

10/10/2019
C153egip**SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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

BAIRNSDALE-DARGO ROAD, HILLSIDE DEVELOPMENT PLAN AREA**1.0**10/10/2019
C153egip**Objectives**

None specified.

2.010/10/2019
C153egip**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 4 of this Schedule.

3.010/10/2019
C153egip**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, among other things, and as appropriate, must include:
 - Construction time frame.
 - 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 the background document *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.

4.0

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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 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 SEEnvironment, Land, Water and Planning's background document *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.