

23/10/2014
C117

SCHEDULE 19 TO THE DEVELOPMENT PLAN OVERLAY – LENEVA VALLEY

Shown on the planning scheme map as **DPO19**.

KINCHINGTON ROAD EAST RESIDENTIAL PRECINCT DEVELOPMENT PLAN

This Schedule applies to the undeveloped land identified generally as Kinchington Road East, being Lot 1 on PS 645684S, Lot 3 on PS 645684S and part of Lot A on PS 616586 (**Land**). The Development Plan seeks to resolve a range of detailed planning issues before the development of the land commences.

1.0

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Requirement before a permit is granted

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works 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 is consistent with the purpose of the zone and would not prejudice the future use and development of the land or residential amenity of adjoining and adjacent land.

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

1.1

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Exemption

A permit may be granted prior to the adoption of a development plan for:

- buildings and works associated with an existing dwelling; and
- subdivision, including boundary realignment, (the Responsible Authority must be satisfied that the subdivision will not prejudice the future integrated use or development of the land).

2.0

21/03/2013
C82(Part 1)

Conditions and requirements for permits

Any permit and the plans under that permit must include or require the following to the satisfaction of the Responsible Authority:

- A condition or conditions which ensure that any requirements or conditions set out in the development plan are implemented as part of the planning permit or the plans endorsed under the permit.
- All lots must be serviced with reticulated water and sewerage.
- All lots must be serviced by sealed roads.
- Before a Statement of Compliance is issued for any stage of the subdivision which includes or adjoins a collector road shown on the development plan (or at a later time if agreed to in writing by the responsible authority), the whole of the collector road within that stage, including any associated and intersection works, must be constructed at the cost of the owner to the satisfaction of the responsible authority.

3.0

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Requirements for development plan

A development plan must not be approved in stages.

A development plan must show and provide for the following to the satisfaction of the Responsible Authority:

General Requirements

- A description of the relationship between the land and adjoining land and proposed buffer areas separating land uses.

WODONGA PLANNING SCHEME

- The various parcels of land within the development plan integrating with each other and with the surrounding land.
- A range of lot sizes and the estimated lot yield.
- How the proposed layout contributes to the objective of achieving a density of 15 lots per hectare.
- Larger lots on steeper or more visible parts of the land.
- A lot layout and design that addresses the bushfire risk.
- Smaller lots and medium density housing lots to be provided adjoining public open space, conservation reserves and linear reserves.
- Unless otherwise agreed to with the responsible authority, all public open space, other reserves and public spaces to avoid an interface with side or rear fencing on residential lots.
- A subdivision layout that recognises and is in accordance with the requirements of the Leneva Valley and Baranduda Native Vegetation Precinct Plan.
- Any sites of conservation, heritage or archaeological significance and how they will be managed.
- The staging and anticipated timing of development.
- Well-defined road, bicycle and pedestrian linkages between the land and surrounding areas.
- A bicycle and pedestrian path network which includes links between the land and the estate to the west, Kinchington Road to the south and Street Road to the north.
- Well-defined waterways to form features in the open space network.
- Proposed playgrounds.
- Identifying any other special features of the land and their retention, where appropriate.
- Identify all determined waterways and significant drainage lines and show a 30 metre setback from all waterways

Traffic management

- A collector road along the western half of the northern boundary of the land between Kinchington Road and Streets Road (**Northern Collector Road**) and connecting with the collector road on the adjoining land to the north. The Northern Collector Road will be located partly on the land and partly on the land to the north.
- A Traffic Impact Assessment showing how the proposed street network, arterial and collector roads meet Vicroads access management policies with respect to arterial road network requirements.
- A road layout plan showing road reserves, pavements, cycle paths, footpaths, nature strip widths and typical cross-sections.
- A predominantly north south grid pattern for local streets to optimise solar orientation of lots.
- A grid patterned street network that follows the contours of the land, incorporates any existing or potential site assets, takes advantage of opportunities for views and vistas and has excellent internal linkages.
- The provision of service roads either side of Kinchington Rd.
- No vehicle access directly from a lot to Kinchington Road.
- The road network must provide connections with roads on adjoining land to establish vehicles, bicycle and pedestrian connections and linkages.

- Any part of the land which adjoins land that is within a Vegetation Protection Overlay, a watercourse or public open space (including proposed public open space and reserves) must have an interface with a road to provide a highly visible edge and to define the boundary to the natural environs.

Environment

- Appropriate setbacks and/or buffer treatments to all reserves and other native vegetation within a Vegetation Protection Overlay or public lands.
- The avoidance where possible, and minimisation of the removal of vegetation along Kinchington Road and Frederick Streets Road.
- A development exclusion area corresponding to the methane separation distance from the Wodonga land fill site, unless a resolution from the responsible authority has allowed for an amended separation distance.
- An integrated water management plan that considers at a concept level:
 - major and minor stormwater flows;
 - water quality and quantity treatments,
 - principles of water sensitive urban design (including no infrastructure on waterways),
 - infrastructure and reserves and
 - identification of catchment areas and associated flows.

Infrastructure

- The arrangements, including any staging, to provide water, sewer and stormwater drainage infrastructure.
- The identification of service corridors for water and sewer mains and stormwater drainage infrastructure where necessary, to facilitate the servicing of the land and to avoid clashes with native vegetation protection requirements on the land and adjoining land.
- Any impacts or staging required due to landfill buffer requirements.

Landscaping

- An overall landscape concept that includes:
 - the location of landscape areas;
 - details of a landscape theme(s) for the land;
 - a consistent landscape theme for each type of road and waterway; and
 - a preference for indigenous species.

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Decision guidelines

When considering a development plan, the Responsible Authority must consider

- The requirements stated in the Leneva Valley and Baranduda Native Vegetation Precinct Plan (WRENS);
- The views of the Country Fire Authority, Department of Transport, Department of Sustainability and Environment and Goulburn Murray Water.