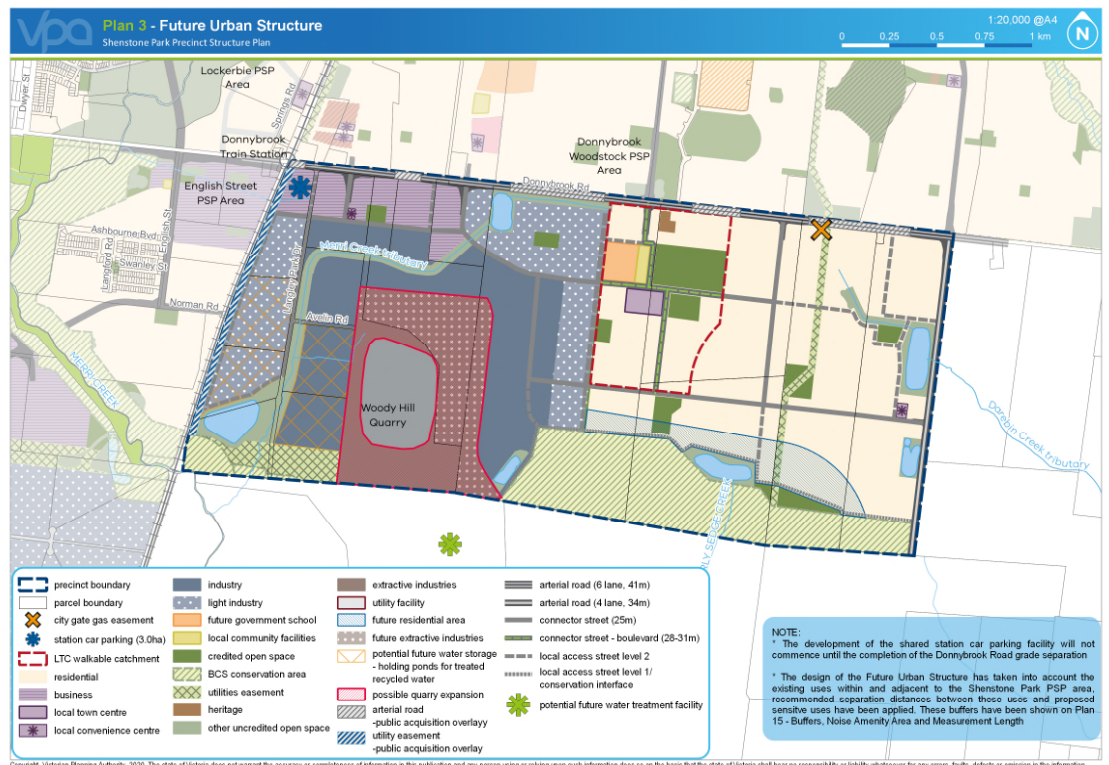
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The Plan

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Plan 1 below shows the future urban structure proposed in the *Shenstone Park Precinct Structure Plan, September 2019*. It is a reproduction of Plan 3 in the *Shenstone Park Precinct Structure Plan, September 2019*.

Plan 1 to Schedule 7 to Clause 37.07



2.0

Use and development

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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 UGZ7 on the planning scheme maps. This schedule must be read in conjunction with the incorporated *Shenstone Park Precinct Structure Plan*.

Note:

If land shown on Plan 1 is not zoned UGZ7, 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 *Shenstone Park Precinct Structure Plan*, the use, subdivision, 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 Arterial road	Applied zone provisions Clause 36.04 – Road Zone – Category 1
Land shown on plan 1 of this schedule Local town centre and local convenience centre (east)	Applied zone provisions Clause 34.01 – Commercial 1 Zone
Land shown on plan 1 of this schedule Industry	Applied zone provisions Clause 33.01 - Industrial 1 Zone
Land shown on plan 1 of this schedule Light industry	Applied zone provisions Clause 33.03 - Industrial 3 Zone
Land shown on plan 1 of this schedule Business and local convenience centre (west)	Applied zone provisions Clause 34.02 – Commercial 2 Zone
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

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Specific provisions – Use of land

Table 2: Use of land

Section 1 - Permit not required

Use	Condition
Accommodation (other than Dwelling) – where the applied zone is General Residential	Must not be on land identified within the '495m measurement length' shown on Plan 15 in the incorporated <i>Shenstone Park Precinct Structure Plan</i> .

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>Shenstone Park Precinct Structure Plan</i> .
Place of worship – where the applied zone is General Residential	<p>Must not be on land identified within the '495m measurement length' shown on Plan 15 in the incorporated <i>Shenstone Park Precinct Structure Plan</i>.</p> <p>The gross floor area of all buildings must not exceed 250 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>
Residential aged care facility – where the applied zone is General Residential	Must not be on land identified within the '495m measurement length' shown on Plan 15 in the incorporated <i>Shenstone Park Precinct Structure Plan</i> .
Restricted retail premises – where the applied zone is Commercial 2	The combined leasable floor area must not exceed 25,000 square metres.
Shop – where the applied zone is Commercial 1	The combined leasable floor area on land identified as 'Local Town Centre' in the incorporated <i>Shenstone Park Precinct Structure Plan</i> must not exceed 6,000 square metres.
Utility installation – where the applied zone is Industrial 1 or Industrial 3	Must be on land identified as 'potential future water storage' which provides holding ponds for treated recycled water on Plan 3 in the incorporated <i>Shenstone Park Precinct Structure Plan</i> .
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation Medical centre	On land identified as 'future residential area' on Plan 3 and within the 'Phillips Quarry sensitive use buffer' on Plan 15 in the incorporated <i>Shenstone Park Precinct Structure Plan</i> .
Car wash Dry cleaner Food and drink premises Panel beating	On land identified within the 'Woody Hill sensitive use buffer' on Plan 15 in the incorporated <i>Shenstone Park Precinct Structure Plan</i> .
Dry cleaning agent Laundromat	On land identified as 'business' or 'light industry' on Plan 3 and within the 'Woody Hill sensitive use buffer' on Plan 15 in the incorporated <i>Shenstone Park Precinct Structure Plan</i> .
Art gallery Cinema Cinema based entertainment	On land identified as 'business' on Plan 3 and within the 'Woody Hill sensitive use buffer' on Plan 15 in the incorporated <i>Shenstone Park</i>

facility	<i>Precinct Structure Plan.</i>
Museum	
Informal outdoor recreation	On land identified as 'industry' on Plan 3 and within the 'Woody Hill sensitive use buffer' on Plan 15 in the incorporated <i>Shenstone Park Precinct Structure Plan.</i>
Any other use not in Section 1 or 3 of the applied zone	

Section 3 – Prohibited

Use	
Caretaker's house	On land identified within the 'Woody Hill sensitive use buffer' on Plan 15 in the incorporated <i>Shenstone Park Precinct Structure Plan.</i>
Education centre (other than Employment training centre or Tertiary institution)	
Hotel	
Residential hotel	
Restricted retail premises – where the applied zone is Industrial 1 or Industrial 3	
Restricted retail premises – where the applied zone is Commercial 2	Where the combined leasable floor area exceeds 25,000 square metres.
Shop – where the applied zone is Commercial 2, Industrial 1 or Industrial 3	On land identified as 'business', 'industry' or 'light industry' on Plan 3 in the incorporated <i>Shenstone Park Precinct Structure Plan.</i>

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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 Whittlesea Planning Scheme.

No buildings within Woody Hill Blast Buffer

The construction of a building (not including a temporary building, a building associated with a minor utility installation, a building associated with an extractive industry, a renewable energy facility or telecommunications facility, a structure, a fence or other appurtenances of a building) on land shown within the 'Woody Hill blast buffer' on Plan 15 of the incorporated *Shenstone Park Precinct Structure Plan* is prohibited.

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 *Shenstone Park Precinct Structure Plan* and with the prior written consent of Whittlesea City Council.

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.

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Application requirements

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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.

Subdivision – Residential development

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

- A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields;
- A demonstration of how the proposed subdivision will contribute to the achievement of the residential density outcomes in the precinct structure plan applying to the land;
- A demonstration of lot size diversity by including a colour coded lot size plan, reflecting the lot size categories and colours outlined in Table 2 – Housing Type by Lot size and Housing Type Guide in the incorporated *Shenstone Park Precinct Structure Plan*;
- A mobility plan that demonstrates how the local street and movement network integrates with adjacent urban development or is capable of integrating with future development on adjacent land parcels;
- An arboricultural report identifying all trees on the site and a tree retention plan identifying how the application responds to Plan 8– Native vegetation retention and removal and any tree protection requirements and guidelines within the incorporated *Shenstone Park Precinct Structure Plan*;
- Potential bus route and bus stop locations prepared in consultation with Head, Transport for Victoria;
- Subdivision and Housing Design Guidelines, prepared to the satisfaction of the responsible authority, which demonstrate how the proposal responds to and achieves the objectives, planning and design requirements and guidelines within the “Image, Character, Housing and Heritage” section of the incorporated *Shenstone Park Precinct Structure Plan*;
- Where relevant, demonstration of how the subdivision will respond sensitively to the heritage significance of 1030 Donnybrook Road (Heritage Overlay – HO187) and its surrounding area;
- 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 City of Whittlesea and Melbourne Water;

- Any air borne emissions impact assessment for properties adjoining the nominated City Gate on Plan 1 of this schedule. Assessment must include recommendations to address any potential noise impacts that may be emitted from the City Gate facility;
- A Safety Management Study for subdivision applications on land containing the 'gas easement' shown on Plan 13 in the incorporated *Shenstone Park Precinct Structure Plan*. The Responsible Authority must be satisfied that the gas transmission pipeline licensee has reviewed and approved the Safety Management Plan prior to the application being lodged; and
- 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 AS3959-2009, where bushfire risk is managed;
 - 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.

Retail Economic Impact Assessment

An application to use land for a Shop in the 'local town centre' where the combined leasable floor area of all shops exceeds the figure shown in the land use table at 2.3 of this schedule must be accompanied by a retail economic impact assessment prepared by a suitably qualified professional.

Public Infrastructure Plan

An application for subdivision and/or use and development of land must be accompanied by a Public Infrastructure Plan which addresses the following:

- What land may be affected or required for the provision of infrastructure works;
- The provision, staging and timing of 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.

Preliminary Site Investigation

An application to subdivide land or use or develop land for a sensitive use (residential use, child care centre, pre-school centre or primary school) and ranked as 'Medium' 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 account of the report titled

'Preliminary Environmental Contamination Assessment Shenstone Park Precinct Structure Plan' (Meinhardt, March 2017).

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 clear 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

Address	Legal Description
960 Donnybrook Road – Donnybrook	Lot 1 TP371225
1030 Donnybrook Road – Donnybrook	Lot 1 TP380512
1100 Donnybrook Road – Donnybrook	Lot 1 LP38239
1140 Donnybrook Road – Donnybrook	Lot 1 LP98632
1150 Donnybrook Road – Donnybrook	Lot 2 LP98632

Traffic Impact Assessment

An application that proposes to create or change access to a primary or secondary arterial road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility/concept road safety audit, must be to the satisfaction of Head, Transport for Victoria or the Whittlesea City Council, as required.

Woody Hill Quarry noise assessment

An application for use or development within the 'Woody Hill existing noise buffer' or the 'Woody Hill expansion noise buffer' shown on Plan 15 of the incorporated *Shenstone Park Precinct Structure Plan*, for accommodation, child care centre, display home, hospital, hotel or bar must be accompanied by an assessment of noise impacts on the development from the quarry operations. The acoustic assessment must be prepared by an acoustic engineer or other suitably qualified person to the satisfaction of the responsible authority. The acoustic assessment must:

- Provide an assessment of noise levels on the land taking into account the existing and likely future noise levels associated with the ongoing operation of Woody Hill Quarry operations; and
- Include recommendations for noise attenuation measures designed to ensure that internal noise levels in bedrooms are not greater than 35 dB Leq8h.

Heritage Places

An application to subdivide land or to construct a building or construct and carry out works on land at 1030 Donnybrook Road, Donnybrook must include the following:

- a Heritage Conservation Management Plan (HCMP) for the heritage place;

- 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.

All to the satisfaction of the responsible authority.

Sodic and Dispersive Soils Management Plan

An application to subdivide land or undertake bulk earthworks must be accompanied by a sodic and dispersive soils management plan, prepared by a suitably qualified professional, that includes:

- 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);
- 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.

