SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO2

DEKERILLEAU, EAST WODONGA

This schedule applies to land known as the De Kerilleau property located at the foot of Huon Hill on the eastern fringe of Wodonga (see map Nos. 11DDO and 13DDO of the Wodonga Planning Scheme).

This schedule should be read in conjunction with Clause 43.02, Design and Development Overlay.

1.0 Design objectives

- To encourage development that is in accordance with the ‘De Kerilleau’ Development Plan.
- To encourage development that provides a high level of residential amenity and a quality living environment.
- To discourage development that could have a detrimental impact on the adjoining Wodonga Creek.
- To provide for the development of commercial and community facilities at an appropriate scale and in appropriate locations.
- To protect the heritage significance of the De Kerilleau homestead and surrounds.
- To provide feature estate entrances from Bakers Lane and the proposed Bandiana Link Road.
- To provide vehicle access to the proposed Bandiana Link Road and Wodonga in appropriate locations.
- To encourage a range of housing types and densities.
- To provide accessible and well linked local and regional open space at a scale that best serves the local and wider community.
- To provide public access along the frontage of Wodonga Creek.

2.0 Buildings and works

Buildings and Works in the Residential 1 Zone

A planning permit is not required by this overlay schedule to construct a single detached dwelling or ancillary building and structure, including a swimming pool, on land in the Residential 1 Zone provided the following requirements are met:

- Maximum floor heights are to be no greater than height datum that corresponds with the lower boundary of Schedule 2 of the Environmental Significance Overlay (ESO2).
- Site cuts are to be less than 1 metre in depth.
- Any road crossing the transmission line easement is required to be located a minimum of 30 metres from any transmission tower.
The relevant power authority is required to be notified and given opportunity to comment on any landscaping works located within the transmission line easement.

**Buildings and Works in the Low Density Residential Zone**

A planning permit is not required by this overlay schedule to construct a single detached dwelling or ancillary building and structure, including a swimming pool, on land in the Low Density Residential Zone, provided the following requirements are met:

- Existing trees are retained.
- All buildings are a maximum of a single storey.
- Maximum floor heights are no greater than height datum that corresponds with the lower boundary of Schedule 2 of the Environmental Significance Overlay (ESO2).
- Site cuts are less than 1 metre in depth.
- Side and rear fencing is of post and wire construction. All other types of fencing are subject to a permit.
- Minimum 10 metre building setback from all boundaries.
- Total floor area of all detached buildings ancillary to a dwelling does not exceed 60 square metres.
- Slope does not exceed 20%.
- Stable all-weather vehicle access from the property boundary to the dwelling.

An application for buildings and works must be accompanied by plans and a report that addresses the above requirements in addition to the requirements specified in the decision guidelines for this schedule.

**Buffer Required from Wodonga Creek**

In order to protect stream habitat, a minimum buffer of 60 metres is required from the Wodonga Creek for development and works associated with residential development.

**3.0 Subdivision**

Prior to any subdivision of the land, a development plan, titled ‘De Kerilleau’ Development Plan, must be prepared and approved by Wodonga City Council including:

- Layout of future internal arterial and collector roads
- Proposed external road access to the land
- Proposed community and commercial nodes
- Proposed location of major services to the land
- Proposed staging of residential subdivision of the land, if considered relevant to nominate stages for subdivision
- Proposed major open space, recreational and wildlife corridor areas and linkages, including linkages to the adjoining Wodonga Regional Parkland land at Huon Hill to the east
- Location of any service authority asset and if appropriate, any proposed buffer distances for development from this asset. This location of assets must also specify any possible future extension to existing authority assets, including any future required extension of the existing North East Water water treatment plant.
• Location of any waterways and proposed protection of waterways from development, including buffers for development from Wodonga Creek outlined in Clause 2 of this schedule
• Protection of the landscape and heritage integrity of the DeKerilleau Homestead, including retention of the homestead title in a lot of at least 12 hectares in area

Prior to any approval of a development plan (to be titled ‘De Kerilleau’ Development Plan) for the land, Wodonga City Council must consult with and refer the plan to all land owner, relevant service authorities, agencies and departments, including North East Water, North East Catchment Management Authority, Goulburn Murray Water, SPI Powernet, TXU, VicRoads, Department of Natural Resources and Environment and the Environment Protection Authority.

Subdivisions must be designed and constructed in accordance with the following requirements:

• Compliance with the approved ‘De Kerilleau’ Development Plan.
• Compliance with any adopted strategic report for the land affected by this overlay.
• Compliance with the Department of Natural Resources and Environment’s North East Native Vegetation Strategy.
• Connection to reticulated sewerage and water supply systems.
• Any road to cross power transmission easements to be located at least 30 metres from the centre of any transmission tower.
• A drainage strategy prepared for the area.
• Provision of public open space in accordance with the approved ‘De Kerilleau’ Development Plan.
• If a subdivision is proposed in a number of stages, an outline plan of the subdivision as a whole and in accordance with the approved ‘De Kerilleau’ Development Plan.
• The arterial link road between Bakers Lane and the commercial and community node must:
  o Be designed and constructed in accordance with Wodonga City Council requirements;
  o Ensure that land adjoining the Murray Valley Highway is to be provided with a landscape buffer treatment a minimum of 10 metres wide, where a service road or access road is not immediately adjoining the Highway road reserve. The landscape treatments are to be provided in accordance with a landscape design prepared by a suitably qualified person and approved in writing by the Council;
• The DeKerilleau Homestead is to be retained on a title extending from the Homestead building through to the Wodonga Creek, having an area no less than 12 hectares.

An application for subdivision must be accompanied by plans and a report that address the above requirements.

The responsible authority may consider minor variations to these requirements subject to demonstrated satisfaction of the design objectives.
4.0 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 43.02-5, the responsible authority must consider, as appropriate:

- The extent of consistency with the ‘DeKerilleau’ Development Plan and any supporting report approved and adopted by Wodonga City Council.
- Whether the plans and report accompanying an application satisfactorily address the requirements.
- The impact of the development on the landscape value of Huon Hill to Wodonga.
- A geotechnical report by a suitably qualified person where site cuts are greater than 1 metre in depth. All works recommended under the geotechnical report are to be completed prior to the occupation or use of any dwelling or building.
- The extent to which the building design responds to the characteristics of the site taking into account slope, aspect and existing vegetation.
- The extent to which external building materials, colours and textures blend in with the surrounding area.
- The visual dominance of individual dwellings. Single storey buildings are preferred, with split level construction being considered subject to a design being able to demonstrate responsiveness to the characteristics of the site.
- The strong discouragement of buildings and structures, including swimming pools on sites with slopes greater than 20%.
- The mandatory provision of all-weather vehicle access from the property boundary to the dwelling.