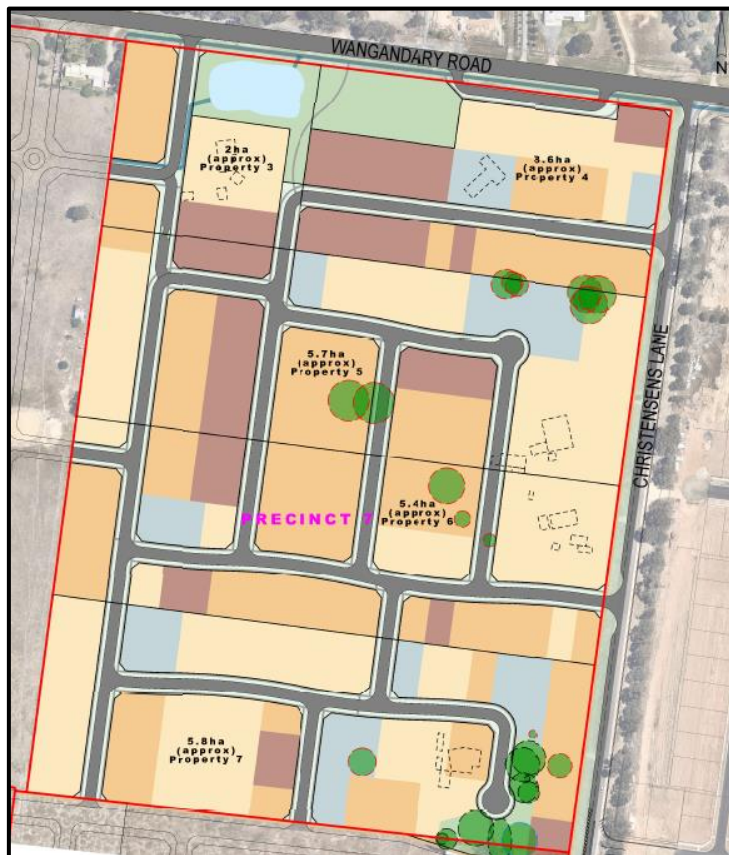




TOWN PLANNING REPORT

Wangaratta North West Growth Area Precinct 7 Development Plan Proposal

Christensen Lane & Wangandary Road Wangaratta



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LIST OF APPENDICES:

- A. Precinct 7 Development Plan
- B. Site Analysis Plan
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- E. Landscape and Open Space Masterplan
- F. Landscape Assessment Plan
- G. Bushfire Hazard Management Plan
- H. Flora and Fauna Assessment Report
- I. Preliminary Soil Assessment
- J. Arborist Report
- K. Title details

1.0 Introduction

This report is prepared in support of a request to approve a Development Plan for Precinct 7 of the Wangaratta North West Residential Growth Area. Approval of the Development Plan is sought pursuant to Schedule 8 of Clause 43.04-3 of the Wangaratta Planning Scheme.

This report details how the proposed Precinct 7 Development Plan (PDP7) meets the requirements of the Wangaratta Planning Scheme by specifically addressing:

- Purposes and provisions of the General Residential Zone;
- Objectives and requirements of Schedule 8 *Wangaratta North West Residential Growth Area* to Clause 43.03 Development Plan Overlay; and
- Objectives and strategic directions of the *Wangaratta North West Residential Growth Area Structure Plan, September 2018*.

2.0 Precinct 7 Development Plan

2.1 Development Plan Proposal

Approval of the submitted Precinct 7 Development Plan is sought from Rural City of Wangaratta Council under Clause 43.04-3 of the Development Plan Overlay for land parcels described as Lots 1 and 2 LP84918 and Lots 5, 6 and 7 LP81846 and addressed as 91-101 Wangandary Road and 51-79 Christensen Lane Wangaratta (refer to **Figure 1** below).

The land is identified as Precinct 7 within the *Wangaratta North West Growth Area Structure Plan, September 2018*. Full property details are discussed below at Section 3.0 of this report.

This report aims to provide the Rural City of Wangaratta Council (RCOW), relevant authorities, adjoining landowners and the wider community with an overview of the proposed future development of Precinct 7 to ensure the co-ordinated development of land in the context of the surrounding area and with respect to the aspirations of the *Wangaratta North West Growth Area Structure Plan, September 2018* (NWGASP).

The subject land is contained within five separate titles shared between four different owners. Refer to the cadastral boundaries shown in white in **Figure 1**. Once a Precinct Development Plan has been approved for Precinct 7, separate applications will be made to RCOW to subdivide the land in accordance with the approved Development Plan. This will be in the form of planning permit applications for the staged subdivision of the Precinct and may include additional permit triggers such as the removal of native vegetation.

The extent of Precinct 7 is identified in *Figure 18: Development Plan Precincts* of the NWGASP and shown in **Figure 2** below.





Figure 1: Five land parcels (shown in white outline) comprising Precinct 7 (Source: NearMap)

The submitted PDP7 proposes the subdivision of the subject land into general residential sized lots for the development of new dwellings. The Precinct will have an average lot size of between 600-700m² and has capacity for approximately 230 lots.



Wangandary Road is an existing collector road along the northern boundary of the Precinct. A small service road is proposed fronting Wangandary Road to service lots at the north-eastern corner of the Precinct. Christensen Lane is an existing collector road fronting the eastern boundary of the Precinct. Christensen Lane is identified for future upgrading by RCOW, with money collected through development contributions to fund the project.

New internal access streets are proposed to provide vehicle and pedestrian connections throughout the Precinct. Open space areas and drainage infrastructure are provided generally in accordance with the approved NWGASP, although some minor variations are proposed. These are discussed in more detail at Section 5.0 of this report.

