

07/06/2012
C80**SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**.

MARLO ROAD, MARLO DEVELOPMENT PLAN AREA**1.0**07/06/2012
C80**Requirement before a permit is granted**

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.

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C80**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 any 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 Vegetation Management Plan that addresses Victoria's Native Vegetation Management – A Framework for Action.
- 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 main intersections to Marlo Road and Ward Street.
- 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.

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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 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, such as inundation and bushfire, as identified in the Site Analysis Plan.
- A subdivision layout which is sympathetic to remnant native vegetation, particularly mature indigenous trees and vegetation.
- The provision of useable open space.
- 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 (if present).
- The subdivision layout provides appropriate linkages to adjoining land.

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 or bushfire, the location of any existing:
 - Vegetation.
 - Drainage lines.
 - Access points.
 - Buildings.
 - Easements.
 - Any 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 Erosion Management Plan prepared by a suitably qualified person that:
 - Details the extent of all earthworks.
 - Details the means to stabilize 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.
 - 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 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*.

Stormwater Management Plan

- A Stormwater Management Plan including:
 - 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.
- Identifies appropriate linkages to adjoining land.

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.
- A Bushfire Management Plan prepared by a suitably qualified person that:
 - Provides details of the extent, composition and ongoing management of a buffer between the vegetation and the proposed residential development area.
 - Identifies appropriate measures for bushfire mitigation for the properties built within 100 metres of the vegetation.
- A Public/Private Interface Management Plan by a suitably qualified person that:
 - Provides details of the extent, composition and ongoing management of a 30 metre buffer on private land between the vegetation on the adjoining Crown Land Reserve and the proposed residential development area.
 - Identifies appropriate measures for bushfire mitigation for the properties built within 70 metres of the buffer abutting Crown Land with native vegetation.

Staging Plan

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