

**SCHEDULE 4 TO THE RURAL CONSERVATION ZONE**

Shown on the planning scheme map as **RCZ4**.

**Conservation Values**

The Merri Creek and its immediate surrounds host habitat and suitable potential habitat for the threatened Growling Grass Frog, a matter of national environmental significance. The creek has a unique role to play in the survival of the Growling Grass Frog and the vegetation and aquatic communities it inhabits that in other places have almost been totally destroyed. The creek environs also provide a safe environment for the movement of non-threatened birds and other wildlife.

Merri Creek is a major tributary of the Yarra River with a catchment of 396 square kilometres and a waterway length of some 60 kilometres. Revegetation works and parkland development including path and construction works have created a linear park of outstanding quality and landscape character – one which plays an important role in the park system of the metropolitan area.

The creek and its environs are a recreational open space linking the inner suburbs of Melbourne to rural areas in its upper reaches and connecting to the metropolitan wide open space and trail network. The recreation function provides valuable exposure to conservation environments.

Land in this zone includes: existing conservation reserves; areas of significant remnant native vegetation in the form of grasslands, woodlands, waterways and riparian environments; areas to be developed for conservation and a number of areas that provide habitat for threatened flora and fauna.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	None specified	
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	All land	50
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).	All land	50
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	50

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	None specified
Earthworks which increase the discharge of saline groundwater.	None specified

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## SCHEDULE 10 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO10**.

### RURAL CONSERVATION AREA

#### 1.0 Statement of environmental significance

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The development of Melbourne has caused significant impacts to the environment. Melbourne's footprint has resulted in the removal of most native vegetation, and retained habitat areas only support flora and fauna that can survive in a highly fragmented and urbanised landscape. The overall biodiversity of Melbourne is a fraction of what it was prior to European settlement.

As part of the delivery of Melbourne's Newest Sustainable Communities Program, the Victorian Government established a process to identify, permanently protect and manage biodiversity assets that are important within the greater Melbourne region.

This process has determined the location of significant biodiversity assets and identified areas where these can be retained and where urban development is not appropriate and to which this overlay has been applied.

The areas covered by this overlay include some existing conservation reserves, areas of significant remnant native vegetation and a number of areas that provide habitat for threatened flora and fauna.

The areas include but are not limited to:

- Important grasslands.
- Grassy eucalypt woodlands.
- Waterways and riparian areas.
- Other important habitat for threatened flora and fauna.

It is important that these areas are retained and managed to ensure that their biodiversity values and any habitat links are protected and enhanced.

#### 2.0 Environmental objective to be achieved

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- To protect and improve the viability of habitats, ecological communities, flora and fauna and genetic diversity.
- To enhance the environmental and landscape values of the area.
- To ensure that any use, development or management of land within and adjacent to areas of biological significance are compatible with their long-term maintenance and conservation and will not have detrimental impacts on biodiversity values.
- To encourage ecological restoration, regeneration and revegetation with indigenous species within the site.
- To maintain and enhance habitat connectivity for listed threatened species.
- To prevent a decline in the extent and quality of native vegetation and native fauna habitat.
- To ensure that the siting and design of any buildings and works maintains the environmental integrity of the land.
- To maintain and enhance the integrity of sites of environmental significance.
- To provide for the long term preservation of the flora and fauna and associated habitat of environmentally significant areas.

### 3.0 Permit requirement

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A permit is not required to:

- Construct a building or construct or carry out works or to remove, destroy or lop vegetation (including dead vegetation) in accordance with an agreement under Section 69 of the *Conservation, Forests and Lands Act 1987*.
- Construct or carry out works or to remove, destroy or lop vegetation (including dead vegetation) by or on behalf of a public authority or public land manager involving revegetation, or preparatory works associated with revegetation.
- Extend or alter an existing dwelling provided that the gross floor area of that extension or alteration does not exceed 50 square metres and the extension or alteration is more than 5 metres from any existing native vegetation.
- Remove, destroy or lop any vegetation, including dead vegetation:

~~• (Where the vegetation is non native)~~

- Where the vegetation is a plant proclaimed as a weed under the *Catchment and Land Protection Act 1994*.
- In order to enable the use and maintenance of a building constructed or approved by a planning permit granted under this planning scheme or by a building permit granted under the Building Act 1993, before 6 August 2010. This exemption does not apply to vegetation located more than 10 metres from a building.
- Where the vegetation has been planted or grown for aesthetic or amenity purposes, including agroforestry (the simultaneous and substantial production of forest and other agricultural products from the same land unit), shelter belts, woodlots, street trees, gardens or the like. This exemption does not apply if public funding was provided to assist in planting or managing the vegetation for conservation purposes and the terms of the funding did not anticipate removal or harvesting of the vegetation.
- For the purpose of maintenance, where no more than one third of the foliage is removed from any individual plant. This exemption does not apply to the pruning or lopping of the trunk of a tree or shrub or to native vegetation within a road or railway reservation.
- To mow or slash grass in a lawn, garden or other planted area for maintenance only.
- To maintain an existing fence where the removal of vegetation is within a combined maximum width of 4 metres either side of the fence.

**Commented [MPA1]:** Change following Whittlesea C198 Panel Report.

### 4.0 Application requirements

06/08/2010  
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An application must be accompanied by:

- A description of any proposed disturbance of surface soil or rocks associated with the proposal.
- The total extent of vegetation on the property and the extent of native vegetation proposed to be cleared.
- A description of the steps that have been taken to avoid and minimise the removal of native vegetation including the practicality of alternative options which do not require removal of the native vegetation.

An application must also be accompanied by, as appropriate:

- A flora and fauna assessment of the land prepared by a suitably qualified and experienced person to the satisfaction of the responsible authority. The assessment must include:
  - A flora and fauna survey.
  - A habitat hectare assessment.

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- Identification of the vegetation and habitat significance of the property.
- A description of the effect of the proposed development in relation to other areas of native vegetation or native fauna habitat, including any proposed reserves, strategic reserves, conservation reserves, streams and waterways.
- A land and environmental management plan prepared by a suitably qualified person identifying, as appropriate:
  - Any proposals for revegetation, including proposed species, and ground stabilisation.
  - How any vegetation removal will be offset (an offset plan), in accordance with Victoria's Native Vegetation Management: A Framework For Action (Department of Natural Resources and Environment 2002).
  - Weed management, including species to be targeted and proposed management techniques.
  - Pest animal management, including species to be targeted and proposed management techniques.

If in the opinion of the responsible authority a flora and fauna assessment of the land or a land and environmental management plan is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

### 5.0 Referral of applications

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In accordance with Section 55 of the Act, an application must be referred to the relevant referral authority specified in the schedule to Clause 66.04.

### 6.0 Decision guidelines

06/08/2010  
VC68

Before deciding on an application, the responsible authority must consider, as appropriate:

- The conservation significance of any vegetation to be removed and its habitat value for native fauna.
- The reason for removing any vegetation and the practicality of any alternative options.
- Measures to protect and enhance native vegetation and native fauna habitat including the retention of land form, surface soils and rocks.
- Measures to maintain contiguous areas of native vegetation or native fauna habitat.
- Measures to encourage ecological restoration, regeneration and revegetation with indigenous species.
- Any park management plan, including the potential impact of management activities, such as burning, on any proposed development.
- The impact of the development on any proposed or existing conservation reserves, streams and waterways, including the potential impacts of nutrient and water run-off, increased weed and pest invasion or recreational impacts.
- The impact on the integrity of the site from the proposed development, disturbance and removal of rock, indiscriminate weed control, habitat fragmentation and isolation and disturbance and destruction of habitat of threatened species.
- The proposed management practices for the land including:
  - The linking and enlarging of areas of significant flora and fauna habitats.
  - Effective and targeted weed control.
  - Programs to control or eliminate introduced predatory and pest animal species, in particular foxes, rabbits and hares.
  - Rehabilitation of degraded areas through fencing, revegetation with appropriate native species and ongoing management.