Affordable Housing Assessment

An application to develop or subdivide land for residential purposes should demonstrate how it is providing affordable housing by submitting a report, prepared by a suitably qualified person, which includes:

- Anticipated demographic characteristics of the suburb;
- Anticipated household composition (i.e. singles, couples, families with dependants);
- What proportion of housing is estimated to be provided for the income ranges specified at 3AA(4) of the Act; and

- A response to matters addressed in the Ministerial Notice under 3AA(2) of the Act.

Dry Stone Wall Management Plan

Dry stone walls identified with a 'moderate' to 'very high' retention value on Plan 5 – Image, Character, Housing and Heritage of the incorporated Shenstone Park Precinct Structure Plan must be retained as part of any future development, unless otherwise agreed to by the Responsible Authority after consideration of overall design response and following receipt of advice from a suitably qualified professional regarding the condition of the wall.

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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

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 Incorporated Document *Small Lot Housing Code, August 2014*.

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.

Condition - Gas pipeline construction management plan

Prior to the construction of a building or the carrying out of works, including demolition, on land within 50 metres of the gas pipeline easement shown on Plan 13 in the incorporated *Shenstone Park Precinct Structure Plan*, a Construction Management Plan must be submitted to and approved by the responsible authority. The plan must:

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

The Responsible Authority must be satisfied that the gas transmission pipeline licensee has reviewed and approved the Construction Management Plan.

The Construction Management Plan must be implemented to the satisfaction of the responsible authority.

The Construction Management Plan may be amended to the satisfaction of the responsible authority.

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;

The submitted Kangaroo Management Plan must 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;
- Actions to address the containment of kangaroos and 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 - 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 *Shenstone Park 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.

Condition - Salvage and translocation

A planning permit to subdivide land, construct a building, or construct or carry out 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.

Requirement - Protection of conservation areas and native vegetation during construction

A permit to subdivide land, construct a building or carry out works, where the incorporated *Shenstone Park 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 3 of the incorporated *Shenstone Park Precinct Structure Plan* as a 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 *Shenstone Park 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	The distances as shown in the incorporated <i>Shenstone Park Precinct Structure Plan</i> (section 4.6)
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 *Shenstone Park Precinct Structure Plan* as including a conservation area shown on Plan 3 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 3 of the incorporated *Shenstone Park 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, listed in Table 2 of this schedule, 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 Public Transport 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 Public Transport 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 Shenstone Park 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 *Planning and Environment Act 1987* 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.

Requirement – Woody Hill Quarry Noise Assessment

Any permit for the use or development of land, within the 'Woody Hill existing noise buffer' or the 'Woody Hill expansion noise buffer' shown on Plan 15 of the incorporated *Shenstone Park Precinct Structure Plan* must implement any recommendations of the noise assessment submitted with the application and include any conditions necessary, in the opinion of the responsible authority, to implement quarry noise attenuation measures.

All to the satisfaction of the responsible authority.

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

Woody Hill Quarry Sensitive Use Buffer

Before deciding on an application for subdivision, to use land or construct a building within the 'Woody Hill sensitive use buffer' shown on Plan 15 of the incorporated *Shenstone Park Precinct Structure Plan*, in addition to the decision guidelines in Clause 37.07-14, the responsible authority must consider the effect that emissions of noise, vibration, odour, dust and grit from Woody Hill Quarry may have on the proposed use or building.

Woody Hill Existing Noise Buffer and Expansion Noise Buffer

Before deciding on an application for subdivision, to use land or construct a building within the 'Woody Hill existing noise buffer' or the 'Woody Hill expansion noise buffer' shown on Plan 15 of the incorporated *Shenstone Park Precinct Structure Plan*, in addition to the decision guidelines in Clause 37.07-14, the responsible authority must consider the effect that emissions of noise from Woody Hill Quarry may have on the proposed use or building.

Phillips Quarry Sensitive Use Buffer

Before deciding on an application for subdivision, to use land or construct a building within the 'Phillips Quarry sensitive use buffer' shown on Plan 15 of the incorporated *Shenstone Park Precinct Structure Plan*, in addition to the decision guidelines in Clause 37.07-14, the responsible authority must consider the effect that emissions of noise, vibration, odour, dust and grit from Phillips Quarry may have on the proposed use or building.

Local Town Centre

Before deciding on an application to create floorspace in excess of any cap in the local town centre, in addition to the decision guidelines at Clause 37.07-14, the responsible authority must consider, as appropriate:

- The local catchment and PSP catchment demand for the additional floor area; and
- The effect on existing and future major town centres within the City of Whittlesea.

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 has demonstrated that the proposal will contribute 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 Shenstone Park Precinct Structure Plan area is included in the category specified in its applied zone at Clause 2.2 of this schedule.

27/05/2019
C239wsea**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0 Application requirements**27/05/2019
C239wsea

None specified.

2.0 Heritage places/ /
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The requirements of this overlay apply to both the heritage place and its associated land.

