

19/01/2006
VC37

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

1.0

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Conditions and requirements for permits

- All development must be serviced with a water supply, reticulated electricity and telecommunications.
- All development must be serviced with sealed access roads where the lots are less than 20 hectares in area.
- A permanent and extensive plantation of indigenous trees shall be established in the precinct of where wastewater disposal is to occur and along any common boundary with the Industrial 1 Zone.
- All buildings and structures including sheds, tennis courts and swimming pools are to be wholly located in the building envelopes on lots located south of Coyle's Road.

2.0

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Requirements for Development Plan

The Development Plan should:

- Describe the relationship of development proposed on the land to existing and proposed development on adjoining land and proposed buffer areas separating land uses.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and plantings and any measures for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between highways, major roads and urban areas.
- Identify proposed water supply systems, to service residential development on site, by either water bore, on site dam, community supply pumped from streams or storages. The use of dams will require demonstration that site, soil type and location are appropriate. Bore water proposals should be accompanied by results demonstrating that the water is potable and that supply can be assured.
- Identify proposed water supply, storage and systems required for fire fighting purposes.
- A soil and water report should be submitted with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater, and reduce any impacts on soil and water downstream of the development.
- Identify future subdivision patterns including land required for future open space, roads and community facilities.
- Define building envelopes for development that enable remnant native vegetation to be retained
- Provide fixed driveway locations that avoid the loss of roadside vegetation within the Coyle's Road reserve.

3.0

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Exemptions

A permit is not required for:

- Agriculture
- Dependent persons unit
- Extensions to an existing dwelling

WODONGA PLANNING SCHEME

- Minor utility installation
- Minor works including sheds and outbuildings ancillary to agricultural production and/or an existing dwelling
- Search for stone
- Telecommunication facility when the requirements of Clause 52 are met
- Timber production