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- Collection of seed and other plant propagules for rehabilitation projects on and off site.
- The results of any flora and fauna survey and assessment of the land.
- Any Native Vegetation Precinct Plan, Conservation Management Plan, Precinct Structure Plan or other management plan approved for the area by the Minister for Planning or Minister for Environment and Climate Change.

**7.0**

**Reference**

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VC68

- Delivering Melbourne's Newest Sustainable Communities: Strategic Impact Assessment Report for the *Environment Protection and Biodiversity Conservation Act 1999* (Department of Sustainability and Environment 2009)
- Delivering Melbourne's Newest Sustainable Communities: Report for Public Consultation, Urban Growth Boundary Review (Department of Planning and Community Development 2009)
- Delivering Melbourne's Newest Sustainable Communities: Background Technical Report 2a: Biodiversity Assessment of Melbourne's Western Investigation Area (Biosis Research 2009)

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**SCHEDULE 8 TO THE URBAN GROWTH ZONE**

Shown on the planning scheme map as **UGZ8**

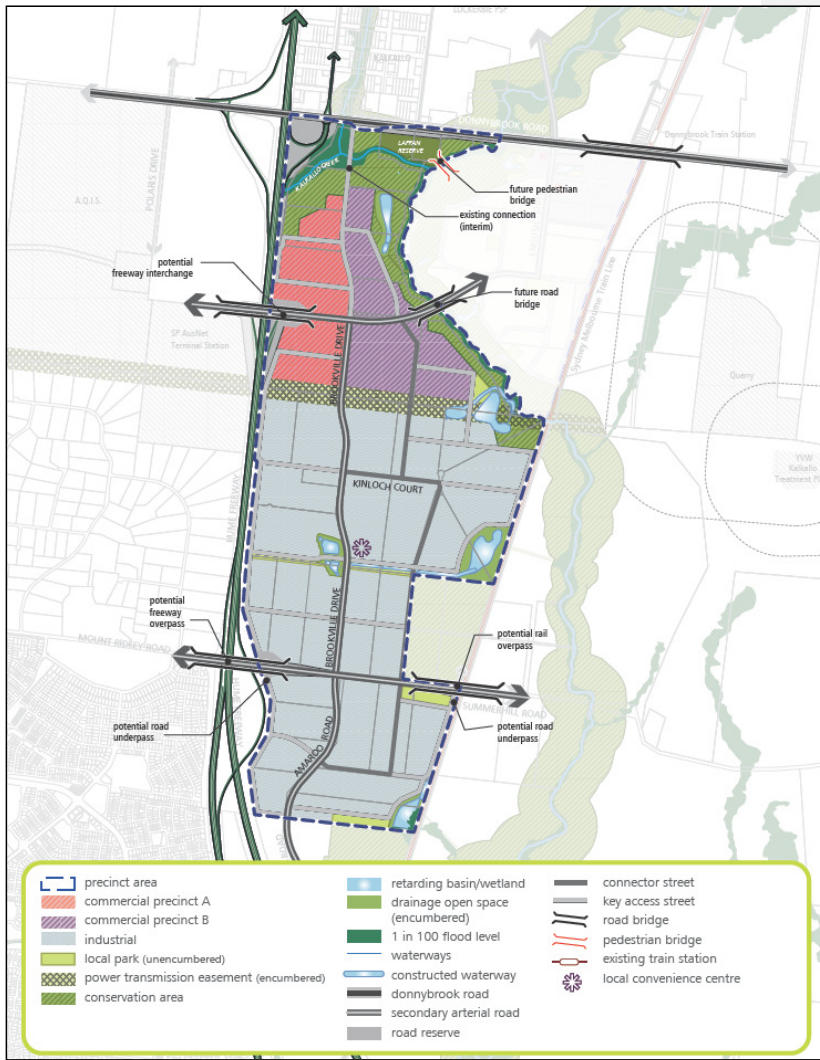
**CRAIGIEBURN NORTH EMPLOYMENT AREA PRECINCT STRUCTURE PLAN**

**1.0 The Plan**

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C198

Map 1 shows the future urban structure proposed in the *Craigieburn North Employment Area Precinct Structure Plan*. It is a reproduction of Plan 3 in the *Craigieburn North Employment Area Precinct Structure Plan*.

