

30/08/2007
C55

SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO 13

This schedule applies to land located at the corner of Felltimber Creek Road and McGaffins road, Wodonga.

1.0 Requirement before a permit is granted

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Before any use, development or subdivision commences, a Development Plan for the land must be prepared to the satisfaction of the Responsible Authority.

Once the Development Plan is approved, permits may be granted for that land to which the approved Development Plan applies.

2.0 Conditions and requirements for permits

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All works required under any geotechnical report are to be completed to the satisfaction of the responsible authority prior to the occupation or use of any dwelling.

The location of driveways must avoid the removal of native vegetation. Where appropriate shared driveways are to be utilised.

All subdivision and development must be serviced with sealed roads.

Each lot must be provided with reticulated water and sewerage.

A soil and water report must be submitted with all applications to demonstrate the capacity of infrastructure to service the development and treat stormwater.

3.0 Requirements for development plan

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The Development Plan must show:

- any site of conservation, heritage or archaeological significance and the means by which they are to be managed;
- the location of accesses to all lots demonstrating the avoidance of loss of native vegetation as per Victoria's Native Vegetation Management – A Framework for Action;
- indicative infrastructure provision including sewerage, water, drainage and other utility services;
- building envelopes and setbacks from adjoining land, and from Felltimber and McGaffins Road;
- the relationship of development proposed on the land to existing and proposed development on adjoining land and proposed buffer areas separating land uses;
- appropriate arrangements for the provision and funding of necessary physical and social infrastructure;
- the staging and anticipated timing of development;
- an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation;
- suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and urban areas.

The Development Plan is to be accompanied by a geotechnical report undertaken by a suitably qualified person. The geotechnical report will be required to identify and justify the subdivision layout (including access provision) and location of building envelopes, and outline the requirements under which the cutting and filling of sites including earthworks for driveways, building construction and other infrastructure provision can occur.