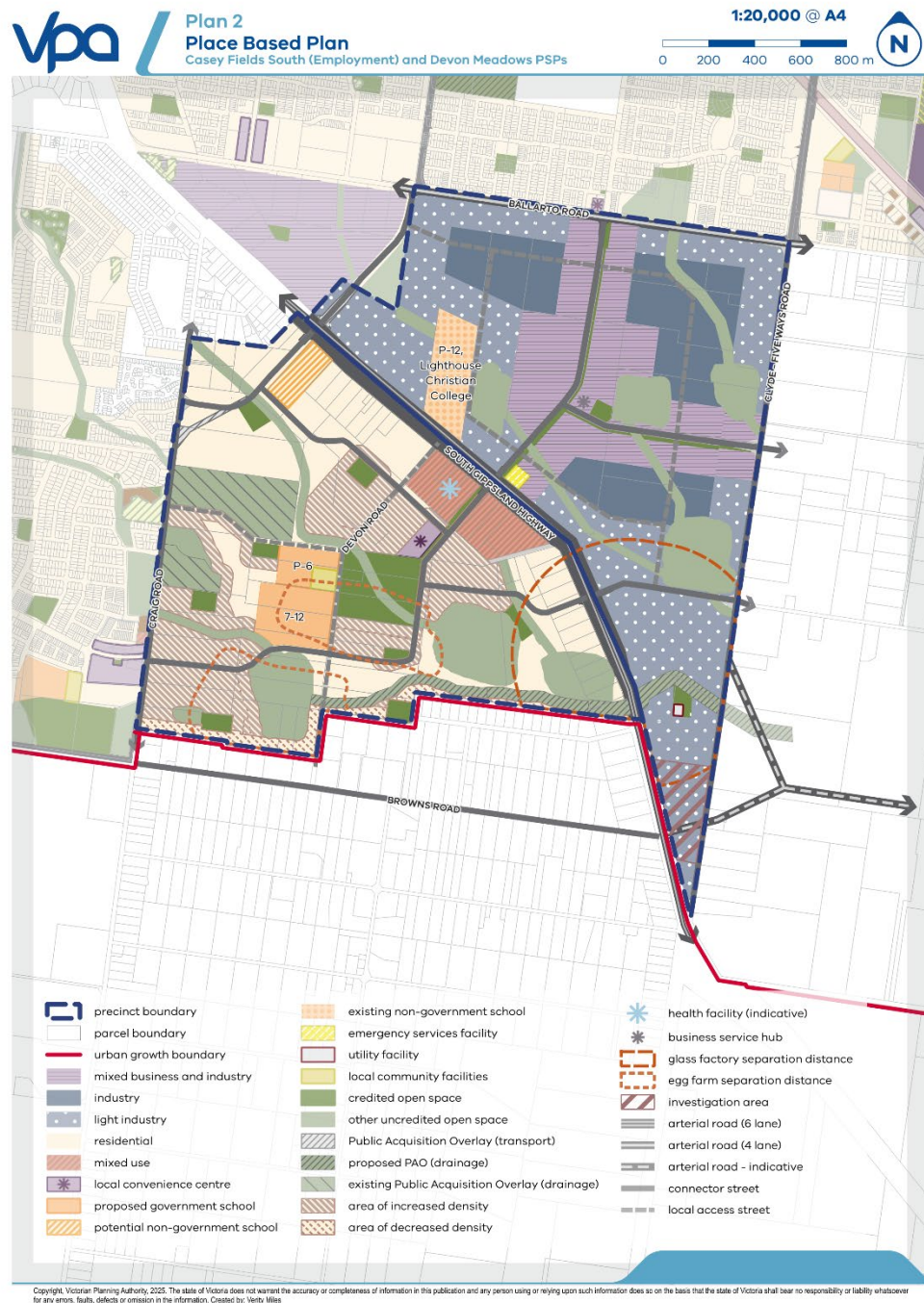


Proposed
C295case**SCHEDULE 15 TO CLAUSE 37.07 URBAN GROWTH ZONE**Shown on the planning scheme map as **UGZ15**.**CASEY FIELDS SOUTH (EMPLOYMENT) AND DEVON MEADOWS PRECINCT STRUCTURE PLAN****1.0****The Plan**Proposed
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Plan 1 shows the future urban structure proposed in the Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan.

Plan 1 to Schedule 15 to Clause 37.07

2.0 Use and development

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2.1 The Land

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The use and development provisions specified in this schedule apply to the land within the 'precinct boundary' on Plan 1 and shown as UGZ15 on the planning scheme maps. This schedule must be read in conjunction with the incorporated Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan (PSP).