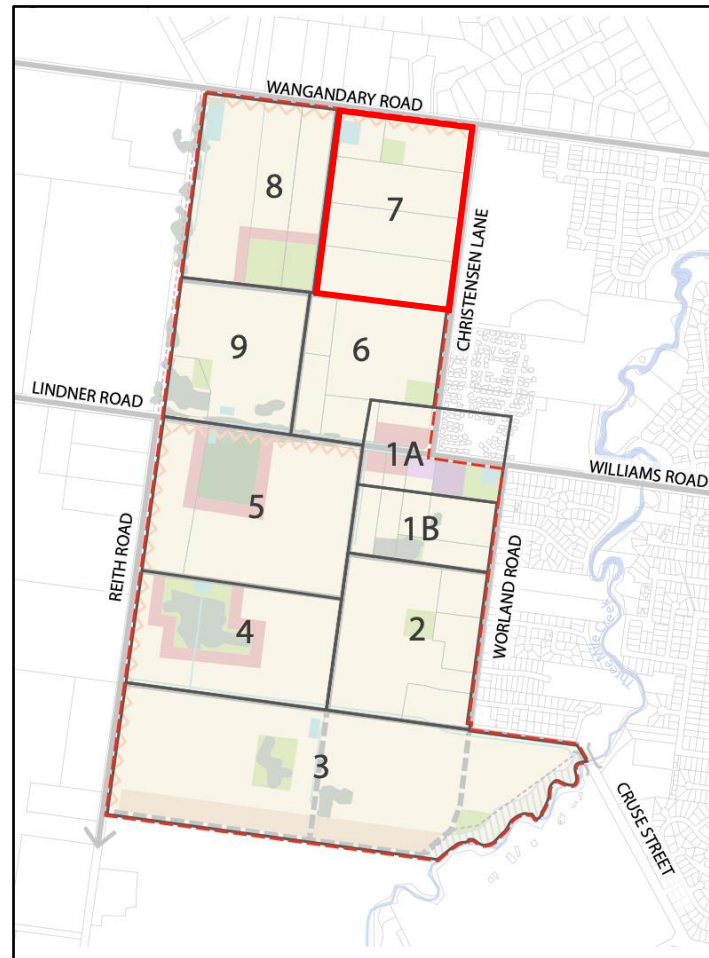


Figure 2: The Development Plan Precincts Plan (Source: Figure 18 of Wangaratta North West Growth Area Structure Plan Report, August 2017)

The submitted PDP7 addresses stormwater management as directed by RCOW's Infrastructure Department and a separate Stormwater Management Plan and Report have been provided which illustrate how stormwater will be collected, stored and conveyed from the Precinct to existing stormwater infrastructure to the east of Christensen Lane and future infrastructure proposed for Wangandary Road.

