

14/06/2012  
C86

## **SCHEDULE 18 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO18**.

### **VALLEY VIEWS ESTATE BARANDUDA**

This Schedule applies to all land contained in the Valley Views Estate, Baranduda, being the area bounded by the Kiewa Valley Highway, Chappels Road, Whytes Road and the north western boundaries of lots 29 PS518114, 25 & 26 PS506567 and 7 & 8 PS428798.

#### **1.0**

14/06/2012  
C86

#### **Requirement before a permit is granted**

A detailed Development Plan must be prepared encompassing all lots contained within the Valley Views Estate as covered by this Schedule before a permit is granted for a subdivision or for a second or subsequent dwelling(s) on a lot. The Development Plan must not be prepared in stages. Once approved, development must occur in sequence unless otherwise approved by the Responsible Authority.

#### **2.0**

14/06/2012  
C86

#### **Conditions and requirements for permits**

All use and development must generally comply with the adopted Development Plan.

All development must be serviced with reticulated water and electricity.

All lots created after 1<sup>st</sup> January 2015 must be serviced with sealed roads.

All lots created after 1<sup>st</sup> January 2015 must be serviced with reticulated sewer.

All subdivision permits granted after 1<sup>st</sup> January 2015 must contain a condition requiring a S173 Agreement to be entered into in respect to developer payments consistent with the adopted physical and social infrastructure and reticulated services cost distribution plan prepared in association with the Development Plan required under this Schedule.

#### **3.0**

14/06/2012  
C86

#### **Requirements for development plan**

The Development Plan must:

- Include a detailed physical and social infrastructure and reticulated services cost distribution plan encompassing all lots contained within the Valley Views Estate as covered by this Schedule and as a minimum providing for the distribution of costs associated with the provision of physical and social infrastructure and reticulated services that are common to more than one existing developable lot.
- Provide an overall plan showing an indicative lot layout encompassing all lots contained within the Valley Views Estate as covered by this Schedule.)
- Identify the street network additions necessary to accommodate additional lots.
- Be designed to accommodate existing features and development and to identify any sites of conservation, heritage or archaeological significance and the means by which they are to be managed.
- Be designed to accommodate the separation distance and any other requirements associated with the existing waste water treatment facility located to the north east of the Valley Views estate.
- Include a location context description and assessment of the likely effects on the use and development of adjoining or nearby land outside of the area covered by the Schedule.
- Be developed in consultation with all landowners within the area covered by this Schedule and North East Region Water Corporation.
- Be designed consistent with the Wodonga Retained Environment Network strategy 2006 and any applicable Native Vegetation Precinct Plan.

- Provide for a mix of lot sizes to a minimum of 4000m<sup>2</sup>.
- Show building envelopes for all lots including lots containing existing buildings.
- Show access points to all lots including existing access points.
- Determine necessary physical and social infrastructure and reticulated services required consequent of the increased development density and establish appropriate arrangements for the provision and funding of those physical and social infrastructure and reticulated services through preparation of a costs distributions plan to form part of the Development Plan.
- Identify and provide any necessary arrangements for the preservation or protection of habitat areas.
- In consultation with the CFA identify necessary facilities for fire fighting purposes which may include but not be limited to hydrants, water supply, storage and systems or separation distances required.
- Include a storm water modelling and management report to demonstrate the capacity to service the development, treat and retard storm water and reduce any impacts on soil and water downstream of the estate.
- Recognise that the development density increase will change traffic volumes and consequently the development plan should identify road standard upgrade requirements, including any adjacent main road upgrade works that may be required by VicRoads.
- Identify any land required for public purposes such as electrical substations, pump stations, community facilities, public open space or the like.
- Identify and map locations for public transport routes and bus stops where appropriate.
- Identify and map any land required for infrastructure or reticulated services easements.

### 4.0

14/06/2012  
C86

#### Decision Guidelines

Before deciding on an application for planning permit the responsible authority must consider, as appropriate:

- The specific controls for the subject land at Clause 52.03