**Map 1 to Schedule 8 to Clause 37.07**



**2.0 Use and Development**

**2.1 The land**

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The use and development provisions specified in this schedule apply to the land within the 'precinct area' on Map 1 and shown as UGZ8 on the planning scheme maps.

*Note: If land shown in Map 1 is not zoned UGZ and the provisions of this zone do not apply.*

**2.2 Applied zone provisions**

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C198

The provisions of the following zones in this scheme apply to the use and subdivision of land, the construction of a building, and the construction or carrying out of works as set out in Table 1.

**Table 1: Applied zone provisions**

Land use/development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land (REFER MAP 1)	Applied zone provisions
Commercial precinct A & B	Clause 34.02 – Commercial 2 Zone
Industrial precinct	Clause 33.01 – Industrial 1 Zone
Local convenience centre	Clause 33.01 – Industrial 1 Zone
Secondary Arterial Road	Clause 36.04 – Road Zone – Category 1
Connector Street	Clause 36.04 – Road Zone – Category 2

Commented [MPA1]: Correction by MPA – 19/10/2015.

**2.3 Reference to a planning scheme zone is a reference to an applied zone**

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C198

A reference to a planning scheme zone in an applied zone must be read as if it were a reference to an applied zone under this schedule.

*Note:*

*e.g. The Commercial 2 Zone specifies 'Shop' as a Section 1 Use with the condition, 'The site must adjoin, or have access to, a road in a Road Zone.' In this instance the condition should be read as, 'The site must adjoin, or have access to, a road in a Road Zone or an applied Road Zone in the Urban Growth Zone schedule applying to the land'*

**2.4 Specific provisions - Use and development of land**

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**Table 2: Use**

Use	Requirement
Restricted Retail Premises where the applied zone is Commercial 2 Zone	Where land is shown as Commercial Precinct B in the Craigieburn North Employment Area PSP: <ul style="list-style-type: none"> <li>Restricted retail is a Section 2 use.</li> </ul>
Restricted Retail Premises where the applied zone is Commercial 2 Zone	Where land is shown as Commercial Precinct A in the Craigieburn North Employment Area PSP:  A permit is required to use land for a restricted retail premises if the combined leasable floor

D e	<p>area of all restricted retail premises exceeds :</p> <ul style="list-style-type: none"> <li>• 3525,000 square metres</li> </ul>
<b>Shop where the applied zone is Industrial 1 Zone</b>	<p>Where land is shown as Local Convenience Centre in the Craigieburn North Employment Area PSP:</p> <ul style="list-style-type: none"> <li>• Shop is a Section 2 use.</li> </ul>

**Commented [MPA2]:** Correction by MPA  
Change also requested in submission 11.56 – 19/10/2015.

## 2.5 Specific provision – Use and development of future public land

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C198

A permit is not required to use or develop land shown in the *Craigieburn North Employment Area Precinct Structure Plan* as open space (local parks) provided the use or development is carried out generally in accordance with the *Craigieburn North Employment Area Precinct Structure Plan* and with the prior written consent of Hume City Council.

## 2.6 Specific provision – Environmental Audit or Environmental Site Assessment

**Commented [MPA3]:** Change in response to submissions 11.35, 11.63.

On the following land in Craigieburn:

- 810 Summerhill Road (Lot 5 LP 143296)
- 30 Amaroo Road (Lot 2 PS 518232)
- 185 Brookville Drive (Lot 6 LP 205834)
- 295 Brookville Drive (Lot 22 PS 616391)

before the use or development of land commences for a nursing home, child care centre, primary school, caretaker's house or residential hotel, either:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use;

Or

before the use or development (this requirement does not apply to bore holes and excavation associated with an environmental site assessment) of land commences for any other use an environmental site assessment of the land by a suitably qualified environmental professional must be undertaken which provides the following information:

- The nature of the previous and existing land use/activities on the land.
- An assessment of the potential level and nature of contamination on the land.
- 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.

