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SCHEDULE 3 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ3**.

BEVERIDGE NORTH WEST PRECINCT STRUCTURE PLAN

1.0 The Plan

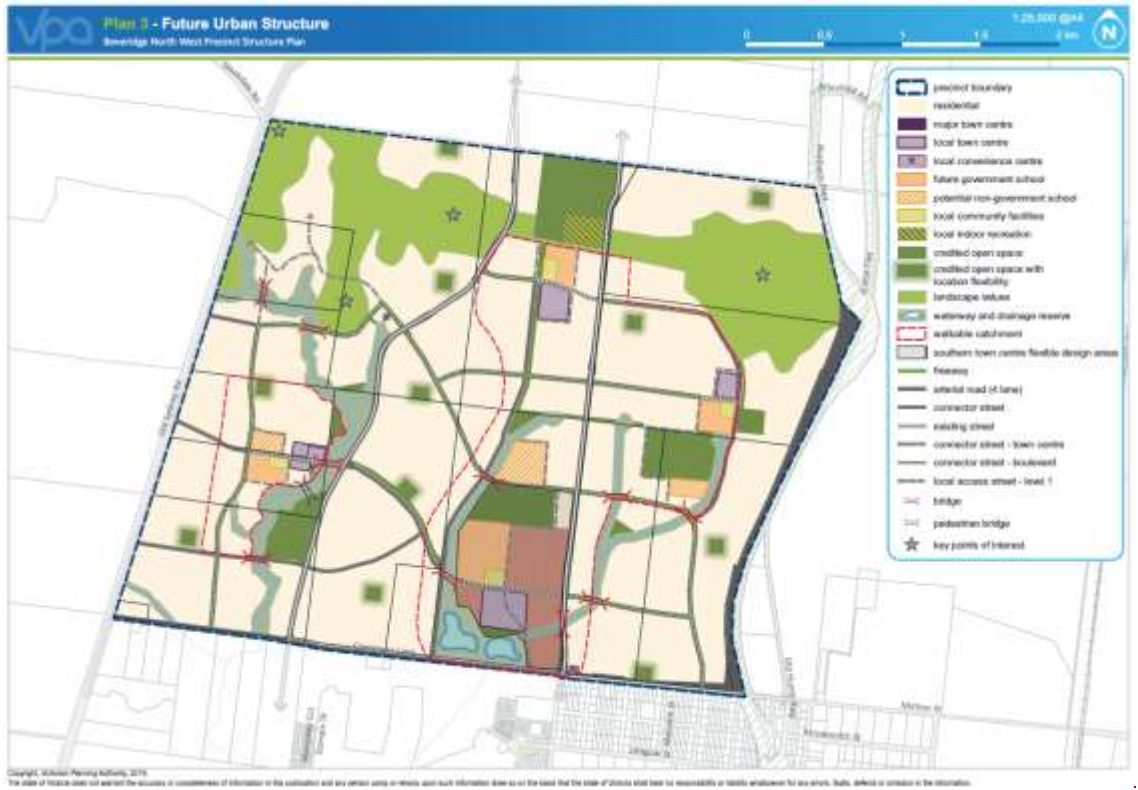
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Plan 1 shows the future urban structure proposed in the incorporated *Beveridge North West Precinct Structure Plan*.

Plan 1 to Schedule 3 of 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 UGZ3 on the planning scheme maps. This

schedule must be read in conjunction with the incorporated *Beveridge North West Precinct Structure Plan* (PSP).

Note: If land shown on Plan 1 is not zoned UGZ, 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 *Beveridge North West 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 ~~Commercial 2~~ General Residential Zone specifies ~~'Shop'~~ 'Place of worship' 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

Local town centre Local convenience centre	Clause 34.01 – Commercial 1 Zone
Residential on a lot wholly within Sensitive Interface Height Control Area	Clause 32.09 – Neighbourhood Residential Zone
Landscape values	Clause 35.06 – Rural Conservation Zone
Mixed use	Clause 32.04 – Mixed Use Zone
Freeway Arterial road	Clause 36.04 – Road Zone Category 1
Residential on a lot wholly within a walkable catchment	Clause 32.07 – Residential Growth Zone
All other land	Clause 32.08 – General Residential Zone