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO4	Summerhill Complex 585 Summerhill Road, Wollert	-	-	-	-	Yes Ref No H958	No	No
HO10	Wuchatschs Farm 74 Robert Street, Lalor	-	-	-	-	Yes Ref No H950	Yes	No
HO11	Fashoda Homestead 330 Bridge Inn Road, Mernda	-	-	-	-	Yes Ref No H2312	No	No
HO28	South Morang Primary School No. 1975 879 Plenty Road, South Morang	-	-	-	-	Yes Ref No H1398	Yes	No
HO29	Ziebell's Farm 100-102 Gardenia Road, Thomastown	-	-	-	-	Yes Ref No H979	Yes	No
HO30	Lutheran Church and Cemetery 110-112 and 104w Gardenia Road, Lalor	-	-	-	-	Yes Ref No H899	Yes	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO32	Siebels Farmhouse 77 Mount View Road, Thomastown	-	-	-	-	Yes Ref No H1212	Yes	No
HO33	Graffs Farm 1 Thomas Street, Thomastown	-	-	-	-	Yes Ref No H915	Yes	No
HO35	Whittlesea Primary School No. 2090 2425-2435 Plenty Road, Whittlesea	-	-	-	-	Yes Ref No H1717	Yes	No
HO43	Yan Yean Water Supply System Clonbinane to Fitzroy North & Bears Castle Yan Yean Water Supply Catchment Reserve, Cades Lane, Yan Yean	-	-	-	-	Yes Ref No H2333 & Ref No H1420	Yes	No
HO62	Bundoora Primary School No. 1915 222 Plenty Road, Bundoora	-	-	-	-	Yes Ref No H1344	Yes	No
	BEVERIDGE							
HO1	Braemore 1700 Merriang Road, Beveridge – Bluestone homestead, octagonal bluestone tower, mature trees enclosing homestead, avenue of trees, garden stonework, iron front gate.	No	No	Yes Mature trees enclosing homestead, avenue of trees	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO2	Camoola 2025 Merriang Road, Beveridge – Homestead, Mature trees enclosing homestead, outbuildings, stonewalls.	No	No	Yes Mature trees enclosing homestead	Yes outbuildings	No	No	No
	BUNDOORA							
HO53	Janefield Special School Brick School Building Janefield Training Centre 80 Enterprise Drive, Bundoora	No	No	No	No	No	No	No
HO56	Brick Administration Building Janefield Training Centre 80 Enterprise Drive, Bundoora	No	No	No	No	No	No	No
HO57	Brick Ward Building (Building F2-c1939) Janefield Training Centre 80 Enterprise Drive, Bundoora	No	No	No	No	No	No	No
HO58	Brick Ward Building (Building F3-c1951) Janefield Training Centre 80 Enterprise Drive, Bundoora	No	No	No	No	No	No	No
HO59	Brick Ward Building (Building F4-c1952) Janefield Training Centre 80 Enterprise Drive, Bundoora	No	No	No	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO89	Maroondah Aqueduct bridge over Plenty River Adjacent to 228 Plenty Road, Bundoora – Metal truss bridge.	No	No	No	No	No	No	No
HO90	Endowment Plantation Pine Trees 224F Plenty Road, Bundoora	No	No	Yes	No	No	No	No
	DONNYBROOK							
HO92	Donnybrook Station 823 Donnybrook Road, Donnybrook – timber station building (downside only).	No	No	No	No	No	No	No
HO93	Property adjoining Donnybrook Mineral Springs 110-130 Springs Road, Donnybrook – Residence and large bluestone barn.	No	No	No	Yes	No	No	No
HO94	Donnybrook Mineral Springs 130 Springs Road, Donnybrook – Mature trees, mineral springs, enclosures to spring houses.	No	No	Yes	Yes	No	No	No
HO186	Donnybrook Road Homestead 1145 Donnybrook Road, Donnybrook – Stone cottage.	No	No	No	No	No	Yes	No
HO187	1030 Donnybrook Road, Donnybrook “Statement of significance: “1030 Donnybrook Road, Donnybrook”	No	No	No	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
	DOREEN							
HO73	Neumann's Farmhouse 20B Bassetts Road, Doreen – Weatherboard house, well, outbuildings, picket fence, gardens	No	No	Yes Mature trees	Yes Outbuildings	No	No	No
HO74	Graff's Farm Cottage 32W Eminence Boulevard, Doreen – Weatherboard cottage, barn, mature peppercorns and fruit trees.	No	No	Yes Mature peppercorn and fruit trees	No	No	No	No
	EDEN PARK							
HO5	Breadalbane 170-172 Fifth Avenue, Eden Park – Brick house and mature trees.	No	No	Yes	No	No	Yes	No
HO6	Cordell's Cottage 215 Fourth Avenue, Eden Park – Weatherboard cottage.	No	No	No	No	No	No	No
HO97	Former post office Eden Park (Lot 144) 275 Eighth Avenue, Eden Park – Former post office, corrugated barn, hawthorn hedge.	No	No	Yes	Yes	No	No	No
	EPPING							
HO8	St. Johns Church of England 789-795 High Street, Epping – Cypress avenue, bluestone church.	No	No	Yes Cypress avenue	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO9	Epping Primary school building and former school residence 805 High Street, Epping – Bluestone school and school house, mature pine plantings.	No	No	Yes Mature pine plantings	No	No	No	No
HO78	Lochaber 45A Harvest Home Road, Epping – attic storey bluestone house, large stone barn, underground tank, drystone walls and mature trees.	No	No	Yes Mature exotic trees	Yes Outbuilding and drystone walls	No	No	No
HO85	Epping Presbyterian Church 773 High Street, Epping – Bluestone church, drystone wall.	No	No	No	Yes Drystone walls	No	No	No
HO98	Bluestone cottage 1 Cottage Boulevard, Epping – Bluestone house	No	No	No	No	No	No	No
HO99	Former Catholic School No.238 15 Coulstock Street, Epping – Former bluestone school building.	No	No	No	No	No	No	No
HO100	Residence 36 Davisson Street, Epping – Weatherboard house.	No	No	No	No	No	Yes	No
HO101	St. Peters Catholic Church 7 Davisson Street, Epping – Bluestone church	No	No	No	No	No	Yes	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO102	St. Peters Catholic Church; Manse and House 13 Davisson Street, Epping – Manse, mature Canary Island palm trees.	No	No	Yes	No	No	Yes	No
HO103	Creeds Farm 47 Farmhouse Boulevard, Epping – Bluestone farm, well and milking shed, drystone walled stockyard, remnant fencing, garden, dairy.	No	No	Yes	Yes	No	No	No
HO104	City of Whittlesea Municipal Offices 785 High Street, Epping – Former municipal offices, mature Norfolk Island pine.	No	No	Yes	No	No	No	No
HO105	Epping Cemetery and recreation reserve 861-883 High Street, Epping – Epping Cemetery, small cement shed, mature trees.	No	No	Yes	Yes	No	No	No
HO106	Residence 106 Houston Street, Epping – Weatherboard cottage.	No	No	No	No	No	No	No
	HUMEVALE							
HO107	Pinelea 135 Gingles Road, Humevale – Weatherboard residence, mature exotic pines	No	No	Yes	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO109	Residence 163 Humevale Road, Humevale – Intact Scrubby Creek settlers residence	No	No	Yes	No	No	No	No
HO111	Residence 210 Humevale Road, Humevale – Former timber post office, including alterations c1930.	No	No	No	Yes	No	No	No
HO112	Elm Grove 60 Jacks Creek Road, Humevale – Timber slab barn and row of Elm trees.	No	No	Yes Elm avenue	Yes Timber Slab Barn	No	No	No
HO113	Dawson's 'Glenlinton' Vineyard/Cellars 20 Robins Avenue, Humevale – Main house and associated outbuildings, fermentation tanks and vineyard buildings.	No	No	No	Yes	No	No	No
HO114	Residence 20 Thomas Road, Humevale – Main house and Desert Ash tree	No	No	Yes Desert Ash adjacent to residence	No	No	No	No
	LALOR							
HO49	Maltzahn's Farmhouse 127 Gardenia Road, Lalor – Bluestone house	No	No	No	No	No	No	No
HO87	Brick dwelling 44 Tramoo Street, Lalor	No	No	No	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO115	Lalor Fire Station 24–26 Vasey Avenue, Lalor	No	No	No	No	No	No	No
HO184	Peter Lalor Housing Cooperative Precinct 16 Gratwick Street, Lalor <i>Incorporated Plan: Peter Lalor Housing Cooperative Precinct Permit Exemptions, May 2014</i>	No	No	No	No	No	No	No
HO185	Peter Lalor Housing Cooperative Precinct 18 Middleton Street, Lalor <i>Incorporated Plan: Peter Lalor Housing Cooperative Precinct Permit Exemptions, May 2014</i>	No	No	No	No	No	No	No
	MERNDA							
HO12	Thomas Mill 640 Bridge Inn Road, Mernda – Mill machinery, dam wall, water race, bluestone lane (Berry Lane) and the remains of the Old Bridge Inn Hotel.	No	No	No	No	No	No	No
HO14	Black Braes Farm 65A Cravens Road, Mernda – House, cow bales and wells.	No	No	No	No	No	Yes	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO15	'Hazelmere' – Horner's House 32-36 Hayes Road, Mernda – House and outbuildings.	No	No	No	No	No	Yes	No
HO16	Mayfield School and Residence 1325 Plenty Road, Mernda – Bluestone residence, timber school house, mature trees.	No	No	Yes Mature trees	No	No	Yes	No
HO17	Carome Homestead and Mill 10 Hathfelde Boulevard, Mernda – Residence, quarry, mill, waterhole, stable, dairymshed.	No	No	No	No	No	No	No
HO18	Mayfield Presbyterian Church 1345 Plenty Road, Mernda – Bluestone church, mature trees, stables.	No	No	Yes Mature trees	No	No	Yes	No
HO19	Mayfield Farm, Dairy & Berry Lane 1410A & 1410C Plenty Road, Mernda– Residence, dairy and well, milking sheds, outbuilding, mature trees surrounding farm complex, bluestone lane, hawthorn hedge, timber bridge.	No	No	Yes Mature trees surrounding farm complex and hawthorn hedge	Yes outbuildings	No	No	No
HO20	Mernda Mechanics Institute and Library and adjacent Caretaker's House 1438-1440 Plenty Road, Mernda	No	No	No	No	No	Yes	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO21	Weatherboard House adjoining St. Josephs Catholic Church- Graff's house 1480 Plenty Road, Mernda – Weatherboard house, picket fence.	No	No	No	No	No	Yes	No
HO22	Wesleyan Church 97-105 Schotters Road, Mernda – Church and adjoining brick hall.	No	No	No	No	No	Yes	No
HO23	Turners Bakery 107 Schotters Road, Mernda – Bakehouse with ovens, stables, coachhouse, brick well, dwelling, shop.	No	No	No	No	No	Yes	No
HO64	Cockerall's Cottage (Earl Gray Road) 30 Regent Street, Mernda	No	No	Yes Mature trees	No	No	Yes	No
HO65	"The Poplars" 1321 Plenty Road, Mernda – Bluestone cottage and former Britannia Inn.	No	No	Yes Mature trees	No	No	Yes	No
HO66	Morang Cattle Markets 1415 Plenty Road, Mernda	No	No	No	Yes Outbuildings and fences	No	Yes	No
HO67	Bridge Inn Road Hotel 1425 Plenty Road, Mernda – Brick hotel	No	No	No	Yes Outbuildings	No	Yes	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO68	Preston Hall 1485 Plenty Road, Mernda – Bluestone house, drystone walls, quarries.	No	No	Yes Mature trees	Yes Drystone walls	No	No	No
HO69	St Josephs Catholic Church 1490 Plenty Road, Mernda – Bluestone church, drystone walls, mature trees.	No	No	Yes Mature trees	Yes Drystone walls	No	Yes	No
HO70	Bluestone Bridge - Plenty River Bridge Inn Road, Mernda	No	No	No	No	No	No	No
HO71	Brick Dwelling 31-35 Johnsons Road, Mernda – Dwelling and two Canary Island palm trees.	No	No	Yes Two Canary Island palm trees	No	No	Yes	No
HO72	Linton Park 265 Hazel Glen Drive, Mernda - Weatherboard house	No	No	Yes Mature trees	No	No	Yes	No
HO116	Residence 635 Bridge Inn Road, Mernda – Weatherboard homestead.	No	No	No	No	No	No	No
HO117	Euglebar Homestead 235 Bridge Inn Road, Mernda	No	No	No	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO118	Karool 305-307 Bridge Inn Road, Mernda – Bluestone residence, bluestone outbuildings.	No	No	No	Yes	No	No	No
HO119	Residence 100 Cravens Road, Mernda – Brick residence.	No	No	No	No	No	No	No
HO120	Rockbank (Jeffrey property) 355 Masons Road, Mernda – Bluestone house, outbuildings, drystone walls, mature elm and poplar trees.	No	No	Yes	Yes	No	No	No
HO121	Brookwood 20 Old Plenty Road, Mernda – Brick house, outbuildings, mature eucalypts.	No	No	Yes	Yes	No	No	No
HO122	Barbers Creek Monier Bridge Old Plenty Road, Mernda – Brick bridge with concrete arch.	No	No	No	No	No	No	No
	MILL PARK							
HO24	Redleap Stables 314-360 Childs Road, Mill Park	No	No	No	No	No	No	No
HO52	Janefield Presbyterian Church 281-285 Plenty Road, Mill Park	No	No	No	No	No	Yes	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO123	Avenue of Trees - gums, oaks, pines 345W Plenty Road, 251W Plenty Road, 340 McKimmies Road	No	No	Yes	No	No	No	No
	SOUTH MORANG							
HO26	Residence, Stonewall and Outbuildings 64 Gordons Road, South Morang – Granite house and dairy, brick villa, drystone walls.	No	No	No	Yes drystone walls	No	No	No
HO27	Bluestone Cottage 27 Old Plenty Road, South Morang	No	No	No	No	No	No	No
HO63	South Morang Primary School Surrounds 875 Plenty Road, South Morang – mature trees	No	No	Yes Mature trees	No	No	No	No
HO76	“Moorilla” 1175 Plenty Road, South Morang – Brick dwelling	No	No	No	No	No	Yes	No
HO77	‘The Farm Viganò’ 10 Bushmans Way, South Morang – House, outbuildings, stone wall along driveway, garden and mature trees surrounding buildings and driveway.	No	No	Yes Garden and mature trees surrounding buildings and driveway	Yes Outbuildings	No	Yes	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO124	Hunters Road Dairy 105W Hunters Road, South Morang – Vernacular stone building, rubble and sub -surface deposits, remnant fence, exotic plantings.	No	No	No	No	No	No	No
HO125	Uniting Church 41 Old Plenty Road, South Morang – Old Plenty Weatherboard Church.	No	No	No	No	No	No	No
HO126	Commercial Hotel 820 Plenty Road, South Morang – Red brick hotel.	No	No	No	No	No	No	No
HO127	Le Page Homestead 994-1044 Plenty Road, South Morang – Homestead cottage, barn and other outbuildings, garden, mature trees.	No	No	Yes	Yes	No	No	No
	THOMASTOWN							
HO31	Methodist Cemetery 1W Stewart Street, Thomastown – Gravestones, graves, mature tree plantings in cemetery reserve	No	No	Yes Mature tree plantings in cemetery reserve	No	No	No	No
HO50	Uniting Church 1/4 Spring Street, Thomastown – Church and peppercorn trees.	No	No	Yes Peppercorn trees	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO61	Westgarthtown Heritage Area Thomastown/Lalor	No	No	Yes Mature trees	No	No	No	No
HO129	Fowlers Pottery 11/391 Settlement Road, Thomastown – Factory building.	No	No	No	No	No	No	No
HO130	Thomastown Primary School 10 Spring Street, Thomastown – Brick School house.	No	No	No	No	No	No	No
WHITTLESEA								
HO34	Whittlesea Court House 74 Church Street, Whittlesea	No	No	No	No	No	Yes	No
HO36	Christ Church Parsonage 5 Wallan Road, Whittlesea – House, mature plantings surrounding house.	No	No	Yes Mature plantings surrounding house	No	No	Yes	No
HO37	Mornmoot Stud 430 Wildwood Road, Whittlesea – Weatherboard buildings including house, library, motor house, battery house, cottage at the stables, avenue of oaks, mature trees surrounding complex.	No	No	Yes Avenue of oaks, mature trees surrounding complex	Yes Library	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
H084	Downie House 22 Wallan Road, Whittlesea – Weatherboard dwelling and mature trees.	No	No	Yes Mature peppercorn trees	No	No	No	No
HO131	Residence 16 Beech Street, Whittlesea – Federation residence, fencing.	No	No	No	No	No	No	No
HO132	Masonic Hall 20 Beech Street, Whittlesea – Freemasons inter-war Masonic Hall.	No	No	No	No	No	No	No
HO133	Whittlesea House. 11 Beech Street, Whittlesea – Victorian commercial style hotel.	No	No	No	No	No	No	No
HO134	Northwood 50 Black Flat Road, Whittlesea – Residence, mature pines.	No	No	Yes	No	No	No	No
HO135	Glenvale Park 30 Capstone Drive, Whittlesea – Victorian era homestead and associated outbuildings.	No	No	No	Yes	No	No	No
HO137	Whittlesea Post Office 19 Church Street, Whittlesea – Fabric associated with timber post office (both external and internal).	No	Yes	No	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO138	Residence and Shop 39 Church Street, Whittlesea – Weatherboard residence and shop.	No	No	No	No	No	No	No
HO139	Whittlesea Uniting Church 26 Forest Street, Whittlesea – Brick church, mature peppercorn tree and stone pine.	No	No	Yes	No	No	No	No
HO140	Whittlesea Lions Comm. Hall Former Mechanics Institute 28 Forest Street, Whittlesea – Former Mechanics Institute, brick building.	No	No	No	No	No	No	No
HO141	Presbyterian Manse 62 Laurel Street, Whittlesea – Victorian Manse.	No	No	No	No	No	No	No
HO142	Lyndoch Park 73 Laurel Street, Whittlesea – Timber residence, mature trees.	No	No	Yes	No	No	No	No
HO143	Monument and Trees Laurel Street, Whittlesea – 1926 Soldiers Statue, avenue of cypress and ash trees.	No	No	Yes	No	No	No	No
HO144	Tarawera 2 Lime Street, Whittlesea – Weatherboard house.	No	No	No	No	No	No	No
HO145	Residence 6 Lime Street, Whittlesea – Weatherboard house	No	No	No	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO146	St. Andrews Presbyterian Church 7 Lime Street, Whittlesea – Brick church	No	No	No	No	No	No	No
HO147	Plenty Valley Stock feed 2434 Plenty Road, Whittlesea – Brick building	No	No	No	No	No	No	No
HO148	Havencroft residence 80 River Street, Whittlesea – Timber slab house,	No	No	No	No	No	No	No
HO149	Residence 60 River Street/39 Yea Road, Whittlesea – Brick house, outbuildings, mature pine trees.	No	No	Yes	Yes	No	No	No
HO150	Wolserey 340 Wallan Road, Whittlesea – Timber house, clay well.	No	No	No	No	No	No	No
HO151	Kerronsvale (Brooklands) 920 Wallan Road, Whittlesea – Homestead including house, former dairy, school house,	No	No	No	Yes	No	No	No
HO152	Residence 2 Walnut Street, Whittlesea – Weatherboard residence.	No	No	No	No	No	No	No
HO153	Residence 44 Walnut Street, Whittlesea – Weatherboard residence.	No	No	No	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO154	Residence 33 Walnut Street, Whittlesea – Timber cottage	No	No	No	No	No	No	No
HO155	Gloughkeating and adjoining shop building 40-42 Walnut Street, Whittlesea – Two-storey brick house, adjoining shop.	No	No	No	No	No	No	No
HO156	Whittlesea Contact Group Community House 35 Walnut Street, Whittlesea – Typical weatherboard shop.	No	No	No	No	No	No	No
HO157	Memorial Arch Walnut Street, Whittlesea – Stone memorial arch, two stone bollards.	No	No	Yes	No	No	No	No
HO158	Mountain Views 350 Wildwood Road, Whittlesea – Farmhouse, mature eucalypt tree.	No	No	No	No	No	No	No
HO159	Wildwood Farm 425 Wildwood Road, Whittlesea – Brick residence, yards, mature trees.	No	No	Yes	No	No	No	No
	WOLLERT							
HO38	Darebin Creek Monier Bridge Bridge Inn Road, Wollert	No	No	No	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO39	Schultz Farm 'Ivy Bank' 45 Bridge Inn Road, Wollert – Bluestone and weatherboard house, bluestone pigpens, bluestone barn, paving, drystone walled milking shed, mud and lathed barn, cypress windrows, pines, bluestone walled dam.	No	No	Yes Cypress windrows, pines	Yes outbuildings	No	No	No
HO40	Hehrs Pine Park Farm 286A Epping Road, Wollert – House, all outbuildings including milking sheds, dairy machinery shed, shearing shed, loose box, stables, drystone walls, mature pines and peppercorn trees and bluestone paving between buildings.	No	No	Yes Mature pines and peppercorn trees	Yes outbuildings	No	No	No
HO41	Schultz Farm 'Pine Grove Farm' 65 Lehmanns Road, Wollert – Bluestone dairy and milking sheds, weatherboard residence, bluestone stable, bluestone underground tank, drystone walls.	No	No	No	No	No	No	No
HO51	Main School Building – Wollert Primary School 455 Epping Road, Wollert	No	No	No	No	No	No	No
HO79	Residence 30 Harvest Home Road, Wollert – Bluestone house and outbuildings.	No	No	Yes Mature	Yes Outbuildings	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO80	Residence 80 Harvest Home Road, Wollert – Bluestone house, drystone walls and mature trees.	No	No	Yes Mature exotic trees	Yes Outbuildings and drystone walls	No	No	No
HO81	Unmack's Farm 90C Harvest Home Road, Wollert – Weatherboard house, bluestone dairy, outbuildings, mature trees and drystone walls.	No	No	Yes Mature exotic trees	Yes Outbuildings and drystone walls	No	No	No
HO82	Former red brick stable 25W Silverstone Court, Wollert	No	No	No	Yes Outbuildings	No	No	No
HO83	Former weatherboard cottage 22W Redrock Road, Wollert	No	No	No	No	No	No	No
HO161	Farmhouse 100 Bindts Road, Wollert – House, remnant drystone walls, outbuildings.	No	No	No	Yes	No	No	No
HO162	Timm's House 130 Bindts Road, Wollert – Bluestone house, weatherboard house, drystone wall, outbuildings including cellar well.	No	No	No	Yes	No	No	No
HO163	Springvale-Bodycoats Farm 80 Bodycoats, Wollert – Farm complex including bluestone barns, milking sheds, homestead, and other outbuildings.	No	No	No	Yes	No	Yes	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO164	Cragieburn Homestead 521 Cragieburn Road, Wollert – Homestead building, drystone walls, outbuildings and hedgerows.	No	No	Yes	Yes	No	No	No
HO165	Wollert Methodist Church 340 Epping Road, Wollert – Weatherboard Church.	No	No	No	No	No	No	No
HO166	Wollert Store and Post Office 491 Epping Road, Wollert – Brick store and post office.	No	No	No	No	No	Yes	No
HO167	Pittaways Wayside House Dance Palais 491 Epping Road, Wollert – Brick building.	No	No	No	No	No	Yes	No
HO168	McUliffe's house 795 Epping Road, Wollert – Timber residence,	No	No	No	No	No	No	No
HO169	Stimsons house (Bickley's) 700 Epping Road, Wollert – Bluestone and timber residences, outbuildings including brick garage/stables, barn, water tower, remnant bluestone wall.	No	No	No	Yes	No	No	No
HO170	Paynes House-Old Bodycoat farmhouse 715 Epping Road, Wollert – Bluestone residence.	No	No	No	No	No	No	No
	WOODSTOCK							

