

24/07/2014
C50**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

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

SOUTH WANGARATTA CIVIC PRECINCT**1.0**24/07/2014
C50**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 to subdivide, use or develop provided that the responsible authority is satisfied that the grant of a permit will not prejudice the outcomes for the land as set out in Clause 22.02-6 *South Wangaratta Urban Renewal Area and the South Wangaratta Urban Renewal Strategy 2012*.

2.024/07/2014
C50**Conditions and requirements for permits**

All proposals to construct a building or construct and carry out works before the South Wangaratta Civic Precinct Development Plan has been prepared must be accompanied by a report demonstrating that they will not prejudice the long term future of the land as recommended in the South Wangaratta Urban Renewal Area and the South Wangaratta Urban Renewal Strategy 2012.

3.024/07/2014
C50**Requirements for development plan**

A development plan must include a detailed site analysis and design response that includes the following items to the satisfaction of the responsible authority:

- Investigation of appropriate and feasible civic/community and alternative accommodation uses for the site including, but not limited to:
 - motel styled serviced housing;
 - student accommodation;
 - short term and/or compact housing accommodation options;
 - a community college;
 - a community hall/youth centre;
 - community health primary care,
 - emergency services incident response centre, and
 - outdoor meeting space/open space.
- Reuse of existing buildings where practical.
- Distribution of new buildings, maximum heights and setbacks.
- High level of on-site amenity including easily identifiable pedestrian entry points, on-site facilities and public open space to encourage public use of the site.
- Assessment of the effect that proposed uses will have on the amenity of surrounding properties, including noise levels, traffic, hours of operation and light spill. Measures are to be outlined to minimise off-site amenity impacts, such as controlling operating hours, use of noise barriers, location of noise sources away from boundaries with residential properties and limiting the use of land for late night or entertainment facilities associated with accommodation uses.

- High quality design of buildings and public spaces that demonstrates integration with existing facilities and a consistent architectural theme.
- A landscape masterplan, showing:
 - communal outdoor areas including seating and barbeques to provide a meeting point;
 - an integrated pathway network providing access to public spaces and buildings;
 - buffers at the interface along the western site boundary shared with existing residential properties and adjoining substation;
 - landscaped car parking area/s accessible via a network of pathways;
 - a landscaping theme comprising a mixture of formal and informal treatments.
- An access and car parking plan showing ingress/egress points for public, staff and service vehicles and appropriate levels of car parking and bicycle parking.
- A stormwater management plan that includes the retention and treatment of stormwater on-site to meet Water Sensitive Urban Design principles.
- An assessment of the aboriginal cultural heritage significance of the site, including a Cultural Heritage Management Plan if required.

With the consent of the responsible authority, a development plan may be prepared in stages.