<p>Southern Town Centre Flexible Design Area</p>	<p>Prior to approval of Southern Town Centre Plan required by Requirement R8, section 3.2 of the <i>Beveridge North West Precinct Structure Plan</i>, the following applies:</p> <ul style="list-style-type: none"> ▪ Land shown on Plan 1 of this Schedule as local town centre: Clause 34.01 Commercial 1 Zone ▪ Land shown on Plan 1 of this Schedule as mixed use: Clause 32.04 – Mixed Use Zone ▪ Other land: Clause 32.08 – General Residential Zone <p>From the date of approval of the Southern Town Centre Plan required by Requirement R8, section 3.2 of the <i>Beveridge North West Precinct Structure Plan</i>, the following applies:</p> <ul style="list-style-type: none"> ▪ Land shown on Southern Town Centre Plan as local town centre or employment: Clause 34.01 Commercial 1 Zone ▪ Land shown on Southern Town Centre Plan as mixed use: Clause 32.04 – Mixed Use Zone ▪ Other land: Clause 32.08 – General Residential Zone
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2.3

Specific provisions – Use of land

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Section 1 - Permit not required



<p>Child care centre Hall Indoor recreation centre Library Medical Centre Restricted Recreation Facility</p>	<p>The location of these uses must generally accord with the location of community facilities in the <i>Beveridge North West Precinct Structure Plan</i> and with the prior written consent of Mitchell Shire Council.</p>
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<p>Child care centre</p>	<p>The location of the use must generally accord with the location of community facilities in the <i>Beveridge North West Precinct Structure Plan</i> and with the prior written consent of Mitchell Shire Council.</p>
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<p>Place of worship</p>	<p>The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Road Zone.</p>
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Primary school Secondary school	On land shown as Potential Non-Government School on Plan 3 of the <i>Beveridge North West Precinct Structure Plan</i> .
Minor sports and recreation facility	The location of the use must generally accord with the location of local sports reverse in the Beveridge North West Precinct Structure Plan and with the prior written consent of Mitchell Shire Council.
Shop - where the applied zone is Commercial 1 Zone or Mixed Use Zone	The combined leasable floor area of all shops in the relevant centre must not exceed: <ul style="list-style-type: none"> ▪ 76,300 sqm on land shown as the Southern Local Town Centre (LTC-1) in the <i>Beveridge North West Precinct Structure Plan</i>. ▪ 3,300 sqm on land shown as the Eastern Local Town Centre (LTC-2) in the <i>Beveridge North West Precinct Structure Plan</i>. ▪ 6,300 sqm on land shown as the Northern Local Town Centre (LTC-3) in the <i>Beveridge North West Precinct Structure Plan</i>. ▪ 6,300 sqm on land shown as the Western Local Town Centre (LTC-4) in the <i>Beveridge North West Precinct Structure Plan</i>.

[Office \(other than Medical Centre\) where the applied zone is Mixed Use](#)

Research and development centre	On land where the applied zone is Mixed Use Zone. Must not be a purpose listed in the table to Clause 53.10
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Emergency services facility	On land shown as Potential Emergency services facility on Plan 7 of the Beveridge North West Precinct Structure Plan.
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Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.
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Section 2 - Permit required

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

Section 3 – Prohibited

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

[Approval of Southern Town Centre Plan](#)

[Except with the consent of the responsible authority a permit must not be granted to use land in the Southern Town Centre Flexible Design Area until the Southern Town Centre Plan has been prepared and approved to the satisfaction of the Responsible Authority.](#)

2.4 Specific provisions - Subdivision

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Approval of Southern Town Centre Plan

Except with the consent of the responsible authority a permit must not be granted to subdivide land in the Southern Town Centre Flexible Design Area until the Southern Town Centre Plan has been prepared and approved to the satisfaction of the Responsible Authority.

~~None specified.~~

2.5 Specific provisions - Buildings and works

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Approval of Southern Town Centre Plan

Except with the consent of the responsible authority a permit must not be granted to construct a building or carry out works on land in the Southern Town Centre Flexible Design Area until the Southern Town Centre Plan required by Requirement R8, section 3.2 of the *Beveridge North West Precinct Structure Plan* has been prepared and approved to the satisfaction of the Responsible Authority.

Buildings and works for future local parks and community facilities

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 *Beveridge North West Precinct Structure Plan* and with the prior written consent of Mitchell Shire Council.

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 (Victorian Planning Authority, November 2019)* via a restriction on title, and it complies with the *Small Lot Housing Code (Victorian Planning Authority, November 2019)*, incorporated into the Mitchell 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.
~~A permit is required to undertake earthworks, where the land has been identified as having sodic/dispersive soils.~~

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.

