

08/12/2011  
C81**SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY – BARANDUDA SPRINGS**

Shown on planning scheme maps as **DPO17**.

This schedule applies to Lot 1 PS 512093, Lots 100-101 PS 610934, Lot A PS 442444, Lots 1-6 PS 500354 and Lots 1-2 PS 442444- Wodonga-Yackandandah Road, Jillamatong Drive, and Bromley Drive, Staghorn Flat, otherwise known as “Baranduda Springs Estate”.

The objective of this schedule is to coordinate the low density residential development of the land that is generally in accordance with the Baranduda Springs Concept Plan attached to this schedule.

**1.0 Requirement before a permit is granted**08/12/2011  
C81

A permit may be granted before a development plan has been prepared:

- For extensions, additions or modifications to an existing dwelling and the responsible authority is satisfied that it will not unreasonably prejudice the future subdivision of the land.
- A use permitted under the zone, provided the responsible authority is satisfied that it will not unreasonably prejudice the future subdivision of the land

Before a permit is granted for subdivision a development plan must be prepared for the whole of the land to the satisfaction of the responsible authority.

**2.0 Conditions and requirements for permits**08/12/2011  
C81

Each lot used for the purposes of residential development and occupation which was not occupied by a residential building at the time of subdivision must be serviced with reticulated water, sewerage, sealed roads, and underground electricity.

**3.0 Requirements for development plan**08/12/2011  
C81

**The development plan must include:**

- The relationship of existing and proposed development to development on adjoining land;
- Existing features and levels, including: contours; buildings; vegetation; springs; dams; and waterways as determined by Goulburn-Murray Water and the North East Catchment Management Authority;
- Proposed building envelopes and their setback distances to waterways, property boundaries, roads, and vegetation;
- The provision of minimum 10 metre setbacks for building envelopes from all internal road lot boundaries and minimum 20 metre setbacks for building envelopes from the Wodonga-Yackandandah Road, Bromley Lane and Ridge Lane;
- The provision of minimum 20 metre setbacks for building envelopes from all existing adjoining lots located along Wodonga-Yackandandah Road and Jillamatong Drive;
- The provision of a minimum 5 metre setback for building envelopes from rear and side lot boundaries;
- The provision of an additional road access point to Wodonga-Yackandandah Road and any upgrades to the existing Fitzpatrick Drive intersection as required by VicRoads;
- The provision of a density of one lot per neighbouring lot or an equivalent dispersed number of lots along the common boundary with the Patricevale Estate;
- The provision of building envelopes that are located fully within the Low Density Residential Zone;
- The exclusion of large remnant native trees from building envelopes;
- Any staging and anticipated timing of development;

- A vegetated waterway and the adjoining significant spring within a public reserve, as shown in the Concept Plan attached to this schedule;
- The provision of a 2 metre wide public footpath along the waterway reserve;
- All building envelopes in areas identified as subject to potential radiant heat from bushfire should be setback a minimum of 30 metres from any radiant heat source identified in any wildfire management statement prepared for the land;
- The minimisation of road crossings over waterways;
- Bromley Lane being sealed from the Wodonga-Yackandandah Road to proposed lots located along Bromley Lane with building envelopes located south of the designated watercourse. Principle vehicle access to remaining proposed lots fronting Bromley Lane to be via Jillamatong Drive;
- A pedestrian and bicycle friendly internal road network layout and design, and a linkage to possible future network along the Wodonga-Yackandandah Road;
- An overall landscaping concept plan and any necessary arrangements for the preservation or regeneration of existing native vegetation, including selection of bushfire resistant species where possible and details of landscaping along roads and pedestrian and cycle paths and land within 30 metres of an adjoining dwelling; and
- Landscape treatments adjacent to areas adjoining existing lots (excluding those developed as part of the Baranduda Springs Estate).

**The development plan must be supported by the following information:**

- A Traffic Impact Assessment Report (TIAR) prepared having regard to VicRoads Access Management Policies to determine the extent of mitigating works required on any declared arterial road. Any mitigating works should be determined in consultation with VicRoads.
- A Stormwater Management Plan prepared in accordance with the principles of Water Sensitive Urban Design, including a conceptual design which demonstrates water quality and quantity treatment objectives are met and where a subdivision area includes a spring, details of any proposed conceptual civil engineering works to the spring are to be included.
- An ecological assessment of the land including flora and fauna attributes.
- A preliminary Aboriginal cultural heritage assessment.
- A water and sewerage infrastructure analysis assessment.
- A Wildfire Management Statement for the land where relevant.

**4.0 Reference document**

08/12/2011  
C81

- *Baranduda Springs and Ashworths Enquiry by Design Outcomes– Baranduda Springs Community Response Plan*(David Lock & Associates, October 2009)

**5.0 Notification requirements**

08/12/2011  
C81

The development plan or any amendment to the development plan must be on display in appropriate public places for a period of not less than 14 days, following which submissions can be made to the responsible authority for a further 14 days. These submissions must be acknowledged and taken into account prior to the responsible authority approving the development plan or any amendment to the development plan.

**6.0 Concept plan**

08/12/2011  
C81

WODONGA PLANNING SCHEME

