

23/02/2017
C187**SCHEDULE 4 TO THE INCORPORATED PLAN OVERLAY**

Shown on the planning scheme map as **IPO4**.

Wollert Precinct Structure Plan – Local Conservation Areas**Purpose**

To give effect to the *Wollert Precinct Structure Plan, December 2016*.

To provide a local conservation reserve network with potential to be considered contributory towards *Biodiversity Conservation Strategy* retention targets for Grassy Eucalypt Woodland of the Victorian Volcanic Plan.

To conserve a network of scattered habitat patches in the form of River Red Gum copses and vegetated stony knolls, providing linkages to adjacent conservation areas and the investigation areas for the 1200ha Grassy Woodland Reserve which lies to the north of Summerhill Road.

To enhance the environmental and landscape values contained within conservation areas, including management activities focussed on restoration, regeneration and revegetation of the historic understorey of native grasses contributory to the Commonwealth-listed Grassy Eucalypt Woodland of the Victorian Volcanic Plain community and state significant ecological communities.

To protect the unique geological features of the area, particularly where these values overlap with other environmental values and Aboriginal and historic cultural heritage.

To maintain reference to the former rural character as the area is urbanised.

1.023/02/2017
C187**Permits not generally in accordance with incorporated plan**

The responsible authority may consider an application to construct a building/s or construct or carry out works that is not generally in accordance with the *Wollert Precinct Structure Plan, December 2016* if the responsible authority is satisfied that the development will not prejudice the orderly planning of the area having regard to the objectives of the *Wollert Precinct Structure Plan, December 2016*.

2.023/02/2017
C187**Conditions and requirements for permits**

All applications for use and/or development of land shown as local conservation reserves must be accompanied by the following information as appropriate to the satisfaction of the responsible authority:

- A description of the use or development, including:
 - A plan showing the project footprint and any associated site facilities or works.
 - A description of the project.
 - A description of any operational and maintenance requirements.
 - Commencement and completion dates, including any project staging.
- A description of the design measures, construction techniques and environmental controls proposed to be implemented to avoid, minimise and manage the impacts of the construction or operation of the use or development on the biodiversity, other environmental values and cultural heritage values of the land, including any proposals for revegetation and soil stabilisation.

- An explanation of why the use or development is necessary and whether alternative options to the development that do not require removal of native vegetation or habitat or cultural heritage values have been considered.
- A description of the consistency of the use or development with Local Conservation Reserve Treatment and Management Guidelines in the *Wollert Precinct Structure Plan* and any management plan for the conservation of the land approved by the responsible authority or a public land manager having responsibility for the care or management of the land.
- A description of the impacts of the use or development on:
 - Native vegetation, including the amount and quality proposed to be removed.
 - Flora and fauna listed under the *Flora and Fauna Guarantee Act 1988* and matters of national environmental significance listed under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), including the amount and quality of ecological communities and habitat and number of individuals of species proposed to be removed.
 - Other environmental and landscape values of the land, including trees, soil, wetlands and waterways, and cultural heritage values.
- An arboricultural assessment conducted by a suitably qualified and experienced person.
- A flora and fauna survey conducted by a suitably qualified and experienced person. If in the opinion of the responsible authority a survey is not required for the assessment of an application, the responsible authority may waive the requirement.

Any permit for subdivision of land identified as a Local Conservation Reserve on Plan 2 – Future Urban Structure within the *Wollert Precinct Structure Plan, December 2016* must contain the following condition:

- Prior to certification of any plan of subdivision for any parcel of land containing a Local Conservation Reserve on Plan 2 – Future Urban Structure within the *Wollert Precinct Structure Plan, December 2016*, the owner must enter into an agreement with the responsible authority pursuant to section 173 of the *Planning and Environment Act 1987* which requires the owner to prepare and implement a Conservation Management Plan for the land, unless otherwise agreed by the responsible authority.

The Conservation Management Plan must be prepared prior to the approval of any construction plans (engineering plans) for any part of the land and consistent with the *Local Conservation Reserve Treatment and Management Guidelines* in the *Wollert Precinct Structure Plan, December 2016* to the satisfaction of the responsible authority. Specifically, the Conservation Management Plan must provide for:

- early securing and fencing of the conservation reserve and establishment of interpretive signage prior to the commencement of subdivision construction activity on any part of the land, and
- A 10-year action plan providing for the protection of all areas proposed for conservation rehabilitation, biodiversity improvement works and actions focussing on improvement to Grassy Eucalypt Woodland of the Victorian Volcanic Plain and other matters of national environmental significance, re-vegetation and landscaping, pest plant and animal control, soil stabilisation, and on-going maintenance and monitoring.

Where applicable, the Plan shall quantify the extent of offset gain to be achieved commensurate with the *Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines* and defined by the Bush Broker Landowner Agreement and Quality Assurance Process.

The costs for preparation and execution of the Agreement shall be borne by the owner.

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Decision guidelines

Before deciding on an application to remove, destroy or lop vegetation the responsible authority must consider, as appropriate:

- The *Wollert Precinct Structure Plan, December 2016*.
- Any approved conservation management plan applicable to the land.
- The conservation significance of any vegetation to be removed and its habitat value for native fauna.
- Measures to protect and enhance native vegetation and native fauna habitat of the Victorian Volcanic Plain, including the retention of land form, surface soils and rocks.
- Measures to maintain contiguous areas of native vegetation or native fauna habitat.