

HUME PLANNING SCHEME

- Any measures required to mitigate the impacts of the development on groundwater and drainage; and
- Where and how stormwater will be used to provide passive irrigation to retained vegetation across the site. This must be informed by a vegetation survey and ecological assessment of the tree moisture needs to the satisfaction of the responsible authority.
- Where relevant, demonstration of how the subdivision will respond sensitively to the heritage significance of Parnell's Inn (Heritage Overlay - Schedule 36) and its surrounding area.
- A Site Management Plan that addresses bushfire risk during, and where necessary, after construction which is 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.

Public Infrastructure Plan

An application must be accompanied by a Public Infrastructure Plan which addresses the following:

- A stormwater management strategy that makes provision for the staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Melbourne Water and Hume City Council;
- What land may be affected or required for the provision of infrastructure works;
- The provision, staging and timing of stormwater drainage works;
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- The landscaping of any land;
- What infrastructure set out in the incorporated Lindum Vale Infrastructure Contributions Plan is to be provided as "works in lieu" subject to the written consent of Hume City Council;
- 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 / concept road safety audit, must be to the satisfaction of VicRoads and Hume City Council.

Use or develop land for a sensitive purpose - Environmental Site Assessment – 2040 Mickleham Road, Mickleham

An application to subdivide land, use or develop land for a sensitive use (Residential use, Child care centre, Pre-school centre or Primary school) must be accompanied by an Environmental Site Assessment of the land by a suitably qualified environmental professional to the satisfaction of

the responsible authority, which takes account of ‘Phase 1 and Preliminary Phase 2 Environmental Site Assessment – Lindum Vale PSP Area’ (Parsons Brinckerhoff, 9 April 2013) and provides information including:

- Further detailed assessment of potential contaminants on the relevant land.
- 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 including:
 - Advice if an environmental audit is required for the storage and dairy infrastructure at 2040 Mickleham Road.
- Recommended remediation actions of any potentially contaminated land.

Dry Stone Wall Assessment

Any application on land shown as “dry stone wall to be retained and repaired – rating 2-3 (moderate – high value)” on Plan 2 – Precinct Features of the Lindum Vale Precinct Structure Plan must be accompanied by a report by a suitably qualified dry stone waller and include:

A statement of significance/cultural value;

Recommendations on reinstatement and repair of the wall; and

Where destruction of part of the wall is proposed, a Dry Stone Wall Management Plan which responds to the relevant objectives, requirements and guidelines contained within the Lindum Vale Precinct Structure Plan or any local policy.

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; and
- Management requirements to respond to the containment of kangaroos in an area with no reasonable likelihood of their continued safe existence; or
- Management and monitoring actions to sustainably manage a population of kangaroos within a suitable location.

Where a Kangaroo Management Plan has been approved by the responsible authority, the application must be accompanied by:

- A copy of the approved Kangaroo Management Plan; and
- A ‘design/management response’ statement outlining how the application is consistent with and gives effect to any requirements of the approved Kangaroo Management Plan.

Heritage Assessment – Parnell’s Inn

An application for subdivision, use or development affecting a heritage place(s) should:

- Address the proposed future use or adaptive reuse of the affected heritage place(s);
- Include a draft Conservation Management Plan for the heritage place(s) to the satisfaction of the responsible authority; and
- Include the provision of sufficient space around the heritage building to allow its adaptive reuse to comply with other planning requirements, such as car parking and landscaping.

Subdivision application - Sensitive Interface Areas

An application to subdivide land in an area shown as ‘sensitive interface areas’ on the Image, Character and Housing Plan (Plan 5) within the Lindum Vale Precinct Structure Plan must demonstrate how the proposed subdivision will facilitate the orderly and integrated development of the area, including as appropriate:

Condition - Protection of conservation areas and native vegetation during construction

A permit granted for subdivision or a permit to construct a building or carry out works, where the Lindum Vale Native Vegetation Precinct Plan shows the land, or abutting land, including a conservation reserve or a patch of native vegetation or a scattered tree must contain the following conditions:

- Prior to commencement of works in or around a conservation area, scattered native tree or patch of native vegetation, the developer of the land must erect a conservation area/vegetation protection fence that is:
 - Highly visible;
 - At least 2 metres in height;
 - Sturdy and strong enough to withstand knocks from construction vehicles;
 - Kept in place for the whole period of construction; and
 - Located the following minimum distance from the element to be protected:

Element	Minimum distance from element
Conservation reserve	2 metres from the edge of the area
Scattered tree	Twice the distance between the tree trunk and the edge of the canopy
Patch of native vegetation	2 metres from the edge of the patch

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
 - Be located not less than 15 metres from a waterway;
 - Be located outside the required protective fence;
 - Be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction; and
 - Not be undertaken if the qualified ecologist or arborist who is familiar with the requirements of the incorporated Precinct Structure Plan is of the opinion that the various activities presents a risk to any vegetation within a conservation reserve.

Condition - Salvage and translocation

Any permit for subdivision must contain the following condition:

The Salvage and Translocation Protocol for Melbourne’s Growth Corridors (Department of Environment and Primary Industries, 2014) 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

Any permit for subdivision must contain the following condition:

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.

