

05/07/2018  
C127

## **SCHEDULE 21 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO21**.

### **INCLUSIONARY HOUSING PILOT – 30 JARRAH STREET AND 41 PEARCE STREET, WODONGA**

#### **1.0 Requirement before a permit is granted**

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None specified.

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

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The following requirements apply to permits:

- Buildings must provide clear address to any open space and street frontage including pedestrian and cycleways, in order to provide an appropriate level of safety and surveillance over streetscapes and points of access.

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

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A development plan must include the following requirements:

- Existing conditions plan, which shows:
  - Surrounding land uses and development, adjoining roads and pedestrian links, public transport routes and social infrastructure.
  - Any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- A Cultural Heritage Management Plan.
- An arboricultural assessment of any significant vegetation on the land, including advice on the long term health and retention value of such vegetation.
- Concept plans for the layout of the site which shows:
- Site and lot orientation, car parking areas, public roads, vehicle access locations, pedestrian and bike paths and areas and locations of private and public open space;
- Subdivision layouts which provide opportunities for good pedestrian and vehicle connectivity. The use of culs de sac is discouraged in preference to through connecting streets.
- A landscape concept plan for the site identifying the overall landscaping scheme and arrangements for the preservation and enhancement of existing established vegetation and requirements as per relevant management plans.
- An Integrated Transport Plan and car parking plan to the satisfaction of the relevant road management authority.
- A Drainage Strategy which demonstrates the capacity of infrastructure to service the development and treat stormwater.
- Proposed staging plan (if relevant) identifying the staging and anticipated timing of development.

- An indicative development schedule including the number, type and density of dwellings, to provide for a range of dwelling types to cater for a variety of housing needs.
- Provides for high quality social housing where appropriate.
- Residential design requirements to the satisfaction of the responsible authority which:
  - Incorporate sustainable design features to address water management, solar access and energy saving initiatives, to deliver lower living costs for future residents.
  - Address the amenity of adjoining sites by providing for a maximum of 2 storey built form adjacent to or opposite any existing single storey residential development.
  - Address the internal amenity of residents through measures such as 3 metre setbacks from rear property boundaries and ensuring taller buildings across the balance of the site are carefully graduated with reference to analysis of shadow, visual amenity impacts and the character of the area.
  - Encourage a development which provides for a variety of lot sizes and dwelling types.
  - Where medium density housing is proposed, design measures such as narrow lot frontages with both side walls of dwellings built to the boundary line, and rear laneway access should be considered.