

18/03/2010  
C58**SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY – WODONGA  
COUNTRY CLUB GOLF COURSE AND RESORT FACILITIES**

Shown on the planning scheme map as **DPO14**

The Wodonga Country Golf Club is located on Parkers Road Wodonga and is planned to include additional facilities including accommodation, recreational and convention facilities in addition to residential development. The development plan will recognise the amenity the golf course provides to surrounding residential development. The development plan will also provide specific guidance for all new development within a 6 hectare precinct located adjacent the intersection of Clubhouse Place and Parkers Road, Wodonga West.

**1.0 Requirement before a permit is granted**18/03/2010  
C58

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works associated with new facilities on the land until a development plan has been prepared to the satisfaction of the responsible authority.

Before granting a permit the responsible authority must be satisfied that the permit will be consistent with the purpose of the zone and would not prejudice the future use and development of the land or residential amenity of the adjoining and adjacent sites.

An application for a planning permit must be generally in accordance with and be tested against the use and development requirements of the adopted development plan.

**1.1 Exemption**18/03/2010  
C58

A permit may be granted prior to the formal adoption of a development plan for works associated with the maintenance and improvement of the existing golf course, including the club house, maintenance yards and the pro shop, to the satisfaction of the responsible authority.

**2.0 Conditions and requirements for permits**18/03/2010  
C58

All development, including residential development, must be serviced with reticulated water and sewerage.

All subdivision and development must be serviced with sealed roads and pedestrian footpaths.

**3.0 Requirements for development plan**18/03/2010  
C58

The development plan must include:

- A written ordinance that includes:
  - An overall vision and objectives to guide future development;
  - The preferred outcomes, which address the following matters:
    - Land use,
    - Subdivision and staging,
    - Built form requirements,
    - Accessibility and connectivity (pedestrian, cyclist, public transport and vehicular),
    - Car parking; and
    - Landscaping and planting

- A plan that is consistent with the written ordinance required by subsection (1) (above) and showing:
  - Sub-precinct areas and the indicative location of land uses;
  - Building height and setback zones;
  - Indicative vehicular and pedestrian access; and
  - The location of all watercourses and any natural features of the site.