

07/10/2010
C69**SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO15****RIVERSIDE ESTATE****1.0****Requirements for a Development Plan**07/10/2010
C69

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.
- Identify potential residential densities.
- In areas of higher amenity adjoining parkland and linear reserves, smaller lots and lots providing the opportunity for medium density housing are encouraged.
- 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.
- 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.
- Identify suitable locations for community, commercial and recreational facilities that are required to meet the needs of the general area.
- Identify 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 west.
- Provide design guidelines for the future development of the land.
- Provide road edges to open space ensuring residential lots front roads to provide adequate surveillance of the public realm.
- Ensure the subdivision layout facilitates good pedestrian and vehicle connectivity through the provision of an interconnected street network and avoidance of cul de sacs.
- 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.
- Show the location of any waterways and proposed protection of waterways from development.
- Ensure fencing provided within the flood overlay is open style fencing to ensure the flow of floodwaters is not impeded.
- Show the layout of future internal arterial and collector roads, and external road access to the land.
- Provide suitable linkages to the Murray Valley Highway and land to the east of 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.
- 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).

- Provide a Geo-technical Report to assess slope stability.
- Provide specific treatments proposed for high transmission lines.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Show the proposed location of major services to the land.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the 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.
- Define the area generally to the northern side of lot 81 and west of Kenneth Watson Drive where residential development is prohibited until access is provided from the north-west via the Meridian Estate (the extent of the land to which this point applies is to be identified on the approved development plan).

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.

2.0

Decision Guidelines

07/10/2010
C69

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.
- A condition of approval ensuring that only native vegetation may be planted within the linear reserves that connect Huon Hill with the floodplains of both the Murray River and Kiewa River.
- The views of the North East Catchment Management Authority must be taken into account for development within 200 metres of the Murray River and within 30 metres of any other waterway.

3.0

Exemptions

07/10/2010
C69

A permit is not required for:

- Agriculture.
- 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 agricultural production and/or an existing dwelling.
- Telecommunication facility when the requirements of Clause 52 are met.
- Timber production.