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO172	Bung Bong 1785 Donnybrook Road, Woodstock – Bluestone house, extant bluestone floors, stables, outbuildings and mature pine trees.	No	Yes Bluestone flooring in outbuilding and stable block. Original external wall of house	Yes	Yes	No	Yes	No
HO173	Woodstock Manor 910 Epping Road, Woodstock – Woodstock Manor, stables and hawthorn hedgerow.	No	No	Yes	Yes	No	No	No
HO174	Tower Hill 145 Selkirk Road, Woodstock – Tower Hill farm, garden of native and exotic trees.	No	No	Yes	Yes	No	No	No
	YAN YEAN							
HO42	Craigie Lee 1785 Arthurs Creek Road, Yan Yean – Bluestone residence, outbuildings.	No	No	No	No	No	No	No
HO44	Fenwick Stud 1740 Donnybrook Road, Yan Yean – Bluestone residence, freestanding kitchen, bluestone road, dairy (lined with lime mortar), freestanding bathroom, sheep plunge dip, well, sheds, coolroom excavated into ground, drystone walls, significant pinus species near residence.	No	No	Yes Significant pinus species near residence	Yes outbuildings & drystone wall	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO45	Burnside Dairies Manager's House 2025-2027 Donnybrook Road, Yan Yean – Burnside Dairies including the former manager's house and stable built in the 1880s, and outbuildings associated with Burnside Dairies from the 1920s.	No	No	No	Yes	No	No	No
HO175	Koorungal Homestead 2025-2027 Donnybrook Road, Yan Yean – Bungalow style farm house, two storey weatherboard stable block, underground cistern and the surrounding gardens containing mature trees and hedges.	No	No	Yes surrounding gardens containing mature trees including Radiata pine wind breaks, hedges, orchard, and single stands of English Oaks	Yes Stables	No	No	No
HO176	She Oak Hill Cutting Donnybrook Road, towards Yan Yean– Stand of endemic oak trees.	No	No	Yes	No	No	No	No
HO177	Residence 240 Dunnetts Road, Yan Yean – Castle Hill Farm building, outbuildings.	No	No	No	Yes	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO178	Yan Yean Primary School - School Master's House 50 Old Plenty Road, Yan Yean – Former school master's residence.	No	No	No	No	No	No	No
HO179	Old Yan Yean Store and Post Office 100 Old Plenty Road, Yan Yean – Brick building and corrugated metal shed, semi mature tree.	No	No	Yes	No	No	No	No
HO180	Kiama 2215 Plenty Road, Yan Yean – Kiama residence, including sunken well on opposite side of Plenty Road.	No	No	No	Yes	No	No	No
HO181	Yan Yean Cemetery 2265 Plenty Road, Yan Yean – The Yan Yean cemetery, including all mature trees.	No	No	Yes	Yes	No	No	No
HO182	Grossmere 41 Recreation Road, Yan Yean – Timber cottage	No	No	No	No	No	No	No
HO183	Residence 125 Recreation Road, Yan Yean – Weatherboard building.	No	No	No	No	No	No	No

Ps Map Ref	Heritage place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted ?	Aboriginal heritage place?
HO186 Interim Control Expiry Date: 31/08/2018	Myee 250 O'Herns Road, Epping	No	No	No	No	No	Yes	No

PARK

--/20--
Proposed
C241wsea

SCHEDULE 8 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO8**.

SHENSTONE PARK PRECINCT STRUCTURE PLAN

1.0 Requirement before a permit is granted

--/20--
Proposed
C241wsea

None specified.

2.0 Permits not generally in accordance with incorporated plan

--/20--
Proposed
C241wsea

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 *Shenstone Park Precinct Structure Plan*.

3.0 Conditions and requirements for permits

--/20--
Proposed
C241wsea

The requirements of the incorporated *Shenstone Park Precinct Structure Plan* must be included in a 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.

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 *Shenstone Park 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 3 of the *Shenstone Park Precinct Structure Plan* as a 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 Shenstone Park 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	The distances as shown in the incorporated <i>Shenstone Park Precinct Structure Plan</i> (section 4.6)
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 *Shenstone Park Precinct Structure Plan* as including a conservation area shown on Plan 3 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 condition does not apply to land of any lot or part of a lot within the conservation area shown on Plan 3 of Precinct Structure Plan as a BCS 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 in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is the subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
 - the Secretary to the Department of Environment, Land, Water and Planning;
 - the Minister for Environment and Climate Change; or

- another statutory authority.

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

4.0 Decision guidelines

--/--/20--
Proposed
C241wsea

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 *Shenstone Park Precinct Structure Plan*.

5.0 Preparation of the incorporated plan

--/--/20--
Proposed
C241wsea

None specified.

--/20--

SCHEDULE 9 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO9**.

SHENSTONE PARK PRECINCT STRUCTURE PLAN

1.0 Requirement before a permit is granted

--/20--
C106

None specified.

2.0 Permits not generally in accordance with incorporated plan

--/20--

A permit granted must be generally in accordance with the incorporated *Shenstone Park Precinct Structure Plan* as it applies to the land.

3.0 Conditions and requirements for permits

--/20--

None specified.

4.0 Decision guidelines

--/20--

Before deciding on an application, in addition to the decision guidelines in Clause 43.03-3, the responsible authority must consider as appropriate the incorporated *Shenstone Park Precinct Structure Plan*.

5.0 Preparation of the incorporated plan

--/20--

None specified.

27/05/2019
C239wsea

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

1.0

Scheduled area

Proposed
C241wsea

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Area known as the extension of Edgars Road between Childs Road and Cooper Street in Epping, designated with a Public Acquisition Overlay (PAO2).	All native vegetation including trees, shrubs, herbs and grasses
Area zoned Road 1 Zone or designated with a Public Acquisition Overlay (PAO2) being land forming the Hume Freeway between the Metropolitan Ring Road and Mount Ridley Road.	All native vegetation including trees, shrubs, herbs and grasses.
Area known as the Melbourne Wholesale Market Precinct, being land designated in Schedule 1 to the Priority Development Zone.	All native vegetation including trees, shrubs, herbs and grasses.
Area known as the extension of Findon Road between Plenty Road and Gorge Road in South Morang, designated with a Public Acquisition Overlay (PAO2).	All native vegetation including trees, shrubs, herbs and grasses.
Land shown as UGZ4 on the planning scheme maps.	All native vegetation except for that shown as to be retained on Plan 6 in the incorporated English Street Precinct Structure Plan provided 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 Protection Act 1987</i> (Cth).
Land shown as UGZ3 on planning scheme maps	Shown as 'Scattered trees to be removed' on Plan 8 in the incorporated Quarry Hills Precinct Structure Plan, June 2016 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 UGZ5 on planning scheme maps	All native vegetation where the removal, destruction or lopping which is required for any development that is subject to and carried out in accordance with the following approval made pursuant to section 146B of the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth): <ul style="list-style-type: none"> 'Final approval for urban development in three growth corridors under the Melbourne urban growth program

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
	<p><i>strategic assessment, 5 September 2013</i>.</p> <p>This does not apply to:</p> <ul style="list-style-type: none"> ▪ Native vegetation or scattered trees identified as 'to be retained' on Plan 7b in the incorporated <i>Wollert Precinct Structure Plan, June 2017</i>. ▪ Trees shown as 'tree subject to 80% retention policy' on Plan 7b in the <i>incorporated Wollert Precinct Structure Plan, June 2017</i> where the removal, destruction or lopping does not comply with R3 in the incorporated <i>Wollert Precinct Structure Plan, June 2017</i>.
Land shown as UGZ6 on planning scheme maps	<p>All native vegetation the removal, destruction or lopping of which is required for any development that is subject to and carried out in accordance with the following approval made pursuant to section 146B of the Environment Protection and <i>Biodiversity Conservation Act 1999 (Cth)</i>:</p> <ul style="list-style-type: none"> ▪ 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013'. <p>This does not apply to:</p> <ul style="list-style-type: none"> ▪ Native vegetation or scattered trees identified as to be retained in Plan 9 in the incorporated <i>Donnybrook-Woodstock Precinct Structure Plan, October 2017</i>. ▪ Trees where the removal, destruction or lopping does not comply with Requirement R15 in the incorporated <i>Donnybrook-Woodstock Precinct Structure Plan, October 2017</i>.
Land shown as UGZ7 on planning scheme maps	<p>All native vegetation where the removal, destruction or lopping of which is required for any development that is subject to and carried out in accordance with the following approval made pursuant to section 146B of the Environment Protection and <i>Biodiversity Conservation Act 1999 (Cth)</i>:</p> <ul style="list-style-type: none"> ▪ 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013'. <p>This does not apply to:</p> <ul style="list-style-type: none"> ▪ Native vegetation or scattered trees identified as to be retained in Plan 8 in the incorporated <i>Shenstone Park Precinct Structure Plan..</i> ▪ Trees where the removal, destruction or lopping does not comply with Requirement R10 in the incorporated

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
	<i>Shenstone Park Precinct Structure Plan.</i>

2.015/09/2008
VC49**Scheduled weed**

Area	Description of weed
None specified	

PART A

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

1.0

Permit requirement for dry stone walls

1.1
Proposed
C241wsea

Land

All land except land shown as a dry stone wall with a 'low' retention value in the incorporated *Donnybrook-Woodstock Precinct Structure Plan, October 2017*.