On the following land in Craigieburn:

- 85 Amaroo Road (Lot 1 LP 119619)
- 50 Amaroo Road (Lot 3 LS 518232)
- 225 Brookville Drive (Lot 5 LP 205834)
- 245 Brookville Drive (Lot 24 PS 616391)
- 275 Brookville Drive (Lot 23 PS 616391)
- 220 Brookville Drive (Lot 8 LP 205834)
- 720 Donnybrook Road (Lot 1 TP 411428)
- 920A Hume Highway (Lot 2 PS 518231)



- [20 Kinloch Court \(Lot 12 LP 205835\)](#)
- [60 Kinloch Court \(Lot 16 LP 205835\)](#)
- [835 Summerhill Road \(Lot 1 PS 518232\)](#)
- [770 Summerhill Road \(Lot 3 LP 143296\)](#)
- [790 Summerhill Road \(Lot 4 LP 143296\)](#)
- [840 Summerhill Road \(Lot 6 LP 143296\)](#)

before the use or development of land (this requirement does not apply to bore holes and excavation associated with an environmental site assessment) commences for a nursing home, child care centre, primary school, caretaker's house or residential hotel an environmental site assessment of the land by a suitably qualified environmental professional must be undertaken which provides the following information:

- [The nature of the previous and existing land use/activities on the land.](#)
- [An assessment of the potential level and nature of contamination on the land.](#)
- 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.

[Reference document: Precinct Structure Plan Area 25 Growth Areas Authority: Desktop Environmental, Hydrological and Geotechnical Study, Aurecon \(September 2012\)](#)

### 3.0 Application requirements

#### 3.1 Subdivision

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C198

Any application for subdivision must include:

- A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated to the proposed uses.
- Subdivision and Design Guidelines, prepared to the satisfaction of the responsible authority, which demonstrate how the proposal responds to and achieves the objectives, planning and design requirements, guidelines shown within the *Craigieburn North Employment Area Precinct Structure Plan* incorporated in this scheme
- A mobility plan that demonstrates how the local street and movement network integrates with adjacent urban development or is capable of integrating with future development on adjacent land parcels.
- A Stormwater Management Strategy that addresses the provision, staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Melbourne Water and Hume City Council.

#### 3.2 Public Infrastructure Plan

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Proposed  
C198

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

- 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 if any infrastructure set out in the *Craigieburn North Employment Area Development Contributions Plan* is sought 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;
- any other matter relevant to the provision of public infrastructure required by the responsible authority

### 3.3 Traffic Impact Assessment

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C198

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 or Hume City Council, as required.

### 3.4 Development applications on land containing or abutting the Merri Creek its tributaries and environs

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Proposed  
C198

An application on land containing or abutting the Merri Creek Corridor, its tributaries and environs must be accompanied by:

A plan that shows:

- Natural features including trees and other significant vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance; and
- Recreation facilities to be provided within public open space; and
- Storm water facilities that are compliant with the relevant approved drainage strategy; and
- The retention and removal of vegetation and any re-vegetation; ~~and~~

### 3.5 Kangaroo Management Plan

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Proposed  
C198

Any application for subdivision must be accompanied by a Kangaroo Management Plan which includes:

- strategies to avoid land locking ~~land adjacent to the subdivision that provides habitat to kangaroos~~ kangaroos including staging of the 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 in respect to the land to which the application applies, 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.

Commented [MPA4]: Change the amendment as requested in submission 22.6.

### ~~3.6 Use or development of land for a sensitive purpose – Environmental Site Assessment – 185, 220, 225, 245, 275, 295 Brookville Drive~~

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C198

~~An application to use or develop land for a sensitive use 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 provides information including:~~

- ~~▪ detailed assessment of the matters outlined as potential contaminants on the land documented in 'Precinct Structure Plan Area 25 Growth Areas Authority – Desktop Environmental, Hydrological and Geotechnical Study, 13 September 2012' by Aurecon.~~

Commented [MPA5]: Change in response to submissions 11.35, 11.63.

