

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

DEKERILLEAU, EAST WODONGA

This schedule applies to land known as the De Kerilleau property located at the foot of Huon Hill on the eastern fringe of Wodonga (see map Nos. 11DDO and 13DDO of the Wodonga Planning Scheme). The land affected by the Overlay relates to two development precincts, including the Alpine Views fronting Kenneth Watson Drive, Bandiana and the Meridian Estate on the northern and western slopes of Huon Hill.

This schedule should be read in conjunction with Clause 43.02, Design and Development Overlay.

1.0**Design objectives**

- To encourage development that is in accordance with an approved Development Plan.
- To encourage development that provides a high level of residential amenity and a quality living environment.
- To preserve view lines for properties located in the Alpine Views Estate, for land located on the south side of Huon Hill;
- To discourage development that could have a detrimental impact on the adjoining Wodonga Creek.
- To protect the heritage significance of the De Kerilleau homestead and surrounds.
- To provide feature estate entrances from Kenneth Watson Drive and the proposed Bandiana Link Road.
- To provide vehicle access to the proposed Bandiana Link Road and Wodonga in appropriate locations.
- To encourage a range of housing types and densities.
- To provide accessible and well linked local and regional open space at a scale that best serves the local and wider community.
- To provide public access along the frontage of Wodonga Creek.

2.0**Buildings and works**

Buildings and Works in the Residential 1 Zone

A planning permit is not required by this overlay schedule to construct a single detached dwelling or ancillary building and structure, including a swimming pool, on land in the General Residential Zone provided the following requirements are met:

- Maximum floor heights are to be no greater than height datum that corresponds with the lower boundary of Schedule 2 of the Environmental Significance Overlay (ESO2).
- Where the height of any part of a building excluding any television antenna, chimney or flue is not more than 7.5 metres above the natural surface level for land affected by the 'Alpine Views Development Plan', located on the south side of Huon Hill;
- Site cuts are to be less than 1 metre in depth.
- Any road crossing the transmission line easement is required to be located a minimum of 30 metres from any transmission tower.
- The relevant power authority is required to be notified and given opportunity to comment on any landscaping works located within the transmission line easement.

3.0

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Decision guidelines

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.
- The extent to which the building design responds to the characteristics of the site taking into account slope, aspect and existing vegetation.
- The extent to which external building materials, colours and textures blend in with the surrounding area.
- The strong discouragement of buildings and structures, including swimming pools on sites with slopes greater than 20%.
- The mandatory provision of all-weather vehicle access from the property boundary to the dwelling.
- Whether any loss of amenity will result from a variation to the requirements of this schedule