All land except land shown as a dry stone wall with a 'low' retention value in the incorporated *Shenstone Park Precinct Structure Plan*.

17/01/2019
GC55**SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS****1.0****Referral of permit applications under local provisions**/ /
Proposed
C241wsea

Clause	Kind of application	Referral authority	Type of referral authority
Clause 6.0 of Schedule 1 to 37.07 (UGZ)	An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in the Lockerbie Principal Town Centre and within the local town centres.	Metropolitan Planning Authority	Determining referral authority
Clause 2.0 of Schedule 5 to Clause 37.07 (UGZ)	An application to subdivide land, or construct a building or carry out works on: <ul style="list-style-type: none"> land identified as "construction restrictions apply" adjacent to the Extractive Industry Works Authority on Plan 2 of the <i>Wollert Precinct Structure Plan, December 2016</i>; or land within 200 metres of the Extractive Works Area boundary. 	Secretary to the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	Determining referral authority
Clause 2.0 of Schedule 5 to Clause 37.07 (UGZ)	An application to subdivide land, or construct a building or carry out works (where the value of works is in excess of \$500,000) on land in the Wollert Major Town Centre and within the local town centres.	Victorian Planning Authority	Determining referral authority
Clause 5.1.0 of Schedule 5 to Clause 37.07 (UGZ)	An application to use or develop land, including subdivision for Accommodation, Child care centre, Place of assembly, Retail premises, Cinema based entertainment facility, Hospital or Aged care facility on land shown within the potential future gas fired power station buffer on Plan 2 of the <i>Wollert Precinct Structure Plan, June 2017</i> .	Secretary to the Department administering the <i>Electricity Industry Act 2000</i> .	Recommending referral authority

Clause	Kind of application	Referral authority	Type of referral authority
Clause 8.0 of Schedule 1 to the 37.08 (ACZ)	An application to subdivide land, or construct a building or carry out works on land on or abutting the Epping North Public Transport Corridor.	Public Transport Development Authority	Determining referral authority
Clause 5.0 of Schedule 4 to Clause 42.01 (ESO)	An application required under Schedule 4 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 5.0 of Schedule 5 to Clause 42.01 (ESO)	An application required under Schedule 5 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 5.0 of Schedule 6 to Clause 42.01 (ESO)	An application required under Schedule 6 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 3.0 of Schedule 34 to Clause 43.04 (DPO)	An application to use land, subdivide land, or construct a building or carry out works on land within 50 metres east of the Mernda Rail Reserve and within the Mernda Township as shown on the Concept Plan in Clause 6.0 of Schedule 34 to Clause 43.04.	Public Transport Victoria	Recommending referral authority
Clause 2.0 of Schedule 6 to Clause 37.07 (UGZ)	An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in a local town centre	Victorian Planning Authority	Determining referral authority
Clause 3.3 of Schedule 2 to Clause 37.07 (UGZ)	All permit applications for subdivision, after certification under the <i>Subdivision Act 1988</i> of a plan of subdivision containing the 1100th lot of land within the Lockerbie North and Beveridge Central precincts combined.	Roads Corporation	Determining referral authority
Schedule 7 to Clause 37.07 (UGZ)	An application for subdivision, to use land, or construct a building or carry out works on land within the 'Woody Hill sensitive use buffer' identified on Plan 15 of the incorporated <i>Shenstone Park Precinct Structure Plan</i> .	Secretary to the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	Determining referral authority

Clause	Kind of application	Referral authority	Type of referral authority
Schedule 7 to Clause 37.07 (UGZ)	<p>An application for subdivision, to use land or construct a building or carry out works on land identified as 'future residential area' on Plan 3 of the incorporated <i>Shenstone Park Precinct Structure Plan</i> for any of the following:</p> <ul style="list-style-type: none"> • Accommodation • Crematorium • Display home centre • Education centre • Funeral parlour • Hospital • Medical centre • Place of assembly • Retail premises • Veterinary centre 	Secretary to the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	Determining referral authority
Schedule 7 to Clause 37.07 (UGZ)	An application for subdivision, to use land or construct a building or carry out works on land identified as 'station car park' on Plan 3 of the incorporated <i>Shenstone Park Precinct Structure Plan</i> .	Department of Transport	Determining referral authority

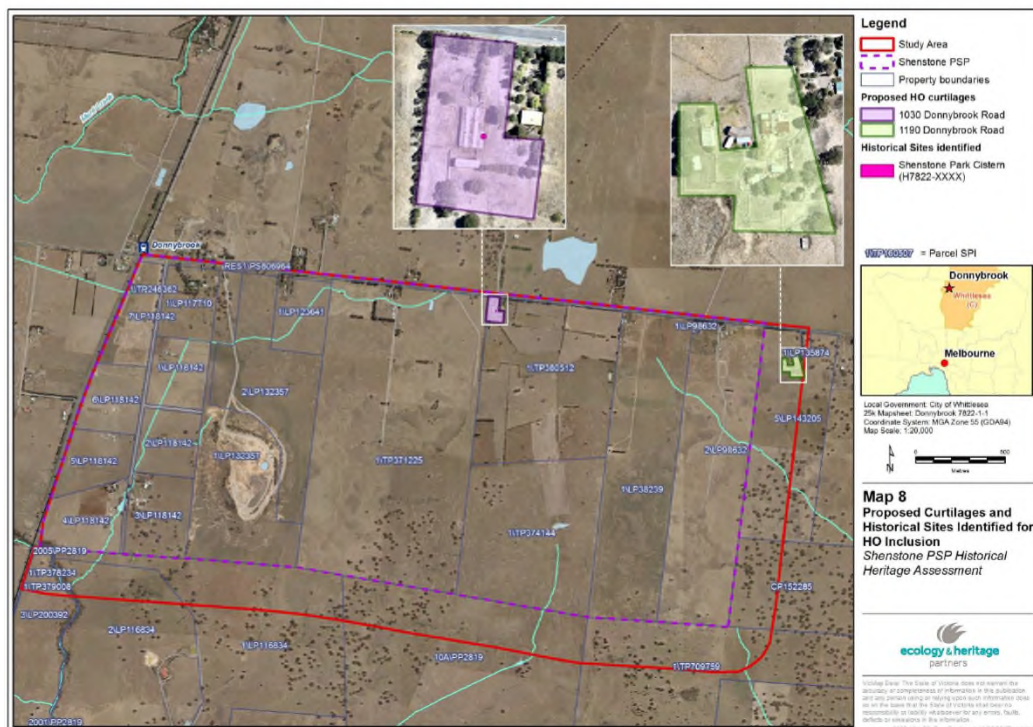
23/02/2017
GC28**SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS****1.0**/ /
Proposed
C241wsea

Clause	Kind of application	Person or body to be notified
Clause 5.0 of Schedule 5 to Clause 37.07 (UGZ)	An application on land shown within the gas pipeline buffer on Plan 5 in the <i>Wollert Precinct Structure Plan, December 2016</i> for Accommodation (other than a dwelling on a lot or a Dependent person's unit), dwelling where density will equal or exceed 30 dwellings per net developable hectare, a Child care centre, Education centre, Place of Assembly, Retail premises, Cinema based entertainment facility, Hospital or Aged Care Facility.	Licensee under the <i>Pipelines Act 2005</i> of the Pakenham to Wollert transmission gas pipeline or the Wollert to Keon Park transmission gas pipeline, as relevant.
Clause 2 of Schedule 5 to Clause 37.07 (UGZ)	An application for subdivision and/or buildings and works within 200 metres either side of the Public Transport Corridor shown on Plan 2 of <i>Wollert Precinct Structure Plan, December 2016</i> .	Director of Public Transport Victoria
Clause 5.0 of Schedule 6 to Clause 37.07 (UGZ6)	An application on land shown within the 'gas pipeline measurement length' on <i>Plan 16 - Utilities</i> in the incorporated Donnybrook-Woodstock Precinct Structure Plan for a Residential Aged Care Facility, a Child care centre, a Cinema based entertainment facility, an Education centre, a Hospital, a Place of assembly or Retail premises.	Licensee under the <i>Pipelines Act 2005</i> of the Keon Park to Wodonga transmission gas pipeline.
Schedule 7 to Clause 37.07 (UGZ7)	An application on land identified within the '495m measurement length' on Plan 15 on the incorporated <i>Shenstone Park Precinct Structure Plan</i> for any of the following: <ul style="list-style-type: none"> Accommodation (other than Dwelling) Child care centre Cinema based entertainment facility Corrective institution Education centre Hospital Place of assembly Residential aged care facility Retail Service station 	Licensee under the <i>Pipelines Act 2005</i> of the Keon Park to Wodonga and Victorian Northern Interconnect – Loop 1 transmission gas pipelines.

1030 Donnybrook Road, Donnybrook Statement of Significance

Heritage Place: 1030 Donnybrook Road, Donnybrook

PS ref no: HO187



What is significant?

1030 Donnybrook Road, Donnybrook is significant, namely: the bluestone-paved milking shed, the rooms and sheds attached to the milking shed, the brick-lined cistern, the hayshed, the complex of dry stone walls and bluestone and basalt cattle ramp attached to them.

How is it significant?

The heritage place is of local significance to the City of Whittlesea.

Why is it significant?

The heritage place is significant to the City of Whittlesea for the following reasons:

1030 Donnybrook Road is of historical, cultural and archaeological significance as the extent of remains are reflective of a late 19th or early 20th century farmstead. The heritage place has the potential to provide information about the domestic and agricultural setting in which it is found, and the agrarian lifestyles and practices of its former owners. The site is a representative example of a farmstead dating to the late 19th or early 20th century.

Primary source

Shenstone Park Precinct Structure Plan (PSP 1069.1), Donnybrook, Victoria: Post-Contact Heritage Assessment. Ecology and Heritage Partners, May 2017.

Number	Address	Grade
DSW-16, 17 & 18	1030 Donnybrook Road	Very High

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

WHITTLESEA PLANNING SCHEME

AMENDMENT C241WSEA

EXPLANATORY REPORT

Who is the planning authority?

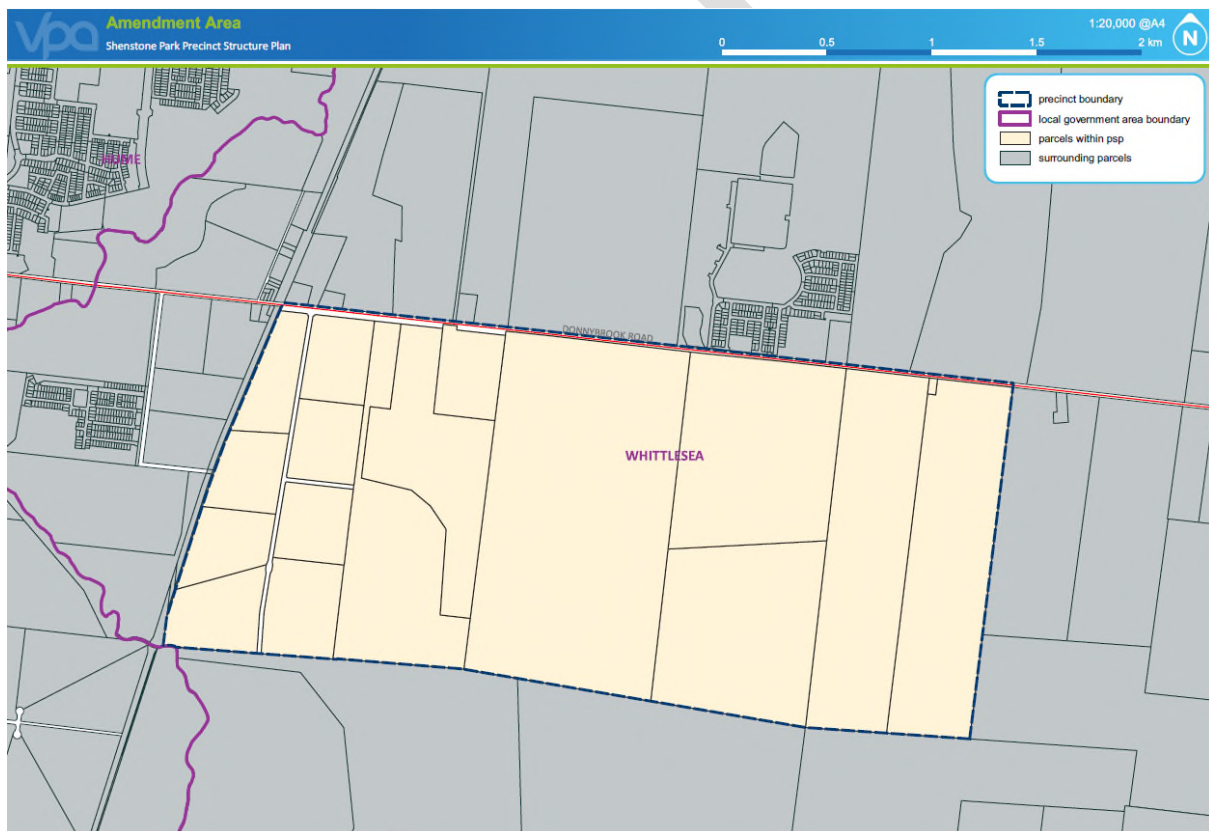
This amendment has been prepared by the Victorian Planning Authority, which is the planning authority for this amendment.

