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SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

WODONGA COUNTRY GOLF CLUB AND RESORT FACILITIES

This schedule applies to the 6 hectare development parcel located on the Parkers Road frontage of the Wodonga Country Golf Club and its facilities and should be read in conjunction with Clause 43.02.

1.0

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Design objectives

- To implement design guidelines for residential lots of 500 sq metres or less;
- To respond to the character of the surrounding area, including the design and layout of buildings so as to maintain and enhance the character of the built environment and the amenities of the surrounding area;
- To provide for an appropriate form of development along sensitive interfaces;
- To create physical and visual linkages with the surrounding area;
- To ensure local traffic conditions are not adversely impacted;
- To ensure development is of a high quality, appropriate in height and scale for its strategic location and respects the predominant character of the surrounding urban environment;
- To improve the pedestrian environment along all street frontages, and
- To ensure that dwellings are designed specifically for the lot on which they will be developed.

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Buildings and works

The general form, height, bulk and appearance of buildings and other structures must:

- Be sited generally in accordance with the *Wodonga Country Golf Club Development Plan*;
- Be designed to achieve a high architectural standard;
- Be related to the site and contributing to providing an attractive setting with other buildings both within the development and the adjoining area;
- Be in accordance with the approved design guidelines for residential lots less than 500 sq metres;
- Protect and enhance the visual and residential amenity of the area;
- Be designed to comply with nominated building envelopes;
- Be designed to provide an active frontage to the pedestrian, cycle, road and street network, provide a clear address to any street frontage and to provide an appropriate level of safety and surveillance over streetscapes and points of access;
- Provide for generous provision for site landscaping and consistent streetscape.

Parking

- Adequate on site car parking must be provided in a form and manner that will not reduce the amenity of the area. The provision of on site car parking must cater for the requirements of staff and visitors in accordance with clause 52.06 of the scheme.
- Private car parking, industrial and emergency vehicle access is to be provided at the rear and side of sites.

Drainage

The stormwater drainage of the site must be designed:

- To provide for the adequate and legal disposal of stormwater from the site in efficient and environmentally sustainable ways;
- To encourage the re-use of stormwater drainage for the irrigation of landscaped areas, particularly during establishment periods;
- In accordance with CSIRO (1999) Best Practice Environmental Management Guidelines for Urban Stormwater.

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Subdivision

- The subdivision of land is to facilitate best practice environmental outcomes concerning vegetation and stormwater management and facilitate minimal impact on Fell Timber Creek. Subdivision of land that is inconsistent with the *Wodonga Country Golf Club Development Plan* will be discouraged.
- All subdivision layouts must provide opportunities for good vehicle and pedestrian connectivity. The use of cul-de-sacs or dead end laneways is discouraged in preference to through connecting laneways or streets.

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Decision guidelines

In addition to the matters specified in Clause 43.02-5 the Responsible Authority must consider whether the application is generally in accordance with the *Wodonga Country Club Golf Course and Resort Facilities Development Plan*.