RESIDENTIAL REQUIREMENTS

This policy applies to development of Residential Subdivisions in the Residential Zones, Low Density Residential Zone and Mixed Use Zone.

Policy Basis

Future residential development requires the coordinated provision of reticulated urban services.

Objective

- To ensure that all forms of residential development are connected to reticulated water, sewerage, power and stormwater facilities.
- To ensure that environment and water quality downstream of urban development is not affected.
- To ensure that all roads that service a residential development are fully constructed and sealed.

Implementation

It is policy that:

- Residential development be provided with reticulated services.
- A soil and water report which demonstrates how stormwater is to be disposed of and what downstream retardation works will be required to alleviate the flooding of properties, siltation of watercourses or erosion of property, be supplied with all subdivision applications.
- An infrastructure report be submitted with each application demonstrating that the site can be connected to reticulated water, sewerage, drainage and power. Comments from all servicing authorities should be submitted with this report.
- A report outlining the width and standard of construction of all roads be submitted with each application. The report should outline traffic management works that may be necessary to obtain safe access and egress from the site. Comments from VicRoads should be sought by the applicant in preparing the report, where the site is serviced from a declared main road.
- Residential subdivisions be carried out in accordance with Council’s subdivision guidelines.

Reference Document

- Wodonga Subdivision Design Standards.