

18/06/2009  
C62**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO3****BROOKFIELD LAKES DEVELOPMENT PLAN AREA****1.0 Requirement before a permit is granted**18/06/2009  
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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority if any of the following apply:

- 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
- 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 Conditions and requirements for permits**18/06/2009  
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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.
  - A Vegetation Management Plan that addresses Victoria’s Native Vegetation Management – A Framework for Action.
  - Treatments for entrance gateways (into the estate).
  - A vegetation/tree reserve along the frontage to the Great Alpine 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.

**Staging Plan**

- A plan which identifies subdivision stages for the balance of the land.

**3.0****Requirements for development plan**

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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 parts of the property or separate parcels of land. Unless otherwise directed by the responsible authority 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 abutting road reserves.
  - A network of open space across the site.
  - Usable and attractive open space nodes along Goose Gully reserve.
  - 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 provides appropriate linkages and interfaces with adjoining land.
- Development of land in a manner that protects areas prone to erosion, landslip or other land degradation process.
- No direct access for individual lots being provided to the Great Alpine Road.

#### **Cultural Heritage Management Plan**

- Details of any required Cultural Heritage Management Plan required under the Aboriginal Heritage Act 2006.

#### **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.

#### **Erosion Management Plan**

- An Erosion Management Plan prepared by a suitably qualified person that:
  - Details the extent of all earthworks.
  - Details the means to stabilise disturbed areas.
  - Identifies the means by which soils prone to erosion will be managed.
  - Includes appropriate measures for erosion mitigation.
  - Identifies any impacts of the proposed residential development.
  - 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.

#### **Public Open Space Plan**

- A Public Open Space Plan which:
  - Provides an open space linear linkage along Goose Gully that connects the site to existing urban areas.
  - Concentrates usable and attractive open space nodes along the Goose Gully linear linkage.
  - Includes details of the function and maintenance of any wetland system, including for drainage purposes.
  - 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.
- Provides a landscaped vegetation/tree reserve along the Great Alpine Road, and Doyles and Eastwood Roads.

**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.
  - Provides a vehicular and pedestrian connection to Eastwood Road.
  - Describes the provision of public transport services and facilities.
  - Identifies appropriate linkages to adjoining land.
  - Restricts direct vehicular access to the Great Alpine Road by means of a landscaped vegetation/tree reserve.

**Infrastructure 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.