Note: If land shown on Plan 1 is not zoned UGZ15, 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 Casey Fields South (Employment) and Devon Meadows 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.

Note: e.g. The General Residential Zone specifies 'Place of worship' as a Section 1 Use with the condition, 'The site must adjoin, or have access to, a road in a Transport Zone.' In this instance the condition should be read as, 'The site must adjoin, or have access to, a road in a Transport Zone or an applied Transport Zone in the Urban Growth Zone schedule applying to the land'

Table 1: Applied zone provisions

Land shown on plan 1 of this schedule Local convenience centre	Applied zone provisions Clause 34.01 – Commercial 1 Zone
Land shown on plan 1 of this schedule Mixed use	Applied zone provisions Clause 32.04 – Mixed Use 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 Mixed business and industry	Applied zone provisions Clause 34.02 – Commercial 2 Zone
Land shown on plan 1 of this schedule Area of increased density	Applied zone provisions Clause 32.07 – Residential Growth Zone 1
Land shown on plan 1 of this schedule Transitional density*	Applied zone provisions Clause 32.09 – Neighbourhood Residential Zone

Land shown on plan 1 of this schedule Residential	Applied zone provisions Clause 32.08 – General Residential Zone
All other land	

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Specific provisions – Use of land

Section 1 - Permit not required

Education centre (other than Tertiary institution and Employment training centre)	The location of the use must be generally in accordance with the location of a 'potential non-government school' in the incorporated <i>Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan</i> and with the prior written consent of Casey City Council.
Emergency services facility	The location of the use must be generally in accordance with the 'proposed emergency services facility' on Plan 3 – Place Based Plan of the incorporated <i>Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan</i> .
Hall Indoor recreation centre Library Medical centre Restricted recreation facility	The location of the use must be generally in accordance with the location of 'local community facilities' in the <i>Casey Field South (Employment) and Devon Meadows Precinct Structure Plan</i> and with the prior written consent of Casey City Council.
Food and drink premises Shop (other than Adult sex product shop Supermarket and Sex services premises)	The location of the use must be generally in accordance with the location of the 'local service hub' in the incorporated <i>Casey Fields South and Devon Meadows Precinct Structure Plan</i> .
Minor sports and recreation facility	The location of the use must be generally in accordance with the location of 'local sports reserve' in the incorporated <i>Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan</i> and obtain prior written consent from Casey City Council.
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.
Any use listed in Section 1 in the Table of uses of the applicable applied zone	

Section 2 - Permit required

Accommodation	On land included within the <i>egg farm buffer</i> in the incorporated <i>Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan</i> .
Child care centre	The location of the use must be generally in accordance with the location of 'local community facilities' in the <i>Casey Field South (Employment) and Devon Meadows Precinct Structure Plan</i> and obtain the prior written consent from Casey City Council.

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

Section 3 – Prohibited**Use**

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

2.4 Specific provisions - SubdivisionProposed
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None specified.

2.5 Specific provisions - Buildings and worksProposed
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A permit is not required to construct a building or construct or carry out works for a local park, sport reserve or community facility provided the use or development is carried out generally in accordance with the incorporated *Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan* and with the prior written consent of Casey City Council.

Dwellings on lots less than 300 square metres

A permit is not required to construct or extend one dwelling on a lot of less than 300 square metres, if either of the following apply

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

Buildings and works for a school

A permit is required to construct a building or construct or carry out works associated with a Primary school or Secondary school on land shown as a Potential Non-Government School unless exempt under Clauses 62.02-1 and 62.02-2.

Bulk Earthworks

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

2.6 Specific provision – Land adjacent to egg farms at 100 and 135 Devon Road, Devon Meadows – Odour Environmental Risk AssessmentProposed
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While the egg farms at 100 and 135 Devon Road, Devon Meadows continue to operate, an application to develop land for a sensitive use (including accommodation, child care centre, kindergarten, primary school or public open space) located within a ‘ separation buffer’ identified on Plan 1 of this Schedule and Plan 1 – Place Based Plan in the incorporated

Casey Fields South and Devon Meadows Precinct Structure Plan must be accompanied by an Odour Environmental Risk Assessment prepared by a suitably experienced and qualified person to the satisfaction of the responsible authority. The Odour Environmental Risk Assessment must be prepared in accordance with *EPA Publication 1883 Guidance for assessing odour (June 2022)* and *EPA Publication 1881 Guidance for field odour surveillance (May 2021)* and acknowledge existing egg farm operations and assess the potential adverse amenity impacts of the egg farms on the future proposed sensitive use of the land.

