

19/01/2006  
VC37

## **SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO10**

### **1.0**

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#### **Conditions and requirements for permits**

A permit granted must include the following conditions as requirements:

- All development and subdivision must be serviced with reticulated water and sewerage.
- All development and subdivision must be serviced with sealed roads.

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#### **Requirements for development plan**

The Development Plan should:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages to central Wodonga across the Bandiana Link Road to connect with the existing road network.
- Provide a Soil and Water Report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.
- Specify treatments proposed for high transmission lines.
- Provide road edges to open space ensuring residential lots front roads to provide adequate surveillance of the public realm.
- Identify suitable locations for community, commercial and recreational facilities that are required to meet the needs of the general area.
- Identify potential residential densities.

#### **Subdivision**

Prior to any subdivision of the land, a development plan must be prepared and approved by Wodonga City Council including:

- Layout of future internal arterial and collector roads;
- Proposed external road access to the land;
- Proposed community and commercial nodes;
- Proposed location of major services to the land;
- Proposed staging of residential subdivision of the land, if considered relevant to nominate stages for subdivision;

- Proposed major open space, recreational and wildlife corridor areas and linkages, including linkages to the adjoining Wodonga Regional Parkland land at Huon Hill to the east;
- Location of any service authority asset and if appropriate, any proposed buffer distances for development from this asset. This location of assets must also specify any possible future extension to existing authority assets, including any future required extension of the existing North East Water, water treatment plant;
- Location of any waterways and proposed protection of waterways from development, including buffers for development from Wodonga Creek outlined in Clause 2 of this schedule.

Protection of the landscape and heritage integrity of the DeKerilleau Homestead, including retention of the homestead title in a lot of at least 12 hectares in area or area determined by a heritage report approved by Heritage Victoria.

Prior to any approval of a development plan for the land, Wodonga City Council must consult with and refer the plan to all land owners, relevant service authorities, agencies and departments, including, North East Water, North East Catchment Management Authority, Goulburn Murray Water, SPI Powernet, TXU, VicRoads, Department of Sustainability and Environment and the Environment Protection Authority.

Subdivisions must be designed and constructed in accordance with the following requirements:

- Compliance with the approved *Development Plan*.
- Compliance with any adopted strategic report for the land affected by this overlay.
- Compliance with the Department of Sustainability and Environment's *North East Native Vegetation Strategy*.
- Connection to reticulated sewerage and water supply systems.
- Any road to cross power transmission easements to be located at least 30 metres from the centre of any transmission tower
- A drainage strategy prepared for the area.
- Provision of public open space in accordance with the approved *Development Plan*.
- If a subdivision is proposed in a number of stages, an outline plan of the subdivision as a whole and in accordance with the approved *Development Plan*.
- The main avenue, linking the southern section of Huon Hill with the northern side of Huon Hill between Kenneth Watson Drive and the connecting road with the Bandiana Link Road:
  - Be designed and constructed in accordance with requirements of the responsible authority;
  - Ensure that land adjoining the Murray Valley Highway is to be provided with a landscape buffer treatment a minimum of 10 metres wide, where a service road or access road is not immediately adjoining the Highway road reserve. The landscape treatments are to be provided in accordance with a landscape design prepared by a suitably qualified person and approved in writing by the responsible authority;
- The DeKerilleau Homestead is to be retained on a title extending from the Homestead building through to the Wodonga Creek, having an area no less than 12 hectares and may be separated from the creek by an access road and/or a linear recreation reserve.
- In order to protect stream habitat, a minimum buffer of 60 metres is required from the Wodonga Creek for development and works associated with residential development.

An application for subdivision must be accompanied by plans and a report that address the above requirements.

The responsible authority may consider minor variations to these requirements subject to demonstrated satisfaction of the design objectives.

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**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 43.02-5, the responsible authority must consider, as appropriate:

- The extent of consistency with the approved *Development Plan* and any supporting report approved and adopted by Wodonga City Council.
- Whether the plans and report accompanying an application satisfactorily address the requirements.
- The impact of the development on the landscape value of Huon Hill to Wodonga.
- A geotechnical report by a suitably qualified person where site cuts are greater than 1 metre in depth. All works recommended under the geotechnical report are to be completed prior to the occupation or use of any dwelling or building.
- The comments of Heritage Victoria, where there are potential impacts on the heritage overlay affecting the 'De Kerilleau Homestead'.