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SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY –WHITE BOX RISE ESTATE

Shown on the planning scheme map as **DPO11**

1.0

Conditions and requirements for permits

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- All residential development must be serviced with reticulated water and sewerage.
- All subdivision and development must be serviced with sealed roads.
- Subdivision layouts must provide opportunities for good vehicle and pedestrian connectivity. The use of cul de sacs is discouraged in preference to through connecting streets.
- Open Space is to be provided with a street edge ensuring that dwellings provide surveillance over parkland in preference to the situation where lots back onto reserves. Alternative situations may be permitted where it is clearly demonstrated that dwellings still outlook onto parkland and are still provided with secluded private open space.
- All streets, pedestrian and cycle paths shall be actively fronted with buildings providing a clear address to any street frontage, in order to provide an appropriate level of safety and surveillance over streetscapes and points of access. The positioning of rear yards or areas of private open space will not be supported in locations adjoining streets or pathways.
- In areas of higher amenity adjoining parkland and linear reserves, smaller lots and lots providing the opportunity for medium density housing are encouraged.
- Two storey residential development is encouraged to front roads included in the Road Zone 2 (Beechworth Road and the access boulevard linking Beechworth Road and Pearce Street).
- For all residential lots of 500 square metres or less mandatory design guidelines are to be prepared and submitted for the approval of the responsible authority to ensure that dwellings are designed specifically for the lot on which they will be developed.
- A geotechnical report is to be submitted for approval 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. This requirement is to be applied through an Agreement under Section 173 of the *Planning and Environment Act 1987*.
- To provide surveillance over laneways, studio apartments are to be designated in accordance with an approved development plan or plan endorsed as part of any subsequent planning approval for the land.
- Development on lots adjoining 35 Burnley Street Wodonga will be limited to single storey and this requirement will applied through an Agreement under Section 173 of the *Planning and Environment Act (1987)*.

2.0

Requirements for development plan

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The Development Plan should:

- Describe the relationship of development proposed on the land to existing and proposed development on adjoining land and proposed buffer areas separating land uses.

- Indicate any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- 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 native vegetation and requirements as per relevant management plans.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- A soil and water report should be submitted with all applications to demonstrate the capacity of infrastructure to service the development and treat stormwater.
- Minimisation and rationalisation of direct access onto Pearce Street is to be determined in consultation with VicRoads and access to Pearce Street is to be provided in accordance with VicRoads requirements. Access roads into the subdivision from Pearce Street should be at intervals no closer than 200 metres.

3.0 Exemptions

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A permit is not required for:

- A dwelling with a site cut less than 1 metre and wholly contained within a building envelope.
- Minor works including sheds and outbuildings ancillary to an existing dwelling.
- Telecommunication facility when the requirements of Clause 52 are met.

4.0 Reference Documents

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- White Box Rise Design Guidelines.