Land use layout plan

~~An application for subdivision and/or use and development of land at the 'southern town centre flexible design area' of the incorporated *Beveridge North West Precinct Structure Plan* must be accompanied by a land use layout plan for the 'southern town centre flexible design area', to the satisfaction of the Responsible Authority, in accordance with the *Beveridge North West Precinct Structure Plan*, Section 3.2.1. The application must respond to any previously submitted land use layout plan to the satisfaction of the Responsible Authority.~~

Southern Town Centre Flexible Design Area

An application for a permit to use land, to construct a building or carry out works or to subdivide land in the Southern Town Centre Flexible Design Area must be accompanied by written assessment demonstrating how the proposed use, development or subdivision is in accordance with the approved Southern Town Centre Plan.

Slope management

An application to subdivide land or to construct a building or construct or carry out works for land shown on Plan 6 of the incorporated *Beveridge North West Precinct Structure Plan* as having a pre-development slope of greater than 10%, must include a Slope Management Plan that responds to Section 3.1.3 - Topography – of the *Beveridge North West Precinct Structure Plan*.

A Slope Management Plan submitted with an application for subdivision must also include a building envelope plan demonstrating that the outcomes sought by Section 3.1.3 - Topography – of the incorporated *Beveridge North West Precinct Structure Plan* have been achieved.

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 that sets out how the application implements the incorporated *Beveridge North West Precinct Structure Plan*.
- A land use budget setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.
- A 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 Mitchell Shire Council and Melbourne Water.
- ~~▪ For subdivision adjacent to a 'sensitive interface area' on Plan 5 of the *Beveridge North West Precinct Structure Plan*, Subdivision and Housing Design Guidelines, in accordance with the incorporated *Beveridge North West Precinct Structure Plan*, that demonstrate how the proposal responds to and achieves the objectives and planning and design requirements and guidelines within the *Housing* section of the PSP.~~
- A landscape master plan that shows:

- Shows ~~n~~Natural features including trees and other significant vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance;
 - Recognises and responds to sodic or dispersive soils;
 - Shows ~~R~~Recreation facilities to be provided within public open space;
 - Shows ~~S~~storm water facilities that are compliant with the relevant approved drainage strategy; and~~41.---~~
 - The~~Identifies~~ vegetation to be retained ~~-retention- and removed~~al of vegetation and any re-vegetation.-
- ~~■ A 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 AS3959-2018, where bushfire risk is managed to enable the development, on completion, to achieve a BAL-12.5 construction standard in accordance with AS-3959-2018;~~
 - ~~• The land management measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape to protect residents and property from the threat of grassfire and bushfire; and~~
 - ~~• How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.~~
- A written statement outlining how the proposal will contribute to the delivery of affordable housing in the precinct, including proposed delivery mechanisms.

Kangaroo management

An application for subdivision must be accompanied by a Kangaroo Management Plan to the satisfaction of the responsible authority which includes:

- Strategies to avoid land locking kangaroos, including staging of subdivision;
- Strategies to minimise animal and human welfare risks;
- Management and monitoring actions to sustainably manage a population of kangaroos within a suitable location; and
- Actions to address the containment of kangaroos and to ensure adequate animal welfare.

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~~kind" 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.

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 and/or concept road safety audit, must be to the satisfaction of [Head, Transport for Victoria Roads Corporation](#) or Mitchell Shire Council, as required.

~~Subdivide, use or develop land for a sensitive purpose – Environmental site assessment, phase 2~~

~~An application to subdivide land or to use or develop land identified in Table 2 of this schedule, for a sensitive use (residential use, child care centre, pre school centre or primary school) must be accompanied by an environmental site assessment prepared by a suitably qualified environmental professional to the satisfaction of the responsible authority which takes account of the report titled ‘Beveridge North West Precinct Structure Plan Area, Site Suitability Assessment (Jacobs, July 2014)’ and provides information including:~~

- ~~▪ Further detailed assessment of potential contaminants on the relevant land;~~
- ~~▪ How the site assessment responds to the ‘Preliminary Site Investigation’ process outlined in the National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (NEPM); and~~
- ~~▪ Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE;~~

Table 2: Environmental Site Assessment

Address	Legal Description	PSP Parcel Number
180 Camerons Lane, Beveridge	Lot 2 LP214034	9
4010 Old Sydney Road, Beveridge	Lot 1 LP130356	7
55 Northern Highway, Beveridge	Lot 2 TP841310	6

Retail impact assessment

An application to use land for a Shop in a local town centre or local convenience 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.

