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SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY– ASHWORTHS

Shown on planning scheme maps as **DPO16**.

This schedule applies to CA 18B and part CA 16C, Section 15A, Parish of Baranduda – Ashworth Lane and Wodonga-Yackandandah Road, Staghorn Flat, otherwise known as “Ashworths Estate”.

The objective of this schedule is to coordinate the rural residential development of the land that is generally in accordance with the Ashworths Estate Concept Plan attached to this schedule.

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared:

- For extensions, additions or modifications to an existing dwelling and the responsible authority is satisfied that it will not unreasonably prejudice the future subdivision of the land.
- A use permitted under the zone, provided the responsible authority is satisfied that it will not unreasonably prejudice the future subdivision of the land

Before a permit is granted for subdivision a development plan must be prepared for the whole of the land to the satisfaction of the responsible authority.

2.0 Conditions and requirements for permits

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Each lot used for the purposes of residential development and occupation which was not occupied by a residential building at the time of subdivision must be serviced with reticulated water, sewerage, sealed roads and underground electricity.

3.0 Requirements for development plan

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The development plan must include:

- The relationship of existing and proposed development to development on adjoining land;
- Existing features and levels, including: contours; buildings; vegetation; springs; dams; and, waterways as determined by Goulburn-Murray Water and the North East Catchment Management Authority;
- Proposed building envelopes and their setback distances to waterways, property boundaries, roads, and vegetation;
- The provision of a minimum 20 metre setback for building envelopes from all road lot boundaries;
- The provision of a minimum 5 metre setback for building envelopes from all rear and side lot boundaries;
- The provision of a minimum 10 metre setback for building envelopes along the Patricevale boundary;
- The provision of a minimum 20 metre setback for building envelopes along the Indigo Shire boundary;
- The use of the existing road access point to Wodonga-Yackandandah Road and any upgrade works required by VicRoads;
- The minimisation of road crossings over waterways;
- Lots bordering Patricevale Estate are provided at a density of one lot per neighbouring lot or an equivalent dispersed number of lots along the common boundary with the Patricevale Estate;

- The location of building envelopes within lots bordering Patricevale Estate in a manner which minimises visual impact to existing adjacent residences within Patricevale Estate;
- Building envelopes that are located wholly within the Rural Living Zone;
- The exclusion of large remnant native trees from building envelopes;
- School bus stop and bus turning area within the land.
- A pedestrian and bicycle friendly internal road network layout and design, and a linkage to possible future network along the Wodonga Yackandandah Road.
- Any likely areas of Aboriginal cultural heritage.
- An overall landscaping concept plan and any necessary arrangements for the preservation or regeneration of existing native vegetation, including selection of bushfire resistant species where possible and details of landscaping along roads and pedestrian and cycle paths and land within 30 metres of an adjoining dwelling.
- Any staging and anticipated timing of development.

The development plan must be supported by the following information:

- A Traffic Impact Assessment Report (TIAR) prepared having regard to VicRoads Access Management Policies to determine the extent of mitigating works required on any declared arterial road. Any mitigating works should be determined in consultation with VicRoads.
- A Stormwater Management Plan prepared in accordance with the principles of Water Sensitive Urban Design, including a conceptual design which demonstrates water quality and quantity treatment objectives are met, and where a subdivision area includes a spring details of any proposed conceptual civil engineering works to the spring are to be included.
- An ecological assessment of the land including flora and fauna attributes.
- A preliminary Aboriginal cultural heritage assessment.
- A water and sewerage infrastructure analysis assessment.

4.0 Reference document

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- *Baranduda Springs and Ashworths Enquiry by Design Outcomes – Ashworths Community Response Plan* (David Lock & Associates, October 2009)

5.0 Notification requirements

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The development plan or any amendment to the development plan must be on display in appropriate public places for a period of not less than 14 days, following which submissions can be made to the responsible authority for a further 14 days. These submissions must be acknowledged and taken into account prior to the responsible authority approving the development plan or any amendment to the development plan.

6.0 Concept plan

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