

24/07/2014
C50**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO4**.

AVIAN PARK SPORT AND RECREATION HUB**1.0**24/07/2014
C50**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to subdivide, use or develop provided that the responsible authority is satisfied that the grant of a permit will not prejudice the outcomes for the land as set out in Clause 22.02-6 *South Wangaratta Urban Renewal Area* and the *South Wangaratta Urban Renewal Strategy 2012*.

2.024/07/2014
C50**Conditions and requirements for permits**

All proposals to construct a building or construct and carry out works before the South Wangaratta Civic Precinct Development Plan has been prepared must be accompanied by a report demonstrating that they will not prejudice the long term future of the land as recommended in the South Wangaratta Urban Renewal Area and the South Wangaratta Urban Renewal Strategy 2012.

3.024/07/2014
C50**Requirements for development plan**

A development plan must include a detailed site analysis and design response that includes the following items to the satisfaction of the responsible authority as appropriate:

- An assessment, undertaken with the involvement of the community, of sport and recreation needs to determine individual facility requirements.
- A detailed layout plan showing existing and proposed land uses, including, but not limited to:
 - existing harness racing facilities to be retained/enhanced;
 - proposed sport and recreation facilities;
 - existing and proposed buildings and grandstands;
 - proposed community uses/sites (including any temporary or intermittent uses such as markets);
 - carparking/float parking areas;
 - storage areas;
 - public amenities and change rooms/club facilities;
 - passive and conservation open space areas;
 - land required for on-site water retention/water reuse.
- A high level of on-site amenity for Park users, including easily identifiable pedestrian entry points, on-site facilities (including staff and visitor bathrooms) and public open space that provides for passive recreation opportunities for visitors to complement the active recreation facilities on-site.
- An assessment of the effect that the operation of the proposed uses will have on the amenity of adjoining and nearby properties, and the broader South Wangaratta area,

including noise levels (such as through public address systems and music), traffic and carparking, hours of operation and light spill.

- Proposed mitigation and management measures to ensure that the redevelopment of Avian Park does not unreasonably affect the amenity of surrounding properties.
- An access and carparking plan showing:
 - access/egress points for public and service/freight vehicles (with provision for small and medium rigid vehicles), and for horse floats;
 - loading and unloading areas;
 - appropriate levels of car and bicycle parking to generally meet the demand of the existing and proposed uses; and
 - proposed traffic management measures to accommodate additional parking required, and areas suitable for overflow carparking when race meetings occur.
- An assessment of the significance of the existing native vegetation on site, which includes recommended actions with regard to protection and management of proposed vegetation protection areas.
- A landscape masterplan showing:
 - protection of established vegetation at the rear of the site in accordance with the recommendations of the above flora and fauna assessment; and
 - an integrated pedestrian and bicycle pathway network providing access to public spaces, sporting facilities, car park areas and buildings and linkages through Avian Park to the broader South Wangaratta area and Wangaratta Common;
 - incorporation of cultural landscape features and public art within open space areas, which draw on the indigenous and non- indigenous cultural themes of the community; and
 - a mixture of formal landscaping around sporting facilities and buildings transitioning to an informal natural landscape adjacent to Wangaratta Common.
- A Stormwater management plan that includes:
 - retention and treatment of stormwater on-site to meet Water Sensitive Urban Design principles; and
 - provision for on-site water retention (if practical) to potentially provide a water supply for track/pitch/oval and landscaped car and bicycle car parking and service vehicle access.
- An architectural theme that requires new built form to provide for modern, integrated and high quality facilities.

With the consent of the responsible authority, a development plan may be prepared in stages.