Acoustic assessment report

An application for [subdivision](#), use or development adjacent to the ‘[Interface - Hume Freeway](#)’ on Plan 5 [Image, Character and Housing](#) of the incorporated *Beveridge North West 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 [and at no cost to](#) the responsible authority and the [Head, Transport for Victoria Roads Corporation](#), which ~~includes~~ [demonstrates how the proposal will comply with the VicRoads Traffic Noise Reduction Policy 2005.](#)

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- ~~▪ An assessment of noise levels on the land taking into account the existing and likely future noise levels associated with the ongoing operation of the Hume Freeway;~~

- ~~Recommendations for noise attenuation measures designed to ensure internal bedroom noise levels will not exceed:~~
 - ~~35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am~~
 - ~~40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm;~~
- ~~Recommendations for limiting the impact of freeway noise on future buildings within the proposed subdivision; and~~

~~A design response that addresses the recommendations of the acoustic assessment including all necessary architectural noise attenuation treatments.~~

~~Development applications on land containing or abutting a Kalkallo Creek~~

~~An application on land containing or abutting Kalkallo Creek Corridor as shown on Plan 2 of the incorporated Beveridge North West Precinct Structure Plan must be accompanied by a plan that shows:~~

- ~~Natural features including trees and other significant vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance;~~
- ~~Recreation facilities to be provided within public open space;~~
- ~~Storm water facilities that are compliant with the relevant approved drainage strategy; and~~

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, 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.~~

Bushfire Management Plan

An application to subdivide land adjacent bushfire hazard areas 1 and 2 shown on Plan 8 Bushfire Hazard Areas of the *Beveridge North West 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 Section 3.4.2 - Bushfire Management, of the PSP, 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.
- Notations that indicate what authority is responsible for managing vegetation within open space areas.
- Notations that ensure 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 previously approved for the land.

4.0 Conditions and requirements for permits

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

Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:

- Prior to the 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 provisions of the *Small Lot Housing Code* ([Victorian Planning Authority, November 2019](#)) incorporated pursuant to Clause 72.04 of the Mitchell Planning Scheme; and
- The plan of subdivision submitted for certification must identify whether type A or type B of the *Small Lot Housing Code* ([Victorian Planning Authority, November 2019](#)) applies to each lot to the satisfaction of the Responsible Authority.

~~Conditions – Environmental site assessment~~

~~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 phase 2 environmental site assessment advised that an environmental audit was 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, prior to commencement of use of the site. 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 – Kangaroo management plan

A permit 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 – Salvage and translocation

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 – Public transport

Unless otherwise agreed by [Head, Transport for Victoria](#)~~Public Transport Victoria~~, prior to the issue of a statement of compliance for any subdivision stage, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed:

- In accordance with the Public Transport Guidelines for Land Use and Development; and compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002.
- At locations approved by Public Transport Victoria, at no cost to Public Transport Victoria, and to the satisfaction of [Head, Transport for Victoria](#)~~Public Transport Victoria~~.

Requirement – Management of bushfire risk during subdivisional works

~~A permit for subdivision that contains a condition requiring a construction management plan must ensure that the relevant plan addresses any potential bushfire risks arising from the land during construction and~~

must include a statement from a suitably qualified professional that the proposed bushfire risk management measures are appropriate.

Conditions – Management of bushfire risk during subdivisional works

A permit for subdivision of land must include the following condition:

- ~~— Prior to the commencement of works, a Site Management Plan that addresses bushfire risk during, and where necessary, after construction must be approved by the CFA. The plan must specify, in addition to the following:~~
- ~~— 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 fire; and~~
- ~~— 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

Conditions – 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 – Bushfire management plan

A permit to subdivide land adjacent to a bushfire hazard area shown on Plan 8 Bushfire Hazard Areas, must include the following condition:

- Unless otherwise agreed by the Responsible Authority and the Country Fire Authority, before certification of the plan of subdivision the Bushfire Management Plan must be endorsed by 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.

5.0

Exemption from notice and review

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None Specified.

6.0 Decision guidelines

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Retail impact

Before deciding on an application to create floorspace in excess of any cap in a town centre or local convenience centre, in addition to the decision guidelines at Clause 37.07-14 [and Clause 65](#), the responsible authority must consider, as appropriate:

- The local catchment and *Beveridge North West Precinct Structure Plan* catchment demand for the additional floor area; and
- [The effect on existing and future town centres within the Shire of Mitchell.](#)

[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 ~~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.](#)

7.0 Signs

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None specified.