DEVELOPMENT PLAN - PRECINCT 7

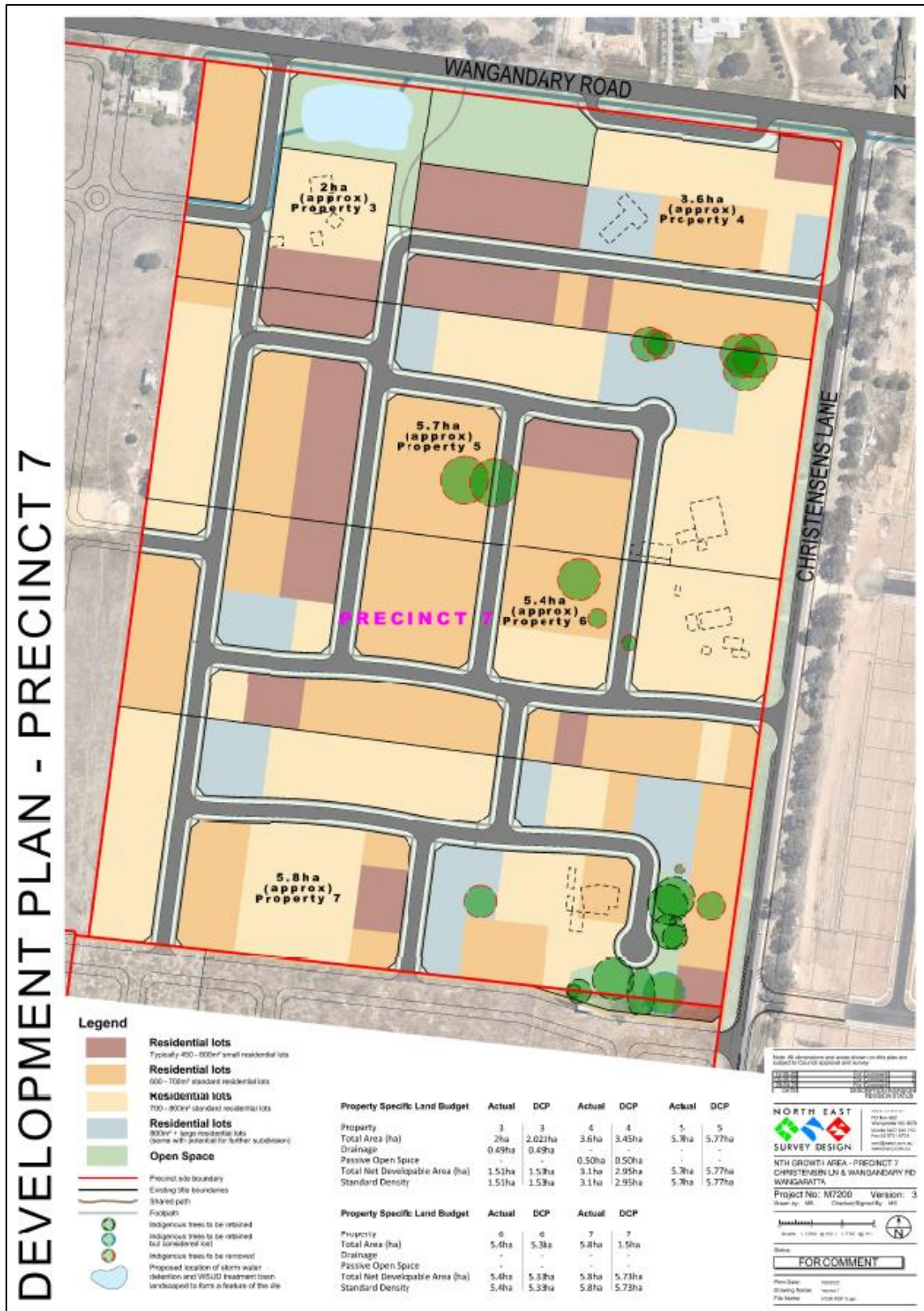


Figure 3: Precinct 7 Development Plan

Key details of the Precinct 7 Development Plan are summarised below:

- Provision of approximately 230 new residential lots with an average lot size between 600-700m² and a range of lots sizes between 450m² - >800m².
- Creation of a new local access road network with one new intersection and a service road to Wangandary Road and two new intersections to Christensen Lane.
- Creation of two new passive open spaces that will also serve to protect remnant native vegetation along the northern and southern boundaries of the Precinct.
- Provision of stormwater drainage infrastructure including a bio-retention basin located adjacent to Wangandary Road and connection through to the existing stormwater network along Wangandary Road to the north.

Refer to **Figure 3** above and the full Precinct 7 Development Plan provided at **Appendix A** for details.

2.2 Staging

The development of the Precinct will occur in stages, due to the land parcels being in separate ownerships. It is not possible to know when all landowners will proceed with subdivision of separate parcels, but roll out will occur based on demand; availability of services and infrastructure and costs of development. Based on current ownership, the development of Property 4 is expected to occur first within the Precinct.

It should be noted that the layout of the Precinct 7 Development Plan has been carefully designed to enable the subdivision of each individual property in isolation from its neighbours, apart from Property 5.

2.3 Constraints and Site Analysis

The detailed design of the proposed Precinct 7 Development Plan has been the result of careful consideration of all the site constraints. These include:

- Mitigating temporary bushfire risk, as identified in the NWGASP.
- Minimising the removal of remnant native vegetation and maximising the retention of trees within the landscape through the provision of two separate passive open space reserves.
- Responding to the Preliminary Soil Assessment for potential soil contamination.
- Designing stormwater infrastructure to accommodate the development as a stand-alone project, including a temporary drainage solution to respond to staged infrastructure delivery.
- Addressing the strategic objectives of the Development Plan Overlay - Schedule 8 for Precinct 7.

Additional reports as required by Schedule 8 to the DPO have also been prepared and the findings and recommendations of each report have been used to inform the Site Analysis and final Design Response.

A Site Analysis Plan is attached at **Appendix B** and details the relevant findings from a series of site visits and the relevant background reports. Key issues include:



- Creation of an appropriate interface with Precinct 6 to the south and Precinct 8 to the west, the established low density residential precinct to the north and the general residential precinct to the east of Precinct 7.
- Creation of a new service road fronting Wangandary Road on the northern boundary of the Precinct to address limited access to this collector road.
- Creation of a stormwater catchment basin in the northwest corner of the Precinct.
- Protection of existing dwellings and remnant vegetation within the Precinct.
- Appropriate response to bushfire risk during and post-construction.
- Appropriate response to the natural drainage of the site including existing dams.
- Provision of all relevant infrastructure (where possible) as required by the NWGASP.

It is noted that the site is largely unencumbered, apart from scattered native trees and patches of remnant native vegetation. It presents a relatively blank canvas for development. The site is not adjacent to any waterways, is not identified as an area of cultural heritage significance, is relatively flat and is bordered on two sides by collector roads and two sides by new residential precincts.

The background specialist reports that helped identify site constraints are attached in subsequent Appendices as follows:

- **Appendix H:** Flora and Fauna Assessment Hamilton Environmental (January 2021)
- **Appendix I:** Preliminary Soil Assessment Greencap (March 2021)
- **Appendix J:** Preliminary Site Tree Survey Oldmeadow Aborigiculture (January 2021)

2.4 Design Response

The final layout and design of the Precinct 7 Development Plan takes account of site constraints as well as the opportunities afforded the site through its position close to Christensen Lane and Wangandary Road (which provides an alternative route back into Wangaratta’s Central Business District); views from the site; access to roads and infrastructure; and relatively unconstrained nature of the site in terms of topography, native vegetation, flooding and bushfire risk.

The following plans are provided as part of the overall Design Response, as required by DPO - Schedule 8:

- Precinct 7 Development Plan **Appendix A**
- Site Analysis Plan **Appendix B**
- Movement Network Plan **Appendix C**
- Stormwater Management Plan **Appendix D**
- Landscape & Open Space Masterplan **Appendix E**
- Landscape Assessment Plan **Appendix F**
- Bushfire Hazard Management Plan **Appendix G**

The design responds to the strategic directions of the NWGASP for Precinct 7. This is discussed in detail at Section 5.0 of this report. The proposal put forward for Council’s consideration and approval is a well-balanced and appropriate response to the challenges and opportunities of the site and its broader context.



3.0 Precinct 7 Site and Surrounds

3.1 Subject site

Precinct 7 comprises five parcels of land held in four different ownerships. Refer to **Figure 4** below that shows the breakup of land ownership across all precincts. Precinct 7 is highlighted in yellow outline.

