

20/01/2011
C111**SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO16****650 and 700 HUME HIGHWAY, CRAIGIEBURN****1.0 Requirement before a permit is granted**12/06/2008
C97

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority and the Department of Sustainability and Environment are satisfied that the subdivision, use or development will not prejudice the preparation of the development plan.

2.0 Requirements for development plan20/01/2011
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A development plan may consist of plans or other documents and must show or include the following:

- a site analysis that identifies the key attributes of the land and its context;
- the proposed use(s) of each part of the land including any stormwater detention basins;
- the location of areas to be retained in perpetuity for conservation purposes, including the Amaroo Conservation Reserve and the Amaroo South Conservation Reserve;
- the proposed road layout, including vehicular access points to the land the realignment of any existing roads and the provision of vehicle access to neighbouring lots via the land;
- a traffic engineering analysis in respect of expected volumes, which gives guidance on any necessary treatments of intersections to surrounding external streets, the internal street functional hierarchy and the location of any proposed traffic management devices;
- urban design guidelines indicating preferred siting and built form outcomes for the site including the interface with the Hume Highway, Hume Freeway and conservation areas;
- retention and protection of the River Red Gums in the south-west corner of the land adjacent to the Hume Highway and Amaroo Road intersection and in the adjoining conservation area on 650 Hume Highway;
- a plan indicating the location and type of existing vegetation;
- a plan indicating the location of any vegetation to be removed and retained;
- an aboriginal and historical archaeological assessment;
- a flora and fauna assessment including:
 - an assessment of all flora and fauna on the site;
 - an assessment of the ecological significance of the site including any waterways where appropriate.
- should the development plan indicate the removal, destruction or lopping of native vegetation, a net gain assessment should be provided in accordance with the Native Vegetation Management Framework (NRE 2002) and must include:
 - a response to the net gain three step process;
 - an estimate of the vegetation loss and required offsets;

- a summary of potential offsets;
- the delivery of any required offsets to be prescribed within the Ecological Management Plans prepared for the management of the retained vegetation within the Amaroo Conservation Reserve and the Amaroo South Conservation Reserve.
- Ecological Management Plans (EMP's) must be prepared for areas including the Amaroo Conservation Reserve and identified Net Gain offset sites and the adjoining Amaroo South Conservation Reserve and identified Net Gain offset sites on 650 Hume Highway. The EMPs must be prepared to the satisfaction of the Responsible Authority and the Department of Sustainability and Environment prior to the removal, destruction or lopping of native vegetation on the land. The EMPs must provide:
 - prescriptions for the management of areas of retained vegetation in the Amaroo Conservation Reserve and Amaroo South Conservation Reserve, including any areas identified as Net Gain off-set sites;
 - prescriptions for the ten year environmental management required for any Net Gain offset sites in the form of an Offset Management Plan prescribed year by year;
 - an implementation outline that prescribes yearly management actions beyond the first ten years into perpetuity;
 - an indication of appropriate species and planting densities for revegetation and prescriptions for ongoing management;
 - location and type of fencing to protect the Amaroo Conservation Reserve and Amaroo South Conservation Reserve and any offset sites;
 - location and type of any maintenance access tracks within the Amaroo Conservation Reserve and Amaroo South Conservation Reserve;
 - recommendations for regular auditing of the achievements of the vegetation management program.

These EMPs can be amended and extended with the approval of the Responsible Authority and the Department of Sustainability and Environment.

In addition to the above requirements, a development plan for 650 Hume Highway must show or include the following:

- the proposed use(s) of each part of the land including details of the Malcolm Creek interface and proposed landscaping, pedestrian and bicycle path linkages along this interface incorporating the requirements from *Melbourne Water's Shared Pathway Guidelines*;
- urban design guidelines indicating preferred siting and built form outcomes for the site including the interface with the Hume Highway, Hume Freeway, Malcolm Creek, conservation areas, and any other identified waterways;
- water sensitive urban design with measures to maximise water capture on site (tanks and rain gardens) and treatment of all stormwater according to best practice, prior to its entry into the waterway.
- A hydraulic report that identifies all flow paths, flood extents, flood levels and velocities for existing and proposed conditions. The report should include plans, sections and computations and be accompanied by the relevant hydraulic models used in the preparation of the report.

In deciding whether a Development Plan or an amendment to a Development Plan is satisfactory, the responsible authority must consider the:

- impact on the environmental values of the site (primarily the retained woodland reserves and the bio-retention wetland areas);
- need to provide an adequate buffer and interface with the retained woodland reserves;

- views of the Department of Sustainability and Environment.

In addition, in deciding whether a Development Plan or an amendment to a Development Plan for 650 Hume Highway, Craigieburn is satisfactory, the responsible authority must consider the:

- Need to provide an adequate buffer and interface with reserves and waterways.
- Impact on the environmental values of the site including the waterway riparian zones.
- Views of VicRoads.
- Views of Melbourne Water