The Amendment has been made at the request of the Victorian Planning Authority.

Land affected by the Amendment

The amendment applies to the land identified in the Shenstone Park Precinct Structure Plan (PSP) area in the City of Whittlesea and shown in Map 1 below. The precinct is approximately 628 hectares in size and is bound by Donnybrook Road to the north, Sydney - Melbourne railway line to the west, the Urban Growth Boundary to the east and the Wollert Suburb boundary to the south.

Map 1- Land affected by the amendment



What the amendment does

The amendment incorporates a new document into the Whittlesea Planning Scheme titled '*Shenstone Park Precinct Structure Plan, September 2019*' (the PSP). The amendment also rezones the majority of land to Urban Growth Zone Schedule 7 to facilitate the development of the land generally in accordance with the PSP and makes a number of other consequential changes to the Whittlesea Planning Scheme to support the implementation of the PSP.

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

- Inserts Schedule 7 to Clause 37.07 Urban Growth Zone (UGZ7) and rezones the majority of the precinct to UGZ7. This schedule includes controls to facilitate land use and development controls for the precinct and requires land use and development to be generally in accordance with the incorporated *Shenstone Park Precinct Structure Plan*.
- Rezones a portion of Farming Zone (FZ) land to UGZ7.
- Rezones a portion of FZ land to Special Use Zone (SUZ4) to enable the protection and expansion of the Woody Hill Quarry located within the precinct.
- Rezones land from Rural Conservation Zone (RCZ1) to UGZ7 to reflect changes to the boundary of *Biodiversity Conservation Strategy* (BCS) Conservation area 28 which was approved by the Minister for the Department of Environment and Energy on 12 July 2017.
- Rezones land from FZ1 to RCZ1 to correct an error in the zoning map and to reflect the correct BCS boundary.
- Inserts Schedule 11 to Clause 37.01 Special Use Zone (SUZ11) and rezones land from RCZ1 and FZ to SUZ11 that is within the transmission line easement. SUZ11 includes land use and development controls to facilitate the development of the land generally in accordance with the PSP.
- Deletes Schedule 4 to Clause 42.01 Environmental Significance Overlay (ESO4) from land within the precinct.
- Applies Schedule 6 to Clause 42.01 Environmental Significance Overlay (ESO6) to land within the *Biodiversity Conservation Strategy*.
- Inserts Schedule 8 to Clause 43.03 Incorporated Plan Overlay (IPO8) into the Whittlesea Planning Scheme and applies IPO8 to land within the *Biodiversity Conservation Strategy* and zoned RCZ within the amendment area.
- Inserts Schedule 9 to Clause 43.03 Incorporated Plan Overlay (IPO9) into the Whittlesea Planning Scheme and applies IPO9 to SUZ11 within the amendment area which includes the existing and expanded Woody Hill Quarry and land within the transmission line easement, to ensure any future development within these areas is generally in accordance with the PSP.
- Amends the Schedule to Clause 43.01 Heritage Overlay and includes a new entry HO187 relating to 1030 Donnybrook Road, Donnybrook.
- 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 to identify dry stone walls exempt from requiring a planning permit for demolition, removal or alteration within the PSP area.
- Amends the Schedule to Clause 66.04 Referral of Permit Applications Under Local Provisions to require:
 - Referral to the Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act 1990* of an application for subdivision, the use of land, or the construction of a building or carrying out of works on land within the 'Woody Hill sensitive use buffer' shown on Plan 15 of the PSP.
 - Referral to the Department of Transport of an application for subdivision, use of land or the construction of a building or carrying out of works on land identified as 'station car parking' on Plan 3 of the PSP.
 - Referral to the Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act 1990* for an application for subdivision, the use of land, or the construction of a building or carrying out of works for Accommodation, Crematorium, Education centre, Food and drink premises, Funeral parlour, Display home centre, Hospital, Medical centre, Place of assembly, Retail premises and Veterinary centre on land identified as 'future residential area' on Plan 3 and within the 'Phillips Quarry sensitive use buffer' on Plan 15 of the PSP.
- Amends the Schedule to Clause 66.06 Notice of Permit Applications Under Local Provisions to require:

- Notice to the gas pipeline licensee under the *Pipelines Act 2005* for a permit application for Accommodation (other than Dwelling), Child care centre, Cinema based entertainment facility, Corrective institution, Education centre, Hospital, Place of Assembly, Residential aged care facility, retail and service station within the '495m measurement length' shown on Plan 15 of the PSP.
- Amends the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme to incorporate the *Shenstone Park Precinct Structure Plan, September 2019* and *1030 Donnybrook Road Statement of Significance, September 2019*.

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 State Planning Policy Framework with regard to the growth of Melbourne by facilitating new urban development, associated infrastructure provision, conservation and open space outcomes.

The amendment provides for the development of approximately 3,600 new homes to accommodate an expected population of between 10,000 to 11,000 residents, and approximately 131 hectares of the precinct will accommodate land for the purpose of industrial and commercial development creating up to 4,500 jobs in a variety of sectors for the local region in the long term.

To service this new population, the amendment provides for a local town centre, local convenience centre, future government school, recreational facilities and community services, connector roads, public open space, waterway and drainage reserves. The PSP adjoins the existing Donnybrook-Woodstock PSP to the north, the English Street PSP to the west and the future Northern Quarries PSP to the south and has been drafted to integrate with the existing PSPs.

The extractive resources within and adjacent to the proposed Shenstone Park PSP, in particular those that are encompassed by Woody Hill (including expansion areas) and the future Phillips Quarry (to the south of the precinct) are of strategic importance to the growth of Melbourne. The City of Whittlesea is within the Top 10 list of Critical Extractive Resource Locations and is in the Top 10 highest demand areas for extractive resources for the State. The extractive resources in this area are recognised within an Extractive Industry Interest Area, as well as the North Growth Corridor Plan, and were also contemplated for immediate expansion and development by the Joint Ministerial Statement of Extractive Resources. The expanded and increased extraction depth at the Woody Hill Quarry and a future quarry at the former Phillips Quarry are both considered to be strategic extractive resource operations and opportunities.

The amendment and PSP have been drafted to respond to both of these strategic opportunities by identifying the existing Woody Hill operations area and an area to allow for its maximum possible expansion within the PSP. This is supported by rezoning the expansion area from Farming Zone 1 to Special Use Zone 4, to align with the existing zoning for the Woody Hill Quarry Works Plan operation area, which also applies to all extractive areas within the City of Whittlesea. The PSP and UGZ7 prohibit the construction of most buildings within the Woody Hill blast buffer (shown in the PSP) and designating certain sensitive land uses be prohibited near the interface with the quarry (Woody Hill sensitive use buffer), whilst also introducing a permit trigger for a range of uses considered sensitive to potential impacts from the quarry.

The PSP also protects the Phillips Quarry which is located outside of the precinct boundary to the south. This is facilitated in the PSP by designating buffers, specifically the Phillips sensitive use buffer (shown in the PSP), which is within the precinct boundaries, and ensures that any future development within the future residential area is restricted until such time as buffer generating operations within the northern part of the Phillips Quarry are completed. This is further supported by including the Secretary

to the Department administering the *Mineral Resources (Sustainable Development) Act 1990* as a determining referral authority within the appropriate statutory tool.

Overall, the land uses designated within the PSP align with those shown in the *North Growth Corridor Plan*. Specifically, the PSP:

- Protects the biodiversity area within the south-western and south-eastern portion of the land;
- Protects the existing Woody Hill Quarry and provides for a maximum possible expansion area to ensure that the blast buffer and sensitive use buffers are confined to the commercial and industrial areas surrounding the quarry. This aligns with the area shown in the corridor plan as non-urban/utilities and industrial areas;
- Identifies the potential future water treatment facility to the south of the PSP; Plans for a new residential area to the east of the precinct;
- Provides a north-south road dissecting the PSP through the middle and terminated at the northern edge of the biodiversity conservation area; and
- Provides an east-west road terminating at the eastern edge of the industrial area.

The amendment also streamlines the development process in relation to the retention, removal, destruction or lopping of native vegetation by incorporating exemption from permit requirements for vegetation removal provided it is generally in accordance with the PSP. In addition, Schedule 8 to Incorporated Plan Overlay (IPO8) is proposed to ensure conservation areas not zoned UGZ7 are protected and managed in a manner consistent with the PSP and the *Biodiversity Conservation Strategy* (BCS), where relevant.

Two high-pressure gas pipelines traverse the precinct in a north-south direction, one of which connects to the Donnybrook-Woodstock PSP. The pipeline requires protection to ensure it is not ruptured during the course of development. UGZ7 has been drafted to require a construction management plan to be submitted prior to any works (including demolition) being carried out within 50 metres of the pipeline easement. An application for certain sensitive uses and types of development will require notice to be given to the gas pipeline licensee where these uses or development types are proposed within the measurement length for the pipelines, as shown in the 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 support of land for housing and employment, 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 18.9 dwellings per net developable hectare, and at least 25 dwellings per hectare within areas designated 'walkable catchment' shown in the PSP.

Employment generating uses have been catered for through the applied zones listed in the UGZ7. The employment area, local convenience centre and industrial areas will provide the primary locations for employment. The delivery of community infrastructure such as the school, community centre, child care facilities and the establishment of home-based businesses within residential areas will also provide employment opportunities.

The Precinct has been planned to ensure dwellings are located within walkable distance to public transport. Connections via shared bicycle and pedestrian links encourage sustainable modes of transport and an alternative to the private vehicle.

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 Shenstone Park PSP will be incorporated into the Whittlesea 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 (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 Environment Protection & Biodiversity Conservation Act 1999 (EPBC Act).

The amendment protects BCS Areas 28 and 34 that sit 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 referral under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* as the environmental outcomes have already been agreed upon by both State and Federal Governments. The Department of Environment, Land, Water and Planning 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 several indigenous River Red Gum trees of varying arboricultural value. The PSP aims to retain a significant number of these trees to enhance the landscape character of the area. Areas with significant conservation value have been set aside in the PSP to preserve and enhance native vegetation.

Further, the PSP has been drafted having consideration for the existing Woody Hill Quarry operations area, the future Yarra Valley Water Waste Sewage Treatment Plant and the Phillips Quarry. This includes the designation of buffers designed into the Future Urban Structure to ensure that buildings and works do not occur within certain distance of these assets, as well as introducing land use permit requirements and prohibitions, particularly in relation to any future sensitive land uses.

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.

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

A safe and high amenity working environment will be encouraged through zoning for employment uses in appropriate locations with respect to the quarry buffers.

New local parks, linear open spaces, sporting facilities, waterway corridors and drainage assets will also contribute to the creation of a pleasant living and recreational environment for the community and its visitors.

- *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

There are areas of post contact heritage value within the precinct, including the land at 1030 Donnybrook Road, as identified in the 'Shenstone Park Precinct Structure Plan (PSP1069.1), Donnybrook, Victoria: Post-Contact Heritage Assessment' (May 2017) prepared by Ecology & Heritage Partners. As part of this amendment, it is proposed to protect the homestead and apply the Heritage Overlay (HO).

The report also nominates a number of drystone walls where specific guidelines and requirements within the PSP ensure their protection. The PSP requires development within and adjacent to identified heritage places to have regard to their heritage significance and be designed sensitively.