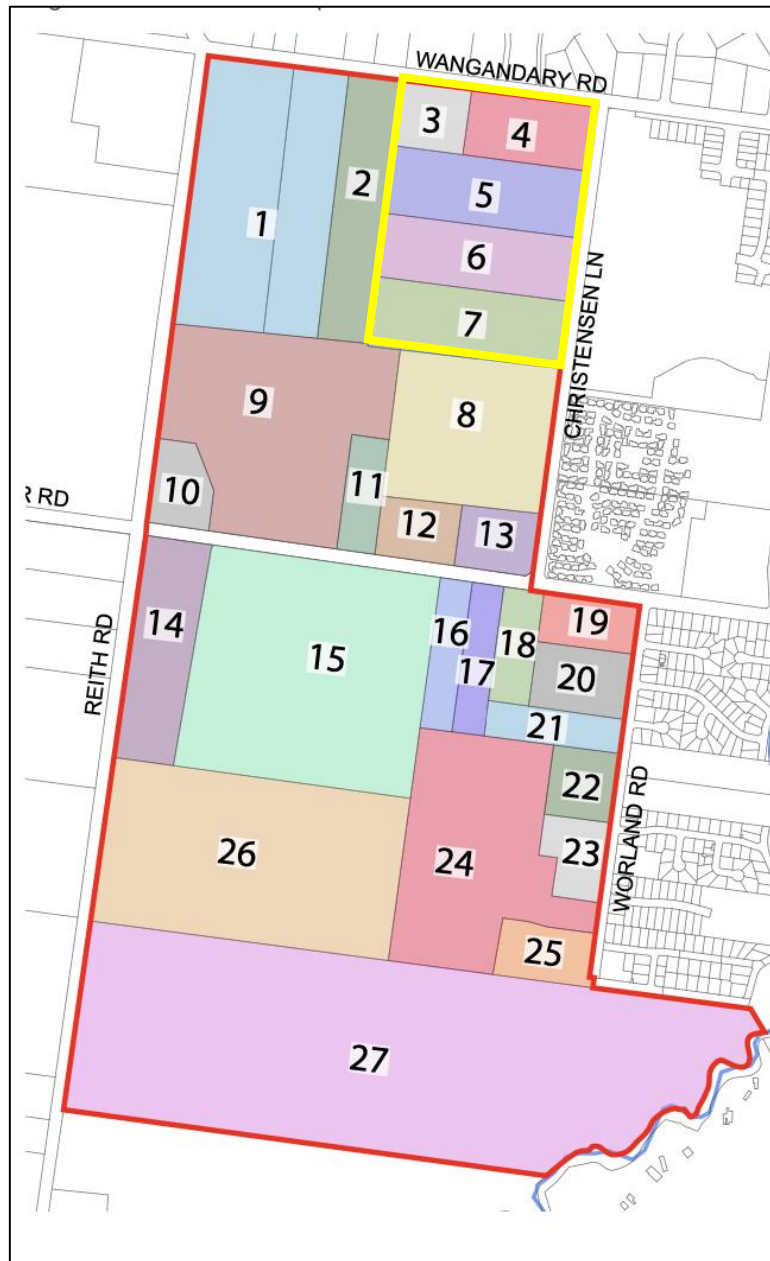


Figure 4: The Land Ownership Plan (Source: Figure 3 of Wangaratta North West Growth Area Structure Plan Report, August 2017)



Property details of the subject site are summarised in Table 1 below:

Table 1: Property details

Property	Parcel description	Address	Ownership
3	Lot 1 LP84918	101 Wangandary Road Wangaratta	Giovanni, Vincenzo, Teresa and Tonino Mastroianni
4	Lot 2 LP84918	91 Wangandary Road Wangaratta	91 Wangandary PTY LTD
5	Lot 5 LP81846	79 Christensen Lane Wangaratta	WA and MH Davenport
6	Lot 6 LP81846	69 Christensen Lane Wangaratta	Judds and Sons PTY LTD
7	Lot 7 LP81846	51 Christensen Lane Wangaratta	Judds and Sons PTY LTD

Refer to the titles and plans at **Appendix K** for further parcel and ownership details.

3.2 Site description

Precinct 7 has a total area of approximately 22.4 hectares (based on title plans) with frontage to Wangandary Road of 402 metres, and Christensen Lane of 552 metres. The site is a rectangular shape. The southern boundary, abutting Precinct 6, is approximately 400 metres, and the western boundary, abutting Precincts 8, is approximately 558 metres. Refer to **Figure 5** below for an aerial image of the site.

The land is comprised of five parcels as described above, in four different ownerships. The Precinct is located on the western side of Christensen Lane, and the southern side of Wangandary Road. The Precinct adjoins Precinct 8 to the west and Precinct 6 to the south. The land is located in the north-eastern corner of the broader North West Growth Area, with Christensen Lane making up the eastern most boundary of the North West Growth Area.

The site is currently bounded by farmland to the south and west that has also been recently rezoned from Farming Zone to General Residential Zone. Land immediately to the south has recently had a Precinct Development Plan approved, and the first stages of a multi-lot residential subdivision are under detailed design. To the east, on the opposite side of Christensen Lane, is general residential development, with the last remaining vacant blocks in this area recently subdivided and under construction for housing. Still further east is the Three Mile Creek linear public open space reserve.

Most of the subject land has been cleared of woody vegetation and is used primarily for stock grazing, crops or horses. All five properties are used for rural living purposes, with each lot containing a dwelling, sheds and assorted domestic and rural infrastructure. The Preliminary Soil Assessment found no areas of concern with regards current or previous rural uses across the Precinct.