- ~~• 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*.~~
- ~~• recommended remediation actions for any potentially contaminated land.~~

**4.0 Conditions and requirements for permits**

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C198

**4.1 Open Space - Condition**

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C198

Any permit for subdivision must contain the following condition:

- Land required for public open space as a local park, as set out in the Craigieburn North Employment Precinct Structure Plan or Development Contributions Plan, must be transferred to or vested in the responsible authority at no cost to that authority.

**4.2 Biodiversity and Threatened Species ~~Conditions~~**

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Proposed  
C198

Any permit for subdivision must contain the following conditions:

**Kangaroo Management Plan**

- Before the certification of the plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit.
- The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority

**Salvage and Translocation**

- 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.

**Protection of conservation areas and native vegetation during construction**

~~A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, where this precinct structure plan shows the land, or abutting land, including a conservation area or a patch of native vegetation or a scattered tree must ensure that:~~

Where a precinct structure plan applying to the land shows any part of the land as a conservation area or any type of native vegetation a permit allowing any type of buildings or works on that land must ensure that:

- Before the start of construction or carrying out 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

**Commented [MPA6]:** Change the amendment as requested in submission 22.7.

**Commented [MPA7]:** Change in response to submission 22.11.

- in place for the whole period of construction
- located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres
Scattered <u>native tree</u>	twice the distance between the tree trunk and the edge of the tree canopy
Patch of native vegetation	2 metres

- During construction or works, 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 vegetation protection fence;
  - be constructed and designed to ensure that the conservation area, ~~scattered tree~~ or ~~patches of native vegetation~~ are is protected from adverse impacts during construction;
  - not be undertaken if it presents a risk to any vegetation within a conservation area; and
  - be carried out under the supervision of a suitable qualified ecologist or arborist.

Commented [MPA8]: Changes in response to submission 22.11.

#### Land Management Co-operative Agreement

A permit to subdivide land shown in the incorporated Craigieburn North Employment Area Precinct Structure Plan as including a conservation area must ensure that, before the issue of a statement of compliance for the last stage of the subdivision, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation, Forests and Lands Act 1987*, which:
  - Must provide for the conservation and management of that part of the land shown as a conservation area in the Craigieburn North Employment Area Precinct Structure Plan; and
  - May include any matter that such an agreement may contain under the *Conservation, Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within a conservation area identified in the Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is within a Conservation Area identified in a Precinct Structure Plan for nature conservation and is vested, or will be vested, in the Secretary to the Department of Environment, Land, Water and Planning for conservation purposes; or
- is the subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
  - the Secretary to the Department of Environment, Land, Water and Planning;
  - the Minister administering the *Conservation, Forests and Lands Act, 1987*; or
  - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

**4.3 Public Transport – Condition**

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Proposed  
C198

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 be 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.

**4.4 Road Network – Condition**

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Proposed  
C198

Any permit for subdivision or building and works must contain the following condition:

Prior to the certification of a plan of subdivision, the plan of subdivision must show the land affected by the widening of the road reserve which is required to provide road widening and/or right of way flaring for the ultimate design of any adjacent intersection.

Land required for road widening including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in council at no cost to the acquiring agency unless funded by the *Craigieburn North Employment Area Development Contributions Plan*.

**4.5 Public Infrastructure Plan – Condition**

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Proposed  
C198

Any permit for subdivision must contain the following condition:

Prior to the certification of a plan of subdivision or at such other time which is agreed between Council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provides for:

- The implementation of the Public Infrastructure Plan approved under this permit.
- The purchase and/or reimbursement by the responsible authority for any provision of public open space in excess of the amount specified in the schedule to Clause 52.01.
- The timing of any payments to be made to the owner having regard to the availability of funds in the open space account.

