

27/05/2019
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SCHEDULE 23 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO23**.

182-200 HUME HIGHWAY, SOMERTON

The Development Plan is intended to provide for coordinated development of the office, industry and warehouse uses allowed on the site and to ensure that overall development is responsive to the site and surrounds, especially the Merri Creek environs and identified native vegetation on site.

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

None specified.

3.0

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Conditions and requirements for permits

Where no Development Plan has been approved, the Responsible Authority may grant a permit to construct a building or to construct or carry out works provided it is satisfied that the buildings or works will not prejudice the Development Plan.

4.0

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Requirements for development plan

In deciding whether a Development Plan or an amendment to a Development Plan is satisfactory, the Responsible Authority must where appropriate consider:

- The views of the Merri Creek Management Committee, Aboriginal Affairs Victoria, Parks Victoria, Melbourne Water, Department of Sustainability and Environment and Vicroads;
- How the Development Plan responds to the features of the site including stormwater, natural features, buffer from Merri Creek, and the environmental values of the creek corridor.

The Development Plan may consist of a plan and/or other documents. The Development Plan must show and include to the satisfaction of the Responsible Authority:

- A site analysis including, but not limited to, considerations of:
 - Topography and other natural features including the location of the Merri Creek escarpment;
 - The location of all native vegetation including existing River Red Gums;
 - Significant trees;
 - The environmental features, use and development of surrounding land;
 - Vehicle access to and within the site; and
 - Any cultural heritage features identified on site;
- How the layout pattern and proposed development respond to the site analysis;
- The proposed use and floor areas of each part of the land, including any stormwater detention basin/s;
- The relationship of the land to the existing or proposed land uses on adjoining land;
- A traffic management report, including an assessment of the expected traffic impacts associated with the development such as traffic volumes, car parking location, loading and unloading of vehicles, and collection of garbage and waste;
- A flora and fauna assessment including:

HUME PLANNING SCHEME

- an assessment of all flora and fauna on the site; and
- an assessment of the ecological significance of the site.
- Should the development plan indicate the removal, destruction or lopping of native vegetation, a net gain assessment should be provided in accordance with the background document 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; and
 - details of how any offsets will be provided and managed.
- An assessment of the need to prepare a Cultural Heritage Management Plan in accordance with the *Aboriginal Heritage Act* 2006 and preparation of a Plan if required.
- A stormwater management plan.
- Location, alignment and management of a proposed reserve or conservation area along the Merri Creek which incorporates the following to the satisfaction of the Responsible Authority:
 - Existing remnant native vegetation along the escarpment and creek margin;
 - Existing habitat for threatened species;
 - The Merri Creek Regional Path;
 - Consideration of the option to transfer the reserve into public ownership.
- Urban design guidelines indicating preferred siting and built form outcomes for the interface with Merri Creek that ensures appropriate screening of the development from the creek corridor and considers the interface with the Merri Creek Regional Path and any native vegetation buffer areas.