Figure 5: An aerial photograph of the Precinct 7 area and surrounds (Source: NearMap)

Vehicle access to the Precinct is currently from each individual lot, with all five driveways either from Wangandary Road or Christensen Lane, depending upon the road frontage.



The Precinct contains scattered native vegetation. There is a mix of exotic and planted native trees around each existing dwelling and some planted trees that form shelter belts along some paddock boundaries. An amount of native vegetation has been planted in windrows on Property 4 for shelter and personal use. This vegetation is not assessed as remnant and much of it is in relatively poor condition, having been planted close together. The design of the Precinct Development Plan has taken careful account of the vegetation, and its retention is discussed in more detail at Section 5.0 of this report.

Refer to **Appendices J and H** for full details of the Arborist Report and Flora and Fauna Assessment.

The land is relatively flat, with a general fall to the north-east corner providing good opportunities for stormwater drainage in this direction.

Refer to **Appendix B** for the Site Analysis Plan that details the features of the site, including the topography, native vegetation, dams, dwellings, shedding and roads.

3.3 The surrounds

Within the Wangaratta North West Residential Growth Area, Precinct 7 sits in the north-eastern corner. The Precinct is directly to the north-west of Wangaratta's current urban boundary as shown in Figure 6 below.

The site is surrounded by land used and developed as follows:

To the west the land borders farming land that is identified as Precincts 8 of the NWGASP. This land has been rezoned from Farming Zone to General Residential Zone.

The land to the north across Wangandary Road contains existing low density residential development known as the Waldara Low Density Residential precinct. This area is characterised by large lots and a rural profile to the roads with open swale drains rather than kerb and channel and no constructed footpaths.

Land to the east is developed at a general residential density and is known as the Baltimore Park Estate. The density of development is relatively high and the road profile is urban in nature with constructed kerb and channel, footpaths and shared paths along the main collector roads.

South of Precinct 7 is Precinct 6, with a Precinct Development Plan recently approved by Wangaratta Council. Further to the west, across Reith Road, is farming land used primarily as rural living style allotments. This land is earmarked in the *Wangaratta Population and Housing Strategy* for long-term residential development.





Figure 6: Site and surrounds (Source: NearMap)

To the north the Precinct borders Wangandary Road and established low density residential development. Most land on the eastern side of Christensen Lane has been developed with the last stage under construction. Further to the east is the Three Mile Creek, which provides access to a linear parkland reserve with shared paths providing connection back into Wangaratta CBD.



3.4 Cultural heritage significance

Precinct 7 is not affected by any areas of identified cultural heritage sensitivity. Whilst the proposed subdivision of the land for residential development constitutes a high impact activity, the absence of any areas of cultural sensitivity means that the preparation of a mandatory Cultural Heritage Management Plan (CHMP) is not required. This position is supported by the requirements of Schedule 8 to the DPO, which require a CHMP to be prepared only in the presence of identified cultural heritage sensitivity. Otherwise, a CHMP is recommended, but not mandatory.

RCOW prepared a background due diligence report *North West Growth Area – Cultural Heritage Assessment (Biosis, 2014)* during preparation of the NWGASP. Based on a desktop analysis and ground survey, three areas of archaeological potential were marked as warranting further archaeological subsurface testing. These areas are located near the Three Mile Creek and are not present within Precinct 7.

Further discussion of this issue is contained at Section 5.0 of this report.



4.0 Planning Assessment

It is proposed to subdivide Precinct 7 into approximately 230 general residential lots and construct an internal road network, public open spaces, drainage reserve and services to support the subdivision of land. The subject site, however, is affected by Schedule 8 to the Development Plan Overlay, contained at Clause 43.04 of the Wangaratta Planning Scheme. This means that prior to any subdivision of land under the provisions of the General Residential Zone, a Development Plan must be prepared for the site and approved by Rural City of Wangaratta Council (RCOW) in accordance with Clause 43.03 of the Scheme.

Section 4.0 of this report assesses the Precinct 7 Development Plan against the following provisions of the Wangaratta Planning Scheme:

Table 2: Planning scheme provisions

Section	Clause	Provision
Zone	32.08	General Residential Zone
Overlay	45.06 – Schedule 1	Development Contributions Plan Overlay

Section 5.0 of this report makes a detailed assessment of the Precinct 7 Development Plan against the provisions of Schedule 8 to Clause 43.04 of the Scheme. Further detailed assessment against local planning policy, particular and general provisions of the Scheme will be made at the time of subdivision of each property.

4.1 Zone provisions

Clause 32.08 General Residential Zone

The subject site is located within the General Residential Zone – Schedule 1 (GRZ1) as shown at **Figure 7** below. Clause 32.08-3 requires a planning permit to subdivide land. There is no minimum lot size under the provisions of the zone.

The primary purposes of the GRZ1 are:

- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The proposed Development Plan for Precinct 7 is consistent with the purposes of the GRZ1. In particular, the Precinct 7 Development Plan will deliver a diversity of housing types and facilitate housing growth in an establishing growth corridor of Wangaratta. Of the approximately 229 proposed lots, the average lot size will be between 600-700m². There is opportunity, however, to locate smaller lots fronting areas of public open space and main roads. There is also opportunity to provide larger

lots to meet market demand, and provide the option of further limited subdivision where access to services and roads permits.

