

16/07/2009
C64

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**

BAIRNSDALE-DARGO ROAD, HILLSIDE DEVELOPMENT PLAN AREA

1.0

16/07/2009
C64

Requirement before a permit is granted

A permit may be granted:

- for a building or works associated with the use of the land for farming;
- for extensions or alterations to an existing building or works;
- for the use and development of land for any social, community or educational facility;
- for the replacement of an existing dwelling;
- for the subdivision of land to realign boundaries, create a road reserve or a subdivision which does not create an additional lot, and
- before a development plan has been prepared to the satisfaction of the responsible authority only where the responsible authority is satisfied that:
 - the grant of the permit would not prejudice the orderly development of the area, and
 - the development is consistent with the Development Principles listed in Clause 3 of this Schedule.

2.0

16/07/2009
C64

Conditions and requirements for permits

A permit for subdivision which creates an additional lot must include any condition which is necessary to implement and give effect to the approved Development Plan and must include conditions providing for the following:

Preparation of a Construction Management Plan

- A requirement that prior to the commencement of any works, a Construction Management Plan must be prepared to the satisfaction of the responsible authority. The Plan, amongst other things, and as appropriate, must include:
 - Construction timeframe.
 - Details of hours of construction.
 - Routes of all construction vehicles, including the construction access to main roads.
 - Vehicle and machinery exclusion zones.
 - Management of stockpiled soil and other material.
 - Measures and techniques to protect drainage lines and watercourses from sediment runoff from disturbed or under construction areas.
 - Measures to protect sites of conservation or archaeological significance during construction.
 - Measures to protect existing vegetation.

Preparation of a Landscape Plan

- A requirement that prior to the commencement of any works, a landscape plan must be prepared to the satisfaction of the responsible authority for all open space areas and for street planting. The plan must include indigenous species for planting within each of the reserves. The plan must also include:
 - A 'Net Gain' assessment of any native vegetation to be removed having regard to *Victoria's Native Vegetation Management – A Framework for Action* including the location of any necessary offsets.
 - Treatments for entrance gateways (into the estate) and along the Bairnsdale–Dargo Road.
 - Park shelters and other similar furniture, including lighting.
 - Signage.
 - Fences.
 - Shared use paths.
 - Playgrounds at appropriate locations.
 - Public art or other structures, including lighting.

All landscaping must be undertaken to the satisfaction of the responsible authority, prior to the issue of a Statement of Compliance or as otherwise agreed with the responsible authority.

3.0

16/07/2009
C64

Requirements for development plan

There must be only one Development Plan for the whole of the land to which this Schedule applies. The Development Plan must not exclude any parcels of land. The Development Plan must contain:

Development principles:

Measures to implement the following development principles:

- A subdivision layout which responds to the features of the land as identified in the Site Analysis Plan.
- A subdivision layout which is sympathetic to remnant native vegetation, particularly mature indigenous trees and vegetation, within the Bairnsdale-Dargo Road reserve.
- A network of open space across the site.
- Usable and attractive open space nodes along the Mitchell River escarpment.
- That new development incorporates water sensitive urban design principles for appropriate drainage solutions.
- That indigenous plant species should be used for landscaping of public open space reserves and for revegetation in accordance with the Department of Sustainability and Environment's Revegetation Planting Standards.
- That the subdivision layout is designed to facilitate the provision of efficient and effective pedestrian, bicycle and vehicle movements, and to ensure connectivity with the existing public transport network.
- The subdivision layout provides appropriate linkages to adjoining land, the town and promotes integration with the adjoining educational facilities.

Site Analysis Plan

- A Site Analysis Plan which shows the topography of the land, areas prone to erosion or inundation, the location of any existing:
 - Vegetation.
 - Drainage lines.
 - Access points.
 - Water bodies.
 - Buildings.
 - Easements.
 - Sites of conservation, heritage or archaeological significance and other significant features.

Conservation and Archaeological Management Plan

- A Conservation and Archaeological Management Plan which identifies sites of conservation or archaeological significance to be protected and measures to protect the sites.

Environmental Management Plan

- An Environmental Management Plan which:
 - Identifies the means by which soils prone to erosion will be managed. A geotechnical report, by a suitably qualified person, must be submitted including appropriation measures for erosion mitigation and impacts on proposed residential development.
 - Includes a Vegetation Management Plan which addresses *Victoria's Native Vegetation Management – A Framework for Action*.

Public Open Space Plan

- A Public Open Space Plan which:
 - Identifies the location of public open space, public open space links and land to be used for drainage.
 - Includes details of the function and maintenance of any wetland system.
 - Includes a Landscape Concept Plan showing proposed landscaping for all public areas forming part of the Development Plan area. Plant species indigenous to the site should be used for landscaping of public open space reserves. Plant species indigenous to the site must be used for revegetation, in accordance with the Department of Sustainability and Environment's *Revegetation Planting Standards*.
 - Incorporates water sensitive urban design principles including recycling infrastructure and use of treated water.

Stormwater Management Plan

- A Stormwater Management Plan including:

- Construction and maintenance requirements for water bodies and wetlands.
- Details of stormwater management measures.
- Details of how the development will comply with best practice environmental management for urban stormwater.
- Any other matters as required by the responsible authority and the relevant water authority.

Traffic Management Plan

- A Traffic Management Plan which:
 - Describes the internal road network including traffic volumes, pedestrian and cyclist pathways and internal road hierarchy.
 - Describes the provision of public transport services and facilities.
 - Identifies appropriate linkages to adjoining land and the town.

Development Contributions Plan

- A plan, or explanation, which identifies the physical infrastructure to be provided, detailing how it is to be funded and when it is to be provided.

Staging Plan

- A plan which identifies the stages in which the land is to be subdivided.