LENEVA

This policy applies to land included in the Leneva Structure Plan.

Policy Basis

This policy implements the strategic actions of the Leneva Structure Plan.

Objectives

- To protect the future development options of land within the Leneva growth corridor.
- To discourage the further fragmentation and subdivision of land required for future urban subdivision.
- To ensure that development is sited and designed to facilitate the future transition toward urban development in the Leneva area and to ensure consistency with the Development Plan Overlay.
- To discourage development within the Flood Overlay and to prevent development from degrading the water quality of Middle Creek.
- To create a public open space network throughout the structure plan area for the enjoyment of Leneva’s future community.
- To protect the natural environment according to the principles and priorities of the adopted Wodonga Retained Environmental Network Strategy 2006 (WREN’s).

Implementation

It is policy that:

- Except with the consent of the responsible authority no building or works should be constructed closer than 100 metres to Middle Creek.
- All effluent disposal systems should be designed to treat and dispose of all effluent on site. Soil and wastewater reports should be prepared demonstrating compliance with the Environment Protection Authority’s Septic Tanks Code of Practice.
- Council will seek the views of the Roads Corporation in relation to any proposed use or development that requires access from the Beechworth-Wodonga Road.
- Where works are to be carried out as a result of the subdivision of land such works will be in accordance with the “Soil and Water Management Guidelines for Subdivisions” adopted by the responsible authority.
- Subdivision of land will be consistent with the adopted Development Plan for the area and the Leneva Structure Plan. Further subdivision will not be supported until the land is required for urban purposes and provided with reticulated water, sewerage and drainage services.
- Subdivision patterns and development that is inconsistent with the Leneva Structure Plan or Development Plan will be discouraged.
- Development will have regard to the protection of remnant native vegetation and the need for new plantings to be provided to implement the principles of WREN’s.
- The construction of dwellings shall have regard to the design and siting principles contained in the publication “Design and Siting Guidelines for Bushfire Protection for Rural Houses” published by the Country Fire Authority.
- Water storage tanks are to be of an environmentally unobtrusive colour or are to be screened.

**References**

- Leneva Structure Plan
- Soil and Water Management Guidelines for Subdivisions
- Design and Siting Guidelines - Bushfire Protection for Rural Houses