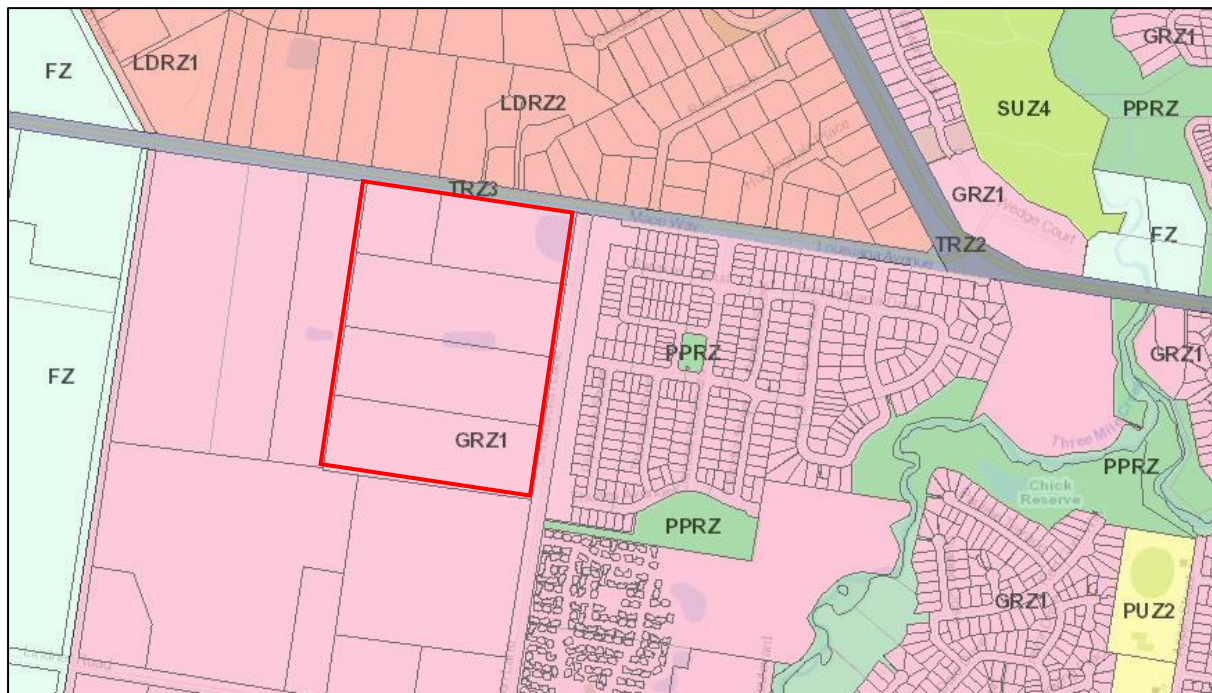


Figure 7: Zoning map showing the subject land in red outline (Source: DELWP online mapping)

The Precinct 7 Development Plan delivers a new neighbourhood character that responds to the objectives of the North West Growth Area Structure Plan, as detailed in Section 5.0 of this report. The new Precinct 7 neighbourhood will be characterised by a diversity of lot sizes; good pedestrian and vehicle connectivity throughout the Precinct; excellent vehicle and public transport connections back into Wangaratta’s CBD via Wangandary Road and Christensen Lane; easy access to local parks and the broader shared path network; excellent access to the Neighbourhood Activity Centre via Christensen Lane; and public access to the Three Mile Creek reserve along the shared path networks on Wangandary Road and Christensen Lane and through the local road network.

The overall PDP7 road layout will enable the design of lots with good solar access, with the majority of lots oriented east-west to maximise northern solar exposure. Smaller lots can be located along the frontages to the open space reserves, to capitalise on views and access to public open space. A number of other areas through Precinct 7 have been identified for smaller lots – the aim is to increase housing diversity through the Precinct where the orientation and access to the local road network allow.

The proposed PDP7 responds to relevant decision guidelines of the GRZ1 for subdivision as the pattern of subdivision is broadly based on the directions of the NWGASP, particularly the location of main collector roads, open spaces and the drainage reserve. The proposed service road located at the northern boundary of the Precinct will reduce the traffic congestion and improve safety on Wangandary Road. The main collector road on the southern boundary is located wholly within Precinct

6. There are two proposed connections from Precinct 7 into this collector road. As directed by Council, the total number of new intersections onto Christensen Lane from Precinct 7 has been minimised to two to reduce conflict with existing intersections to the east.

The potential layout of lots, based on the road network, will provide housing diversity, along with good solar orientation, and a permeable pedestrian network that promotes passive transport and connections to the broader shared path networks into Wangaratta.

4.2 Overlays

Clause 45.06 Development Contributions Plan Overlay

The subject site is entirely affected by the Development Contributions Plan Overlay (DCPO1). Refer to Figure 8 below.