- *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.

The PSP has been drafted to have due consideration for a potential future water treatment facility located to the south of the precinct. This treatment plant is planned to provide sewage treatment to the northern corridor.

An electricity transmission easement traverses the south-west corner of the precinct. The use and development of the easement will be partially regulated through the application of the SUZ11, which will require any uses within the easement to be generally in accordance with the PSP.

A measurement length is referred to in the PSP, adjacent to the existing high-pressure gas transmission easement, which traverses along the north-south within the precinct. The PSP will ensure sensitive land uses are minimised within the Measurement Length of the high-pressure gas transmission pipelines and that construction is managed through a mandatory construction management plan for all works within 50 metres of the easement to minimise risk of rupture to the pipes.

The PSP also facilitates provision of a future 3ha commuter carpark in the north western part of the PSP to service the nearby Donnybrook Train Station.

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

The PSP identifies land for arterial road upgrades, significant employment opportunities, sports facilities, local parks and the provision of utilities that will benefit future residents of the precinct as well as the wider community. The new community contributes to the cost of this new infrastructure in line with the new community's use of them. This will primarily be via the introduction of an ICP which will be introduced into the planning scheme by a subsequent amendment and will ensure that those benefiting directly from the infrastructure contribute a fair share to its delivery. A complementary Development Services Scheme, administered by Melbourne Water will also facilitate the provision of drainage infrastructure, including waterways and wetlands.

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 Biodiversity Conservation Strategy (BCS) that will be managed in accordance with the EPBC Act by applying ESO6 and IPO8 to this area.

The precinct also contains several indigenous River Red Gum trees of varying arboricultural value. The PSP aims to retain a significant number of these trees to enhance 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 151 hectares or 24.1% 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.

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 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.

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.

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 4,500 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, commercial and industrial) 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?

The precinct lies within an identified Bushfire Prone Area (BPA). Most of the land within and surrounding the precinct is currently used for agriculture and general farming. In the short to medium term this land presents a fire risk, albeit low, generally from grasslands. In the medium to long term most of the land within the precinct, land directly to the north, west and south of the precinct will be developed for urban purposes and subsequently will substantially reduce any identified fire risk. The land to the east is outside of the urban growth boundary and will continue to pose a fire risk.

This amendment sets out fire management planning controls that will ensure that the fire risk is managed during the staging of development across the precinct. These controls will work in combination with new building regulations and standard bushfire risk management provisions in a manner suitable for an area transitioning from rural to urban land uses.

A bushfire assessment was prepared by Terramatrix ('Bushfire Development Report for the Shenstone Park Precinct Structure Plan' dated April 2019) to determine existing hazardous vegetation and the actions required by the amendment to address the bushfire risk.

The precinct is in a designated Bushfire Prone Area (BPA), no part is covered by the Bushfire Management Overlay. The landscape is one of low to moderate bushfire risk, which will lessen as development in and to the north, west and south of the precinct occurs. The hazard is largely restricted to Grassland, and bushfire behaviour can reasonably be expected to be within AS 3959-2018 presumptions and design parameters. Accordingly, it is considered that the risk can be mitigated to an acceptable level and that the proposed development is appropriate, if dwellings are separated from hazardous vegetation to allow BAL-12.5 construction, in accordance with the building regulations and Clause 13.02 is considered that development can appropriately prioritise the protection of human life and meet the objectives of Clause 13.02, largely by ensuring future dwellings will not be exposed to RHF above 12.5kW/m², which is commensurate with a BAL-12.5 construction standard. This would require a minimum 19m setback from areas of classified Grassland.

To address these areas of hazardous vegetation, the PSP includes built form setbacks from all hazardous vegetation to achieve a BAL-12.5 rating or lower. This includes a 34m wide arterial road to the east, a 20m local access street to the south of the residential area will be provided adequately separating future development from hazardous vegetation.

Good access and egress for emergency management vehicles and residents, in the event of a bushfire, will be achieved via a conventional urban-residential road network.

Furthermore, a standard requirement within the UGZ7 specifies that an application for residential subdivision must be accompanied by a bushfire 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

A Preliminary Environmental Contamination Assessment – Shenstone Park Precinct Structure Plan (Meinhardt, March 2017) was carried out for the precinct to provide a high-level assessment of the potential for environmental contamination within the precinct, assessing the nature of potential contaminants to be considered during the design and construction phases.

The assessment rates 870 Donnybrook Road (Woody Hills Quarry) as having a 'High' Potential for Contamination rating and recommends that the application of an Environmental Audit Overlay (EAO) is appropriate for this property to provide a suitable degree of protection for any future development of the property for more sensitive land uses. However, the intent of this amendment is to ensure the protection of the existing quarry operation for its current land use and does not rezone the land to allow for opportunities of sensitive land uses. In such time as the quarry is rehabilitated and rezoned, would the application of the EAO be more appropriate. Therefore, the EAO is not proposed to be applied to 870 Donnybrook Road.

The assessment also nominates fifteen properties as having a 'Medium' Potential for Contamination rating and recommends a further site assessment be prepared and consist of a more detailed site specific Phase 1 ESA, site inspection and, if required, a limited environmental sampling program, to provide a better understanding of potential environmental contamination at the property. It is noted that of these medium risk properties identified, properties 1-9 and 11 (as identified in the Meinhardt report) are proposed as part of this amendment to be rezoned to UGZ7 with an applied Industrial 1, Industrial 3 and Commercial 2 zones which has been tailored to limit sensitive uses from occurring. As a result, this amendment has been drafted to include a specific requirement and condition for the preparation of a further Environmental Site Assessment for properties 12-16 only within UGZ7. These properties include 960, 1030, 1100, 1140 and 1150 Donnybrook Road.

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 1.1.6 Plan for industrial land in the right locations to support employment and investment opportunities, Policy 1.1.7 Plan for adequate commercial land across Melbourne and Policy 1.2.2 Facilitate investment in Melbourne's outer areas to increase local access to employment

The PSP includes approximately 131 hectares (net developable) of land designated for commercial and industrial development, of which 97ha (outside the Woody Hill quarry blast buffer) will be available for development on the short to medium term. The remaining 34ha of commercial and industrial land is contained within the Woody Hill quarry blast buffer and this will only be available for substantive development in the long term when impacting extraction operations are complete.

These commercial and industrial areas are located to be generally consistent with the *North Growth Corridor Plan*, with the industrial and commercial areas to surround the Woody Hill Quarry within the western part of the PSP and act as buffers to residential development within the PSP to the east and to the Donnybrook-Woodstock PSP to the north.

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 strategically positioned to the south of the previously approved Donnybrook-Woodstock PSP and east of the previously approved English Street PSP and will provide for a contiguous area of developable land from the south. 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 and employment areas. The PSP is also adjacent to the existing Sydney - Melbourne railway line and Donnybrook Train Station.

Policy 2.5.2 Provide a range of housing types in growth areas

The PSP at Table 2 and Table 3 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 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 and connection to the existing Donnybrook Railway Station, 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

There are areas of post contact heritage value within the Precinct, including 1030 Donnybrook Road and dry stone walls. As part of this amendment 1030 Donnybrook Road will be protected by the Heritage Overlay. Guidelines and requirements have been inserted into the PSP in relation to the dry stone wall to ensure that development within and adjacent to these places has regard to their heritage significance.

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 centres 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 primary school; Whittlesea City Council supports the community activity centre, neighbourhood house, sports field, 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 nearly 9% of the PSP's residential developable land and just over 2% of the employment 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 24% 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. Land required for a Melbourne Water development (drainage) services scheme has been identified in the PSP and will be implemented for the precinct to divert stormwater to 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

New retarding basins and water treatment wetlands will ensure run-off from development is captured, slowed and treated before entering the Darebin Creek, Curly Sedge Creek and Merri Creek, ensuring the aesthetic and environmental value of the waterways are maintained. An outflow pipe will also be installed adjacent to Curly Sedge Creek to ensure flow rates do not increase through the area that could potentially damage the protected vegetation within the BCS.

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 Shenstone Park the following:

- Biodiversity area for the south eastern portion of the land;
- Woody Hill Quarry bounded by non-urban/utilities and industrial areas for the entire western half of the PSP;
- Residential area for the north eastern portion of the land;
- A north-south road dissecting the PSP through the middle and terminated at the northern edge of the Biodiversity area.
- An east-west road terminating at the eastern edge of the industrial area.
- A future Sewage Treatment Plant location and size to be determined.

The PSP has been drafted having consideration of the *North Growth Corridor Plan* by prioritising the Woody Quarry Hill and its expansion within the PSP. This includes applying the Industrial 1, Industrial 3 and Commercial 2 zones to the surrounding land to act as buffers to enable the quarry use to

continue in an expanded form. The extent of this surrounding land aligns with the area of the Corridor Plan nominated as non-urban/utilities and industrial.

The eastern portion of the PSP has been drafted to facilitate residential land uses whilst also protecting the conservation area to the south-east of the precinct.

The precinct will be developed ensuring the road and public transport network is well connected with existing and future identified transport network identified in the Corridor Plan.

In addition, areas identified in the corridor plan as having landscape values, conservation values, and necessary utility provision are included in the precinct.

Due to buffers surrounding the Woody Hill Quarry, the future Yarra Valley Sewage Treatment Plant has been nominated as being located to the south of the precinct.

- *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 River Red Gums, Biodiversity Conservation Areas, stony rises, waterways and cultural heritage elements into the Future Urban Structure.

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 and Table 3 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 18.9 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 convenience centre and local town centre to be distributed within the residential area of the precinct, and a local convenience centre within the commercial area of the precinct. These will be easily accessible from residential areas by direct road networks and will be located on connector roads to maximise commercial exposure to passing traffic. These centres will be designed as centre points within their 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 precinct will deliver up to 4,500 job opportunities in a variety of sectors in the long term, including industrial and commercial. A significant proportion of these job opportunities are located within the western portion of the precinct and will contribute to the achievement of a greater diversity of employment opportunities as envisaged by the *North Growth Corridor Plan*.

The PSP also proposes two local convenience centres and local town centre. These will provide for an appropriate level of commercial opportunities for the new community and will create employment and business activity.

The proposed development will also provide short-term construction employment in the local area.

Objective five: To provide better transport choices

The precinct integrates with the existing road network and provides new arterial roads linking roads to the approved and future township in Donnybrook-Woodstock PSP area. The road network will provide a modified grid connector street system that responds to the topography of the precinct while ensuring good connectivity both within the precinct and to Donnybrook-Woodstock to the north.

The cycle and walking trail network is deliberately aimed at providing access to key local destinations including the local town centre, local convenience centres, open space, school and community centre.

The PSP also facilitates provision of a future 3ha commuter carpark in the north western part of the PSP to service the nearby Donnybrook Train Station.

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 UGZ7, at the subdivision stage through application requirements and planning permit conditions.

As is intended by the PSP process, the UGZ7 will facilitate a streamlined planning permit approval process to provide certainty and clarity.

The applied zones identified in the UGZ7 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 UGZ7 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 UGZ7 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 written views of the Environment Protection Authority (EPA) to inform the basis of the amendment and the PSP. The views of the EPA were provided on 23 July 2019 and 27 August 2019.

The EPA provided general support of the methodology and approach used to mitigate risks related to environment and human health, specifically in relation to ensuring adequate separation distances from existing and proposed industry and the management of potentially contaminated land. A couple of suggested changes made by the EPA in relation to the Environmental Site Assessment application requirement and decision guideline relating to the future Yarra Valley Water Sewage Treatment Plan have been incorporated into UGZ7.

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, employment and industrial 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 defendable 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 13.05 Noise – The amendment includes an application requirement within the UGZ7 relating to development within the ‘Woody Hill existing noise buffer’ and ‘Woody Hill expansion noise buffer’ shown on Plan 15 of the PSP. An application for a sensitive use within this buffer must be accompanied by an acoustic assessment, demonstrating that an appropriate level of amenity can be achieved within the proposed buildings, consistent with the relevant Australian Standard.

Clause 14.03-1S Resource exploration and extraction – The amendment encourages and facilitates the long-term protection of existing natural resources within the *North Growth Corridor Plan*, namely the Woody Hill Quarry in its existing and expanded form, and the Phillips Quarry to the south of the precinct.

Buffer areas between these extractive industries and sensitive land uses, including buffers for blasting, dust, vibration and noise, have been developed and have influenced the Future Urban Structure presented within the PSP. This is further supported by UGZ7 which permits and prohibits certain land uses and buildings and works within these buffers, requires additional application requirements for development within certain buffers, and is supported by additional decision guidelines to ensure that the responsible authority considers the impacts that these extractive resources have on future development.