If the responsible authority determines that there are likely to be odour levels arising from a egg farm which would have a detrimental impact on the amenity of the sensitive use, the land must not be developed for sensitive uses.

3.0

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

An application for subdivision must be accompanied by:

- A written statement that sets out how the application implements the incorporated *Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan*.
- A land use budget setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.
- A Traffic Impact Assessment Report to the satisfaction of the relevant road management authority.
- A plan showing access arrangements for properties adjacent to all existing and future arterial roads.
- A hydrogeological assessment of the groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater on the development and the impact of the development on groundwater.
- A drainage and integrated water management plan.
- 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 Casey City Council and Melbourne Water.
- A landscape master plan that:
 - Shows natural features including trees and other significant vegetation, habitat for protected species, drainage lines, water courses, wetlands, Southern Brown Bandicoot Habitat Connectivity Corridors consistent with any Southern Brown Bandicoot Habitat Connectivity plan required under this schedule, ridgelines, hill tops and features of geomorphic significance;
 - Recognises and responds to sodic or dispersive soils;
 - Shows recreation facilities to be provided within public open space;
 - Shows storm water facilities that are compliant with the relevant approved drainage strategy; and
 - An arboricultural report identifying all trees on the site and a tree retention plan identifying how the application responds to *Plan 14 – Native Vegetation Retention and Removal* and any tree protection requirements and guidelines in the *Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan*

Subdivision – Residential Development

In addition to the requirements of Clause 56.01-2, a subdivision design response for a residential subdivision of 10 lots or more must be accompanied by the information listed below. An application for the construction of 10 or more dwellings on a lot must be accompanied by the same information:

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

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 Risk Screen Assessment

An application to subdivide land or use or develop land for a sensitive use as described in Table 2 (residential use, childcare centre, pre-school centre, primary school or children's playground) in the Devon Meadows Precinct, must be accompanied by a Preliminary Risk Screen Assessment in accordance with the *Environment Protection Act 2017*. The assessment must be issued with clear instructions on whether an environmental audit is required.

If a Preliminary Risk Screen Assessment determines that an environmental audit is required, a condition must be included on the planning permit consistent with section 4.0 of this schedule to require that an environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* must be issued stating that the land is suitable for the use or proposed use.

This application requirement does not apply to any lot where the Environmental Audit Overlay applies.

Table 2

Address	Legal Description
1790 South Gippsland Highway, Devon Meadows	Lot 8 LP84636
1870 South Gippsland Highway, Devon Meadows	Lot 36 LP34215
1870 South Gippsland Highway, Devon Meadows	Lot 35 LP34215
1934 South Gippsland Highway, Devon Meadows	Lot 1 TP865405
1934 South Gippsland Highway, Devon Meadows	Lot 41 LP34215
100 Devon Road, Devon Meadows	Lot 12 LP7829

85 Devon Road, Devon Meadows	Lot 1 TP337102
95 Devon Road, Devon Meadows	Lot 1 PS613683
105 Devon Road, Devon Meadows	Lot 20 LP7829
125 Devon Road, Devon Meadows	Lot 22 LP7829
135 Devon Road, Devon Meadows	Lot 1 TP621224
135 Devon Road, Devon Meadows	Lot 2 TP621224
36-38 Craig Road, Junction Village	Lot 1 LP128889
32-34 Craig Road, Junction Village	Lot 1 PS841883

Preliminary Site Investigations

An application to use or subdivide land, or to construct a building or construct and carry out works on land associated with the new or existing use of the land for Minor sports and recreation facility, Retail premises, Office, Industry or Warehouse and described in Table 3, must be accompanied by a Preliminary Site Investigation (PSI) prepared by a suitably qualified environmental consultant in accordance with National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, 1999).

The PSI must make a recommendation as to:

- The likelihood of contamination and its potential to affect the planning proposal.
- Whether a risk-based remediation or management strategy can be derived, or further investigation (such as an audit) is recommended.