~~**4.6 Use or development of land for a sensitive use at 195, 220, 225, 245, 275, 295 Brookville Drive**~~

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Proposed  
C198

~~Any permit for a sensitive use or development must contain the following condition:~~

~~Before the plan of subdivision is certified under the Subdivision Act 1988, further testing in accordance with the recommendations of the *(Precinct Structure Plan Area 25 Growth Areas Authority – Desktop Environmental, Hydrological and Geotechnical Study, 13 September 2012, by Aurecon)* must be carried out to the satisfaction of the responsible authority.~~

~~Upon completion of the testing the landowner must submit the results and comply with any additional requirements to the satisfaction of the responsible authority, having regard to the~~

Commented [MPA9]: Change in response to submission 11.35, 11.63.

guidance set out in the [General Practice Note on Potentially Contaminated Land June 2005](#) (~~DSE~~).

## 5.0 Advertising signs

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C198

The advertising sign category for the land is the category specified in the applied zone to the land at Clause 2.2 of this schedule.

## 5.1 Land sales signs

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C198

Despite the provisions of Clause 52.05, signs promoting the sale of land on the land (or on adjoining land in the same ownership) may be displayed without a permit provided:

- the advertisement area for each sign does not exceed 10 square metres;
- only one sign is displayed per road frontage. Where the property has a road frontage of more than 150 metres multiple signs may be erected provided there is a minimum of 150 metres distance between each sign, with a total of not more than 4 signs per frontage;
- the sign is not animated, scrolling, electronic or internally illuminated sign;
- the sign is not displayed longer than 21 days after the sale (not settlement) of the last lot; and
- the sign is setback a minimum of 750mm from the property boundary.

A permit may be granted to display a sign promoting the sale of land or homes on the land (or on adjoining land in the same ownership) with an area greater than 10 square metres.

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23/10/2014  
C154(Part 2)  
Proposed C198

SCHEDULE TO CLAUSE 52.17

1.0 Scheduled area

23/10/2014  
C154(Part 2)  
Proposed C198

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Area known as the Hume Freeway between the Metropolitan Ring Road and the Hume Highway north of Craigieburn.	All native vegetation including trees, shrubs, herbs and grasses.
Area shown shaded on Drawing No. 551091 included in the Schedule to Clause 81.01 – Incorporated Documents.	All native vegetation including trees, shrubs, herbs and grasses.
Lot 2002 TP812409Y & Lot 2 PS521883D Cooper Street, Campbellfield.	All native vegetation including trees, shrubs, herbs and grasses except for the area specified in the map attached to this schedule titled Cooper Street, Campbellfield.
Area shown shaded on Drawing No. VR2 included in the Schedule to Clause 81.01.	All native vegetation including trees, shrubs, herbs and grasses.
Area included within the Development Plan Overlay 21 (DPO21) located at 810 Cooper Street, Somerton	All native vegetation including trees, shrubs, herbs and grasses.
Land shown as UGZ7 on planning scheme maps	Shown as 'vegetation to be removed, subject to the provisions of Clause 37.07 Schedule 7 being met' on Plan 3 in the incorporated Woodlands Precinct Structure Plan where the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the <i>Environment Protection and Biodiversity Conservation Act, 1999</i> (EPBC Act).
<u>Land shown as UGZ8 and IPO2 the on planning scheme maps.</u>	<p>Shown as 'native vegetation patches that can be removed' or 'scattered trees that can be removed', <del>subject to the provisions of Clause 37.07 Schedule 8' being met</del> on Plan 6 in the incorporated <i>Craigieburn North Employment Area Precinct Structure Plan</i> where the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the <i>Environment Protection and Biodiversity Conservation Act, 1999</i> (EPBC Act).</p> <p>And</p> <p>Any native vegetation not shown on 6 in the incorporated <i>Craigieburn North Employment Area Precinct Structure Plan</i>.</p>

Commented [MPA1]: Added in response to submission 11.69.

Commented [MPA2]: Changed in response to submission 22.4.

Commented [MPA3]: Changed in response to submission 22.4.

HUME PLANNING SCHEME

**2.0 Scheduled weed**

15/09/2008  
VC49

Area	Description of weed
None specified	

**3.0 Utility installation code of practice**

15/09/2008  
VC49

Name of code of practice
None specified

**Cooper Street, Campbellfield**