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 application of the Heritage Overlay to 1030 Donnybrook Road will ensure protection of the heritage feature as part of the future subdivision of the land. The PSP also encourages the protection of dry-stone wall with very high, high and moderate significance.

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 will also provide for up to 4,500 jobs in the long term within industrial and commercial areas that will contribute to an employment hub for the north that is conveniently served by a train station along a nationally significant railway line, as well as major arterial roads and freeways.

The amendment also provides for a new local town centre and two local convenience centres, providing essential services and employment opportunities for residents within the precinct.

Clause 17.03-1S Industrial land supply – The PSP plans for approximately 131 hectares of industrial land, of which approximately 97ha will be available for development in the short to medium term. This aligns with the *North Growth Corridor Plan*. This land is strategically located adjacent to the Woody Hill Quarry and has good access to major arterial roads and freeways. The Industrial 1 Zone is applied to land immediately adjacent to the quarry, and the Industrial 3 Zone is applied to adjacent to the applied General Residential Zone to create a more appropriate interface treatment to more sensitive land uses.

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.

The precinct also leverages off the existing Donnybrook Railway Station and will have access to a number of bus capable roads.

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 Whittlesea 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 LPPF through the incorporation of the PSP and introduction of the UGZ7:

Clause 21.04 Settlement, Clause 21.09 Housing - Encourages for a diversity of housing types and densities, including increased housing density around activity centres.

Clause 21.10 Economic Development – Encourages local employment opportunities to meet the needs of the local population, and provide for employment growth in the wider population in the City of Whittlesea.

Clause 21.11 Transport – Contributes towards an efficient, interconnected multi-modal transportation system to increase the level of accessibility and choice within and beyond the City of Whittlesea.

Clause 21.12 Infrastructure – Encourages the co-ordinated provision of infrastructure and the collection of infrastructure contributions.

Local Planning Policy Framework (LPPF):

Clause 22.03 Bushfire Management Policy - The strategic planning for this PSP has considered the views of the Country Fire Authority (CFA) and as specified previously in this report, 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.

Clause 22.04 Heritage Conservation Policy – The amendment supports the protection of 1030 Donnybrook Road, Donnybrook through the incorporation of this place in the schedule to the HO. Further the PSP also encourages the protection of dry-stone walls.

Clause 22.10 River Red Gum Protection Policy - The PSP ensures that the development of the future urban area takes into account the presence of and plans for the retention, enhancement and long-term viability of River Red Gum tress.

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 UGZ7 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 Whittlesea City Council, Department of Environment, Land, Water and Planning (DELWP), Department of Jobs, Precincts and Regions (DJPR), Department of Transport (DOT), Yarra Valley Water, Department of Education and Training (DET), Hume City Council, Heritage Victoria, Environment Protection Authority (EPA), Country Fire Authority (CFA), Aboriginal Victoria (AV), Wurundjeri Land & Compensation Cultural Heritage Council Aboriginal Corporation, Parks Victoria, Bicycle Network, APA Group, Catholic Education Melbourne and Melbourne Water.

These agencies will be also be notified during the formal exhibition of the amendment.

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 Whittlesea Planning Scheme will facilitate the orderly and proper planning of the area. The Growth Area Infrastructure Contribution (GAIC) that will assist in funding the provision of essential state public development and community infrastructure required to service the precinct.

An ICP to be implemented via a separate amendment and in accordance with the Ministerial Direction for ICP's will enable the collection of developer contributions to fund necessary community and development infrastructure for the precinct.

Further, the UGZ7 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, during office hours at the following places:

Whittlesea City Council
25 Ferres Boulevard
South Morang VIC 3752
www.whittlesea.vic.gov.au/.

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

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

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 15 November 2019.

A submission must be sent to:

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

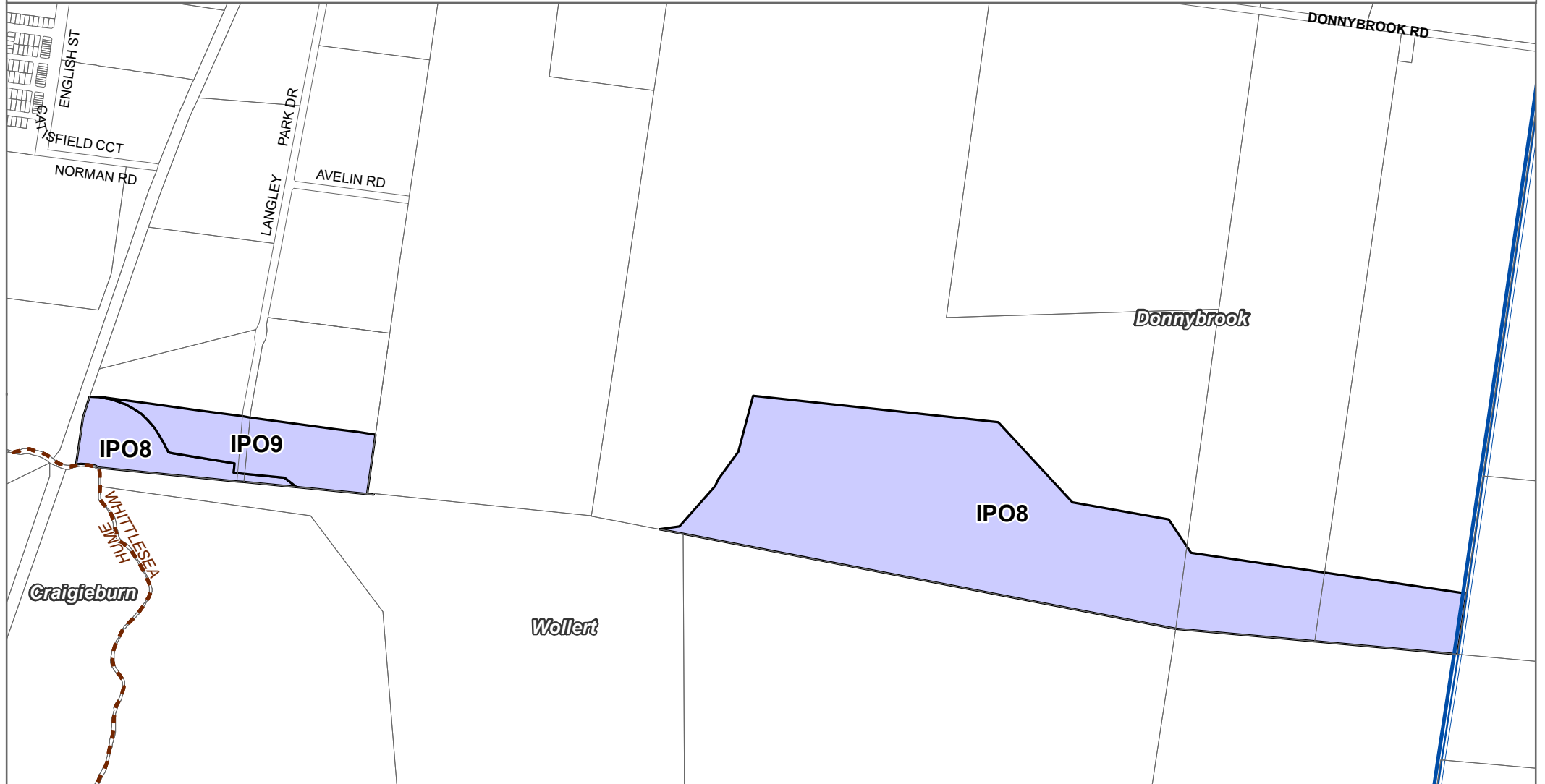
Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: To commence in the week of Monday 3 February 2020
- panel hearing: To comment in the week of Monday 6 April 2020

WHITTLESEA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C241wsea



LEGEND

- IPO8 - Incorporated Plan Overlay - Schedule 8
- IPO9 - Incorporated Plan Overlay - Schedule 9
- Local Government Area
- Urban Growth Boundary

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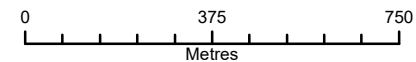
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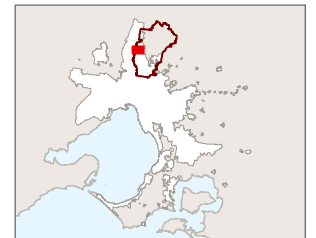
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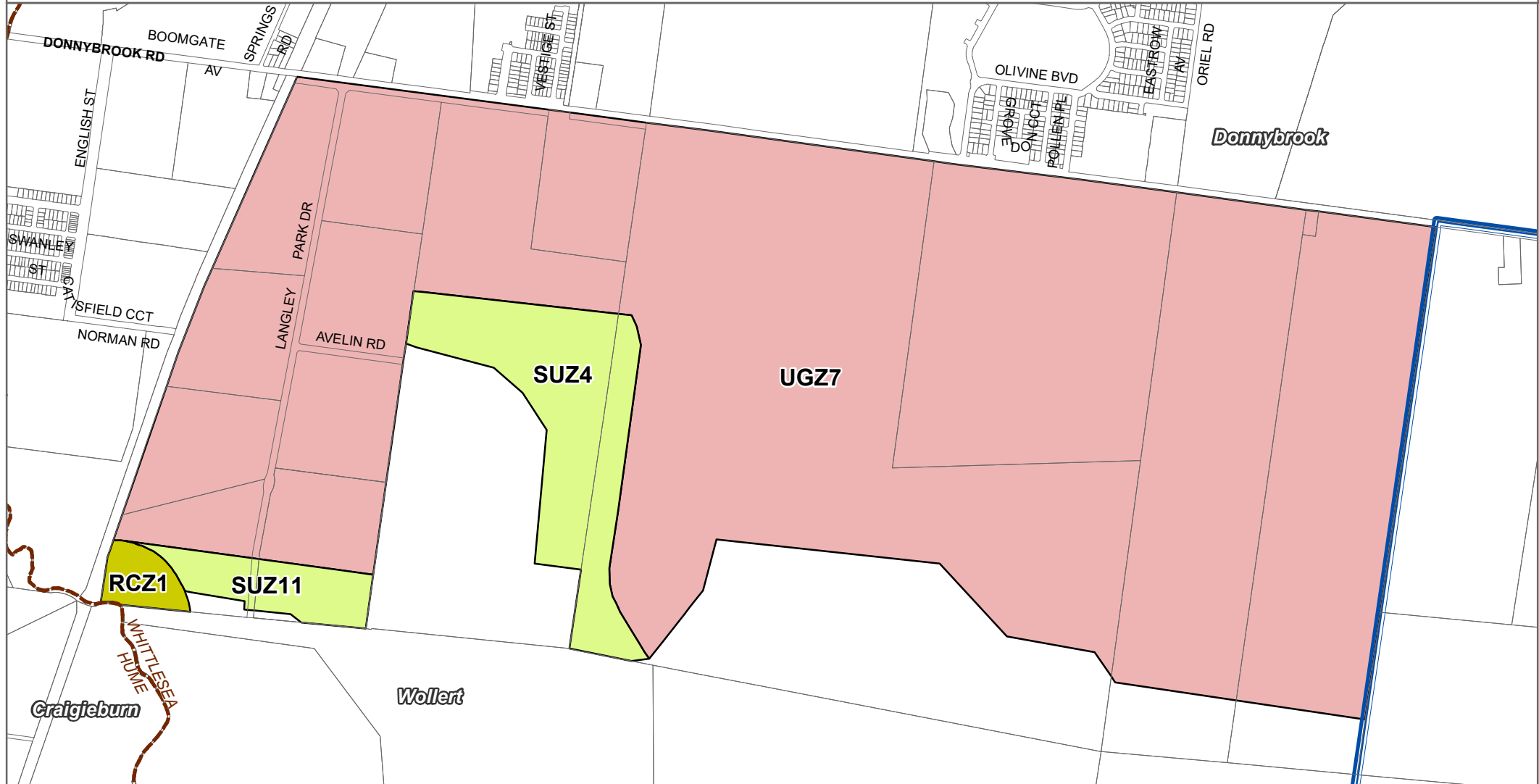
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WHITTLESEA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C241wsea



LEGEND

- RCZ - Rural Conservation Zone
- SUZ - Special Use Zone
- UGZ - Urban Growth Zone
- Local Government Area
- Urban Growth Boundary

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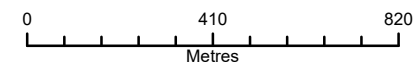
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