Table 3

Address	Legal Description
1470 Ballarto Road, Clyde	Lot 3 LP82427
1490 Ballarto Road, Clyde	Lot 1 PS836534
1925 South Gippsland Highway, Clyde	Lot 1 LP208239
2/1985 South Gippsland Highway, Clyde	Lot 1 LP95723
2025 South Gippsland Highway, Clyde	Lot 2 LP57766

Acoustic Assessment Report

Any application for use, subdivision or development of land for Accommodation, Education centre (other than Tertiary institution and Employment training centre) or Hospital within a noise influence area shown on Appendix 5 Noise Influence Areas of the incorporated *Casey Fields South and Devon Meadows Precinct Structure Plan*, must be accompanied by an acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority which:

- Applies the following noise objectives:
 - Not greater than 35 dB LAeq,8h when measured within a sleeping area between 10pm and 6am.
 - Not greater than 40 dB LAeq,16h when measured within a living area between 6am and 10pm.
 - For areas other than sleeping and living areas, not greater than the median value of the range of recommended designed sound levels.
- Noise levels should be assessed:

- Considering the cumulative noise from all sources impacting on the proposal including road traffic noise and industry noise, as well as other potential noise sources; and
- In unfurnished rooms with a finished floor and the windows closed and be based on average external noise levels measured as part of a noise level assessment.
- Identifies lots and/or buildings requiring mitigation from noise from all sources impacting on the proposal, including road traffic noise and industry noise. If lots and/or buildings requiring acoustic mitigation are identified, the report should include recommendations for any noise attenuation measures required to meet the applicable noise level objectives. These recommendations should prioritise measures that benefit both outdoor and indoor spaces, and should address:
 - Noise compatible design for buildings, with siting, orientation, and internal layout, to be considered prior to setting building envelope performance requirements.
 - Potential noise character (tonality, impulsiveness or intermittency);
 - Noise with high energy in the low frequency range;
 - Transient or variable noise; and
 - Vibration.

This requirement does not apply if the permit applicant provides, to the satisfaction of the responsible authority, a statement in writing, supported by verifiable evidence, from a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority that, having regard to Clause 13.05, the proposed development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions, and that no noise attenuation measures are required.

Bushfire Management Plan

An application to subdivide land adjacent to a Bushfire Hazard Area shown on Plan 8 Bushfire Management of the *Casey Fields South and Devon Meadows Precinct Structure Plan* must be accompanied by a Bushfire Management Plan that demonstrates how the application will address bushfire risk at the site. The plan must be prepared in accordance with the relevant requirements and guidelines in Section 3.7, of the *Casey Fields South and Devon Meadows Precinct Structure Plan*, unless otherwise agreed in writing by the Responsible Authority and CFA. The plan must include:

- The design and layout of the subdivision, including lot layout, road design and access points, both vehicular and pedestrian;
- The location of any bushfire hazard areas;
- The details of any bushfire protection measures required for individual lots;
- The identification of any areas to form the setback between a bushfire hazard and built form;
- The details of any vegetation management in any area of defensible space including, information on how vegetation will be managed and when the vegetation management will occur i.e. annually, quarterly, during the fire danger period;
- Notation that indicated what authority is responsible for managing vegetation within open space areas; and
- Notation that ensures that the areas of classified vegetation in the nominated bushfire hazard areas must be managed to a level that will ensure the vegetation classification under AS3959-2019 will not be altered.

The responsible authority and fire authority may waive this requirement if a plan has been approved for the land.

Southern Brown Bandicoot Habitat Connectivity

An application to subdivide land containing 'Southern Brown Bandicoot Habitat Connectivity' on Plan 6 – Public Realm of the incorporated Casey Fields South and Devon Meadows Precinct Structure Plan must be accompanied by a Southern Brown Bandicoot

Habitat Connectivity plan showing the alignment and location of Southern Brown Bandicoot connectivity corridors, including the location of any Southern Brown Bandicoot safe passage culverts and appropriate continuity of the corridor with adjoining properties.

Sodic and dispersive soils management plan

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

The existing site conditions, including:

- extent of sodic and dispersive soils based on topsoil and subsoil samples in the works area.
- land gradient.
- Erosion risk mapping.
- the extent of any existing erosion, landslip or other land degradation.
- Soils investigation, undertaken by a soil scientist;
- The extent of any proposed earthworks;
- Recommendations for soil management practices (including fill) with consideration of anticipated sodic and dispersive soil exposure;
- The management of drainage during all stages of development (including run-off);
- 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.

4.0 Conditions and requirements for permits

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Condition – Subdivision permits that allow for the creation of a lot of less than 300 square metres

A permit issued before 31 December 2026 to subdivide land to create a lot of less than 300 square metres must include the following conditions:

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

to the satisfaction of the responsible authority.

