

06/08/2015  
C34**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**.

**LOTS 1 & 2 ON PS613866 AND LOTS 1, 2, 4, 5, 7 - 9 ON TP859376 – GREAT ALPINE ROAD****1.0**06/08/2015  
C34**Requirement before a permit is granted**

A planning permit may be granted for minor buildings and works associated with an existing use or development prior to the preparation of a Development Plan, but only if it does not prejudice the future orderly development of the area.

**2.0**06/08/2015  
C34**Conditions and requirements for permits**

All residential development must be serviced with:

- Reticulated water and sewerage and underground reticulated electricity;
- Sealed roads and reticulated stormwater drainage.

The following condition must be included on any planning permit issued to subdivide the land:

- A condition requiring a Section 173 agreement to be registered on the land to provide for the recognition of the pine plantations and associated activity that surround the land. The agreement must state:
  - The surrounding land is used for plantation forestry. Plantation forestry is a farming activity which will generate noise (including night time noise) at the time of harvest, as well as increased truck movements and possible associated dust. The removal of the tree crop will result in the loss of visual amenity and can result in increased water run-off. Chemicals can be applied to the plantation (including aerial application 200 metres from any residence) to control weeds and pests and to promote growth.

**3.0**06/08/2015  
C34**Requirements for development plan**

The Development Plan must:

Layout and design:

- Be generally in accordance with the Bushfire Response Outline Development Plan attached to this schedule.
- Describe the relationship of proposed development on the land to existing and proposed developments on adjoining land.
- Provide for a 50m buffer distance between the Great Alpine Road and residential uses.
- Outline how the layout and appearance of the subdivision will be in keeping with or enhance the site when viewed from the Great Alpine Road.
- Identify any sites of conservation, heritage, archaeological significance or with landscape value and how they will be proposed to be managed and/or protected.
- Provide a range of lot sizes and identify potential residential densities across stages of development with lot sizes generally increasing to the south of the land with no lots for

residential purposes being created further south of any perimeter road along the southern boundaries of the land adjacent to the pine plantation.

- Show the conceptual layout of future internal roads and external roads, including at least two points of external road access to the land and a perimeter road around the full site and adjacent to the central drainage line generally as shown in the Bushfire Response Outline Development Plan.
- Where appropriate, include the provision of adequate and functional open space networks and recreational areas and linkages to nearby existing and proposed open space/recreational areas.

Staging:

- Provide for the orderly staging of development and supply of services. In order to prevent leapfrog development and the oversupply of land, staging must be determined having regard to:
  - Existing land supply in the locality; and
  - Efficient use of existing and future infrastructure.
- Where practical, list the anticipated timing of development and indicate the manner in which the Development Plan can proceed in the event that the owner of any land is not able or intending to develop.

Landscaping:

- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of vegetation. The landscaping theme must be consistent with bushfire mitigation measures.

Infrastructure:

- Provide a soil and water report which demonstrates how stormwater is to be disposed of and where appropriate what downstream retardation works will be required to alleviate the inundation of properties, siltation of watercourses or soil erosion.
- Provide an infrastructure report demonstrating that the site can be connected to reticulated water, sewerage and power. Comments from all servicing authorities should be submitted with this report.
- Include a conceptual Stormwater Management Plan demonstrating compliance with the Alpine Shire Stormwater Management Plan and the Urban Stormwater Best Practice Management Guidelines. Proposed retarding basins and the means by which these will be managed and the water quality maintained.

Bushfire mitigation:

- Include a requirement that any dwelling constructed on lots located within 150 metres of the southern boundaries of the subject land or on any lot which abuts the perimeter ring road along the southern boundaries of the land be constructed to comply with BAL-29 in accordance with Sections 3 and 7 of AS.3959-2009.
- Provide a Management Plan for the land within the 53 metre buffer shown on the Outline Development Plan and all areas of public open space or communal open space that ensures the land is managed for the purposes of defendable space.
- Include a subdivision design that minimises the risk of house-to-house fire spread, including but not limited to the following:
  - A graduation in the size of the lots located south of the central swale drain with lots generally increasing in size the closer they are located to the southern boundary of the land.

- For all lots that abut the southern perimeter road and all lots located within 150 metres of the southern boundary of the subject land:
  - Building envelopes being separated by at least 10 metres from each other.
  - Building envelopes being separated by at least 10 metres from the rear boundary of the lot.
  - A prohibition of any buildings or other ancillary structures (other than water tanks constructed of metal or concrete) being constructed outside of the building envelopes (irrespective of the materials of construction).
- For all lots located south of the central swale drain include:
  - A requirement that all outbuildings and other ancillary structures to be constructed of non-combustible materials.
  - A requirement for all fencing and screening devices to be constructed of non-combustible materials.
- Address the static water supply requirements of the Bushfire Management Overlay.

#### **4.0**

06/08/2015  
C34

#### **Consultation with the Country Fire Authority**

- Prior to the approval of the Development Plan, the Responsible Authority must seek the views of the Country Fire Authority.

Figure 1 - Bushfire Response Outline Development Plan

BUSHFIRE RESPONSE - ODP



PRELIMINARY DRAWING

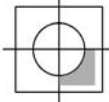
Legend

Site boundary	Red dashed line
BMO Defendable Zones	Red solid line
150m Assessment Boundary	Green dashed line
Forest - Pine Plantation	Light green fill
Forest - Native Vegetation	Dark green fill
Contours - 1m	Thin grey lines

Revisions

No	Date	Comments	Drawn	Checked
1	04/12/14	AMEND INTERNAL ROAD	MBB	
4	22/11/14	AMEND ZONING	MBB	
3	10/11/14	AMEND ROAD OFFSETS	MBB	
2	10/11/14	AMEND SITE AND PERMITS ROAD	MBB	
1	02/11/14	ORIGINAL DRAWING	MBB	

Scale 1:4000 Sheet A3 Ref: S5264  
 50 0 50 100 150  
 S5264 DWG v10.dwg



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