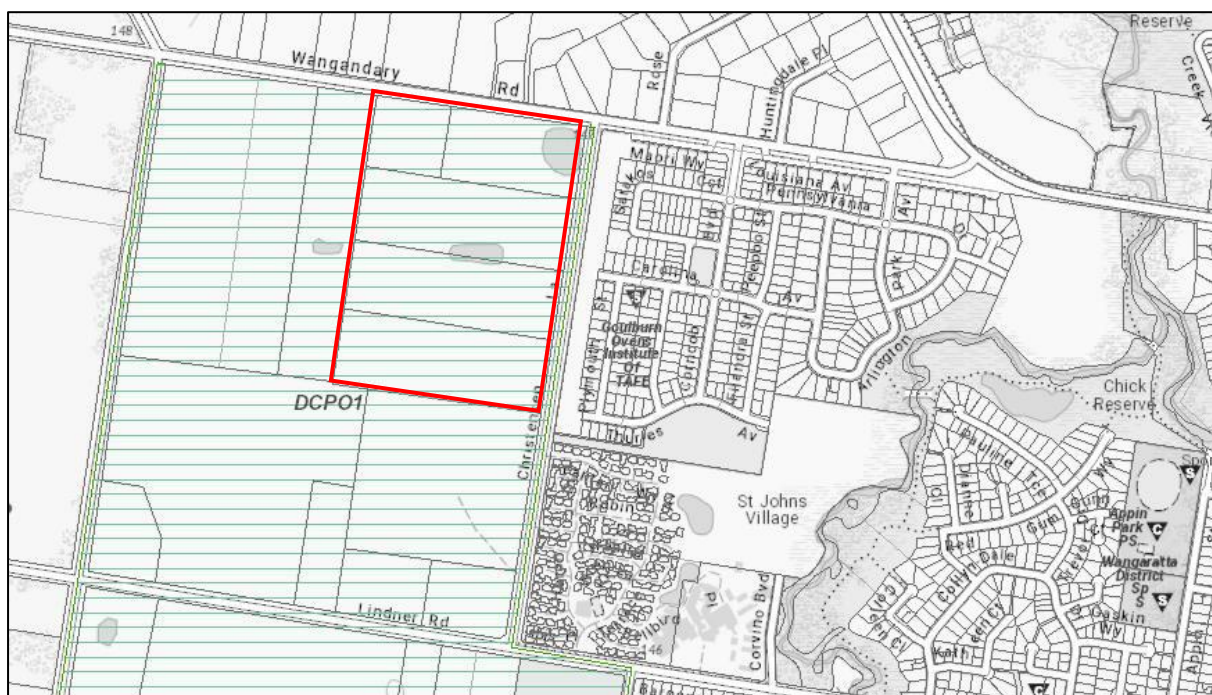


Figure 8: Site affected by Development Contributions Plan Overlay (Source: DELWP online mapping)

The purpose of the DCPO is to 'identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence'.

The DCPO1 gives effect to the *Wangaratta North West Growth Area Development Contributions Plan, October 2018 (DCP)*.

Any permit granted must be consistent with this approved DCP; and include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant

schedule to the overlay. The DCPO1 requires the payment of a development infrastructure levy per net development hectare for each precinct.

Clause 3.0 of the DCPO1 sets a cost of \$159,988.00 per developable hectare (to be indexed annually). This has been indexed to \$167,113 for the 2021-22 financial year. The development infrastructure levy includes the 5% open space contribution normally required by Clause 52.01 *Public Open Space Contribution and Subdivision*.

A calculation of the net developable hectares for Precinct 7 is included in the land budget as shown on the Precinct 7 Development Plan. On the basis that there are approximately 21.38 developable hectares, it is estimated that total developer contributions (or in-kind works) will be in the order of \$3.57 million. This contribution, calculated proportionally for each individual property, is payable prior to the issue of a Statement of Compliance for each stage of the development.

It is noted that there is a slight discrepancy between the total developable hectares as set in the DCPO1 and the total amount calculated using more accurate title information for each property and included in the land budget on the PDP7. The DCP sets a total area of 21.38 hectares whilst a calculation using the title areas for each lot equates to 21.51 hectares.

The extent of 'in-kind' works will need to be negotiated between Council and each proponent as part of the detailed assessment of subsequent planning permit applications for subdivision. Upgrades are proposed to both adjacent collector roads by Council, therefore there may be some opportunity for 'in-kind' works to be negotiated. It is most likely that development contributions will be paid by each developer at the time of subdivision, in line with each property's developable area.



5.0 Development Plan Overlay Assessment

The subject site is affected by the Development Plan Overlay – Schedule 8 (refer to **Figure 9** below). Pursuant to Clause 43.04-1 of the DPO, a permit must not be granted to use or subdivide land until a development plan has been prepared to the satisfaction of the responsible authority (RCOW).

