

07/08/2014
C112(Part 1)**SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO8****LAKES ENTRANCE NORTHERN GROWTH AREA****1.0 Requirement before a permit is granted**07/08/2014
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The responsible authority may grant a permit before a development plan has been prepared to:

- subdivide land provided that each lot is not less than 10,000m² (1ha) in area.
- Remove or lop native vegetation.
- Construct a building or construct or carry out works associated with an existing use.

Any permit granted before a development plan has been prepared must not compromise the strategic objectives of the development plan.

2.0 Conditions and requirements for permits07/08/2014
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The following information must be provided with any permit application for subdivision, as appropriate:

- A site analysis plan.
- The proposed subdivision layout.
- A plan showing existing and proposed levels to Australian Height Datum (AHD), including levels at the top and base of any cut and fill.
- An assessment demonstrating that the proposal is generally in accordance with the approved *Lakes Entrance Northern Growth Area Outline Development Plan (October 2013)*.
- A vegetation plan identifying any vegetation to be removed is generally in accordance with *Lakes Entrance Northern Growth Area Native Vegetation Precinct Plan (October 2013)*.
- A site contamination assessment.
- An assessment against the requirements of Clause 56.
- A stormwater management plan.
- A traffic report.
- A landscape plan, which identifies existing vegetation proposed to be retained and removed.
- A Cultural Heritage Management Plan, if required by the *Aboriginal Heritage Act 2006*.
- Any other relevant requirements.

2.2 Development requirements

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The following development requirements should be achieved with a permit application for subdivision, as appropriate:

- The subdivision shall not cause any land outside of the application area to be liable to flooding.
- The subdivision shall not result in any additional stormwater flows outside the Lakes Entrance Northern Growth Area.
- Stormwater design must be generally in accordance with the *Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology (October 2013)*.
- Any land required for drainage purposes must be transferred to the drainage authority or municipal council at no cost and will not be credited as public open space.
- Any land required for passive open space must be transferred, at no cost, to the municipal Council.

2.3 Permit conditions

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All permits to subdivide the land must include conditions to satisfy the following requirements:

Environmental Management Plan

- Provision of an Environmental Management Plan, to the satisfaction of the responsible authority, that outlines methods to be adopted on site during the construction stage, addressing public safety, amenity, site security, vegetation protection, operating hours, noise and emission control, stormwater and sediment runoff, waste, material reuse, and traffic management.

Landscaping of public land

- Prior to the issue of a Statement of Compliance for any subdivision of the land, all public land (this includes public open space and tree, road and drainage reserves) is to be landscaped to a standard to the satisfaction of the responsible authority, which includes, but is not limited to, the following:
 - earthworks to create the final form of the land;
 - seeding of grass on all exposed surfaces; and
 - tree planting in accordance with a landscape plan approved by the responsible authority.

Bicycle and pedestrian paths

- Prior to the issue of a Statement of Compliance for any subdivision of the land, shared use paths (providing for bicycles and pedestrians) must be provided to the following specifications:
 - constructed of gravel (or other material suitable to the site) with a minimum width of 2.5 metres and is to the satisfaction of the responsible authority; and
 - connect externally to other development in the area to avoid paths being isolated.

3.0 Requirements for development plan

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3.1 Components of the development plan in accordance with the Lakes Entrance Northern Growth Area Outline Development Plan (October, 2013)

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The development plan should show:

- The opportunities and constraints of the land based on a site analysis, that gives consideration to:
 - topography and other natural features;
 - existing and new contours and levels;
 - existing easements including the overhead electricity transmission lines;
 - the existing overlays;
 - adjacent land use and development patterns;
 - views to and from the land; and
 - existing open space, road, bicycle and pedestrian networks.
- The proposed lot and layout pattern that demonstrates:
 - the provision of a safe and practical road hierarchy network showing connections to local and arterial roads are generally in accordance with the *Lakes Entrance Northern Growth Area Outline Development Plan (October 2013)*;
 - a variety of lot sizes to cater for a diversity of housing type and design opportunities are generally in accordance with the *Lakes Entrance Northern Growth Area Outline Development Plan (October 2013)*;
 - the provision of public open space are generally in accordance with Lakes Entrance Northern Growth Area Outline Development Plan (October 2013);
 - the provision of a bicycle and pedestrian path network that is legible and permeable throughout the area are generally in accordance with the *Lakes Entrance Northern Growth Area Outline Development Plan (October 2013)*;
 - the location of any land required for drainage purposes are generally in accordance with the Lakes Entrance Northern Growth Area Outline Development Plan (October 2013), Lakes Entrance Northern Growth Area Native Vegetation Precinct Plan (October, 2013), and Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology October 2013)and
 - land provided for community services are generally in accordance with the Lakes Entrance Northern Growth Area Outline Development Plan (October 2013)and Lakes Entrance Northern Growth Area Social Impact Assessment (August, 2012).
- A road network which is supported by a Traffic Impact Assessment and gives consideration to the location of local roads, road access points onto arterial roads and vehicular access/egress points for properties fronting Palmers Road and Ostlers Road are generally in accordance with the *Lakes Entrance Northern Growth Area Outline Development Plan (October 2013)*.
- A hydrology report that identifies all flow paths, flood extents, flood levels and velocities for existing and proposed conditions are generally in accordance with the *Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology October 2013)*
- A geotechnical assessment of the land to determine the presence of tunnel or gully erosion or would be triggered by the development. If the assessment finds any evidence of this, mitigation measures to prevent erosion should be undertaken.

- An assessment of all heritage values (Aboriginal and non-Aboriginal) of the land and an indication of how any such values can be protected and managed.
- A Landscape Master Plan to achieve:
 - streets that are safe and friendly for residents and users;
 - entrance treatments and features;
 - planting themes that are suitable to the area and will help establish a local identity; and
 - a tree planting schedule and
 - any vegetation to be retained as part of the Native Vegetation Precinct Plan, offset vegetation, retained vegetation or vegetation is to be managed for the purpose of providing defensible space.
- Consideration of the findings of a flora and fauna assessment for the land.
- A buffer zone of 30m each side of waterways in accordance with the *Water Act 1989* under which identifies the 100 year flood study extent must be set aside for ecological purposes
 - The buffer must include a core riparian zone extending to 10 metres on both sides of the waterway which includes riparian vegetation consistent with the relevant Ecological Vegetation Class for the location,
 - The remainder of the buffer must include a second outer zone consisting of ground covers, sedges and grasses consistent with the relevant Ecological Vegetation Class for the location
 - This buffer zone should also generally accord with the Lakes Entrance Northern Growth Area Native Vegetation Precinct Plan October, 2013).
- For land identified in the Neighbourhood Activity Centre, an economic assessment is required to establish the appropriate mix of commercial and retail uses in this area.
- The staging of the development.

4.0

Reference documents

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Lakes Entrance Northern Growth Area Outline Development Plan (October 2013)
prepared by SMEC Urban Pty Ltd

Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology (October 2013) prepared by Water Technology Pty Ltd

Lakes Entrance Northern Growth Area Social Impact Assessment (August, 2012) prepared by East Gippsland Shire Council