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

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

Condition – Management of bushfire risk during subdivision works

Prior to the commencement of works in an area adjacent to a Bushfire Hazard Area shown on Plan 8 of the incorporated Casey Fields South and Devon Meadows Precinct Structure Plan, a Site Management Plan prepared by a suitably qualified professional that addresses bushfire risk during, and where necessary, after construction must be approved by the Responsible Authority. The plan must be consistent with any Bushfire Management Plan approved for the land and specify:

- The staging of development and the likely bushfire risks at each stage;
- An area of land between the development edge and non urban areas consistent with the separation distances specified in AS3959-2018, where bushfire risk is managed to enable the development, on completion, to achieve a BAL-12.5 construction standard in accordance with AS3959- 2018;
- The land management measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape to protect residents and property from the threat of fire;
- How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.
- All to the satisfaction of the Responsible Authority.

Condition – Bandicoot Conservation – habitat creation

Any permit for subdivision of land that contains Southern Brown Bandicoot Habitat Connectivity on the Public Realm and Water Plan of the Casey Fields and Devon Meadows Precinct Structure Plan must include the following condition:

Prior to certification of the plan of subdivision for the first stage of development including land with a Southern Brown Bandicoot Habitat Connectivity Corridor a detailed Southern Brown Bandicoot Connectivity Landscape Plan (SBBCLP) must be submitted to and approved by the Secretary to the Department of Energy, Environment and Climate Action (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987)). The plan must be in accordance with the Habitat Connectivity Design Standards for Southern Brown Bandicoot (DEECA 2023) and show:

- Areas of habitat to be created and enhanced for Southern Brown Bandicoot connectivity, including planting species and densities, landscape design and sensitive location of infrastructure,
- Landscaping wholly within the relevant reserves shown within ‘Southern Brown Bandicoot connectivity’,
- Location of any Southern Brown Bandicoot safe passage culverts,
- Location and alignment of any relevant pedestrian, bicycle or vehicle connectivity,
- Integration with existing or planned landscaping on adjacent properties or anticipates potential habitat development on adjacent properties. Once approved the plan will form part of the permit and must be implemented to the satisfaction of the Secretary to the

Department of Energy, Environment and Climate Action (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).

Conditions – Southern Brown Bandicoot conservation – safe passage

Any permit for the subdivision of land that contains Southern Brown Bandicoot Connectivity corridor as shown on the Public Realm and Water Plan of the Casey Fields South and Devon Meadows Precinct Structure Plan must include the following conditions:

- Before the submission and approval of detailed construction plans and the certification of the plan of subdivision for any stage of development that includes a road crossing of a Southern Brown Bandicoot connectivity corridor, a functional design plan showing Southern Brown Bandicoot safe passage culverts and vehicle speed humps must be approved and endorsed by the Secretary to the Department of Energy, Environment and Climate Action (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).
- Before any works associated with the subdivision start for any stage of development that includes a road crossing of a Southern Brown Bandicoot connectivity corridor, detailed construction plans for the Southern Brown Bandicoot safe passage culverts and vehicle speed humps must be approved and endorsed by the Secretary to the Department of Energy, Environment and Climate Action (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987) (Secretary). The construction plans must:
 - be prepared to the satisfaction of the Secretary.
 - be drawn to scale with dimensions and submitted electronically.
 - be in accordance with *Meeting the conditions – Southern Brown Bandicoot Habitat Creation and Safe Passage Under Roads (DEECA 2024)*
 - The Secretary may consent in writing to vary any of the details of these requirements.
 - Any modifications to the detailed construction plans agreed to by the Secretary must be shown on an amended plan that is endorsed by the Secretary.

Before Statement of Compliance is issued for any stage of development that includes a road crossing of a Southern Brown Bandicoot connectivity corridor, Southern Brown Bandicoot safe passage culvert and vehicle speed hump works must be completed to the satisfaction of the Secretary to the Department of Energy, Environment and Climate Action (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).

Requirement – 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.

5.0 Exemption from notice and review

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None specified.

6.0 Decision guidelines

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

Noise impacts

Before deciding on a permit application under this schedule the responsible authority must

consider, as appropriate:

- If Accommodation, Hospital or Education centre (other than Tertiary institution and Employment training centre) is proposed, whether the proposal minimises the impact on human health and amenity from noise exposure near the transport system and other noise emission sources having regard to:
 - the impact of potential noise sources have been mitigated through siting, orientation design, layout, and location; and whether this reduces the need for acoustic treatment of buildings or compromises the useability of the building by its occupant;
 - Any building façade treatments that are required to mitigate noise impacts; and
 - Any relevant recommendations of an Acoustic Assessment Report for the application.

Affordable housing

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

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

7.0

Signs

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None specified.