SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO16

700 HUME HIGHWAY, CRAIGIEBURN

1.0 Requirement before a permit is granted

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 plan

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 for conservation purposes, including the Amaroo 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;
- 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.
- should the development plan indicate the removal, destruction of 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 Plan prepared for the management of the retained vegetation within the Amaroo Conservation Reserve.

• An Ecological Management Plan (EMP) must be prepared for areas including the Amaroo Conservation Reserve and identified Net Gain offset sites. The EMP 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 EMP must provide:

  • prescriptions for the management of areas of retained vegetation in the Amaroo Conservation Reserve, including any areas identified as Net Gain offset 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;
  • location and type of fencing to protect the Amaroo Conservation reserve and any offset sites;
  • location and type of any maintenance access tracks within the Amaroo Conservation Reserve;
  • recommendations for regular auditing of the achievements of the vegetation management program.

This EMP can be amended and extended with the approval of the Responsible Authority and the Department of Sustainability and Environment.

• 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 reserve and the bio-retention wetland area);
  • need to provide an adequate buffer and interface with the retained woodland reserve;
  • views of the Department of Sustainability and Environment.