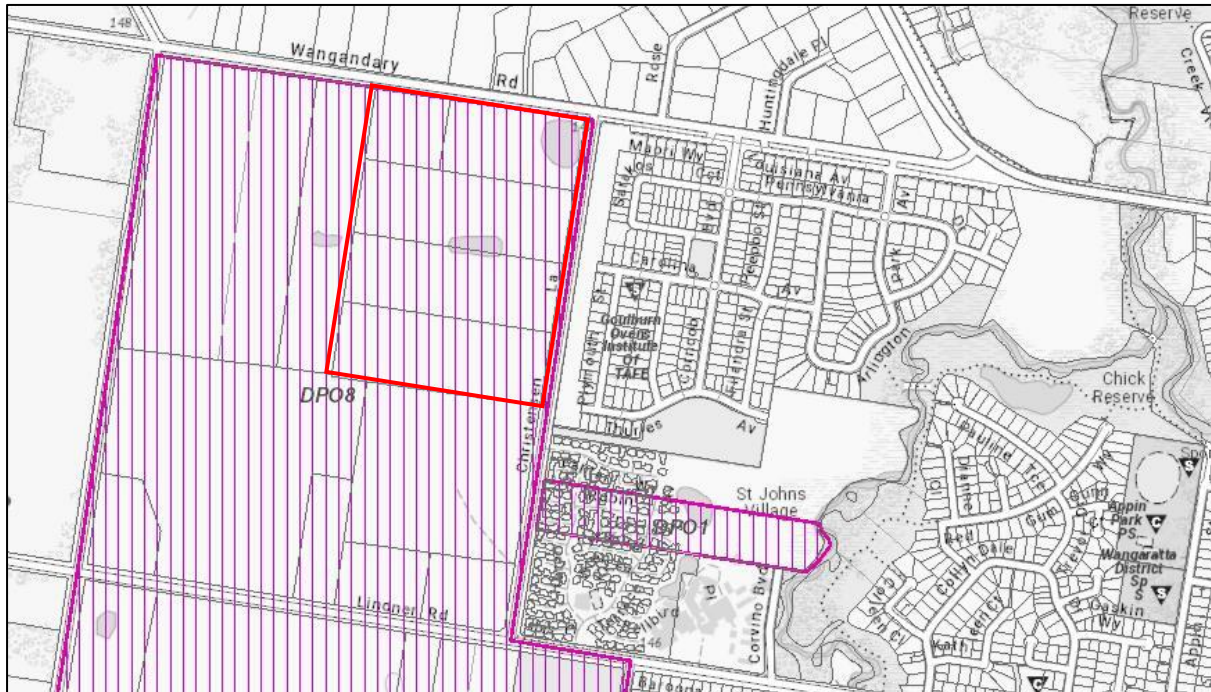


Figure 9: Development Plan Overlay map showing the subject land in red outline

A development plan must be prepared for each precinct generally in accordance with the precincts identified at Chapter 6.1 of the *Wangaratta North West Growth Area Structure Plan*.

The Precinct Development Plan prepared and attached with this report is submitted to Council for approval under the provisions of Clause 43.04 of the Scheme. As advised at Clause 43.04-3, the *'development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared or implemented in stages'*.

The PDP for Precinct 7 submitted here for approval consists of seven plans, being:

1. Precinct 7 Development Plan
2. Site Analysis Plan
3. Movement Network Plan
4. Stormwater Management Plan
5. Landscape and Open Space Plan
6. Landscape Assessment Plan
7. Bushfire Hazard Management Plan

The subject land is identified as Precinct 7 for the purpose of assessment under Schedule 8 to the Development Plan Overlay. Clause 4.0 of Schedule 8 states the following:

‘Any development plan must address the objectives and requirements described in this schedule and be generally in accordance with the Wangaratta North West Growth Area Structure Plan.

In addition, *‘any development plan must be prepared for each precinct, generally in accordance with the development plan precincts identified in the Development Plan Precincts Plan contained within Chapter 6.1 of the Wangaratta North West Growth Area Structure Plan’.*

Refer to **Figure 2** within this report for details of the Development Precincts Plan.

The tables below set out each requirement of Clause 4.0 of the DPO and how the proposed PDP7 responds to those requirements:

5.1 Site Analysis

Any development plan must include a detailed site analysis that includes the following to the satisfaction of the Responsible Authority:

Table 3: Site analysis requirements – DPO Schedule 8

DPO Schedule 8 Requirement – Site Analysis	Development Plan – Precinct 7 Response
<p>An environmental assessment of flora, fauna and habitat significance of the land, which should:</p> <ul style="list-style-type: none"> • Recommend actions for management, revegetation and restoration of any identified conservation and vegetation protection areas as relevant. • Identify and account for all vegetation that will be removed or lost as part of the development. • Demonstrate the principles of avoid, minimise and offset, as identified by the <i>Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017)</i>. • Make recommendations with regard to the management of noxious weeds as required by the <i>Catchment and Land Protection Act 1994</i>. • Be guided by the broader environmental assessment and recommendations under the <i>Wangaratta North West Growth Area Structure Plan</i>. 	<p>Refer to the Flora and Fauna Assessment Report at Appendix H for details.</p> <p>The Report assesses 25 vascular plant species across the accessed parcels and zones; 16 of these species were introduced, 11 indigenous and 2 species which had planted specimens. Of these trees assessed, 26 are indigenous remnant species including Grey Box (19), River Red Gum (6) and Silver Wattle (1).</p> <p>There were also several native Patches identified.</p> <p>Figures 4-1 to 4-5 within the Report document the location and types of trees, with the mature indigenous trees shown with Tree Protection Zones. The larger style blocks have been located to accommodate most of the larger River Red Gums identified on Properties 5 and 6.</p> <p>An example Net Loss Report has been generated and attached at Appendix F of the Report. This Net Loss Report is based on the loss of every native tree and patch as identified in the report (ie. worst case scenario). Every effort will be made during detailed subdivision design, to locate remnant trees and patches within road reserves, public reserves or large house lots to ensure protection of the vegetation into the future.</p>



DPO Schedule 8 Requirement – Site Analysis	Development Plan – Precinct 7 Response
	<p>It is noted that detailed net loss reporting will be undertaken for each separate planning permit application, as this is the appropriate time for offsets to be calculated in accordance with statutory requirements.</p>
<p>An arboriculture assessment of all existing trees that includes:</p> <ul style="list-style-type: none"> • Exotic trees that add amenity value to the subdivision (but excluding small exotic planted trees, for example orchards, designated for removal) on the land, which details their condition, health and integrity of all trees. • Recommendations for the long term preservation of trees, having regard to proposed open space or development in the neighbourhood context. • A plan showing the location of all vegetation nominated for removal and retention and surveyed locations of the trunk, canopy and tree protection zones for all vegetation nominated for retention. 	<p>Refer to Arboriculture Assessment at Appendix J for details.</p> <p>The Report identifies a total of 73 trees and 31 tree groups across the Precinct and assesses each with regards to health and structure. Of these trees, 28 are identified as remnant indigenous trees; and 5 as planted native trees. Tree #179 is identified as having a high retention rating.</p> <p>A single tree group (G48) is identified with an arboricultural rating of Moderate A; Tree 179 was identified as high arboricultural rating and 12 single trees have an arboricultural rating of Moderate A, these trees were either river red gums, grey or white box. All other trees and groups are rated as Moderate B or lower. Larger remnant indigenous trees are shown with an appropriate Tree Protection Zone (TPZ) to ensure future detailed design minimises encroachment into the root zone of each tree.</p> <p>The trees that have a rating of Moderate A have been located within a proposed open space reserve or larger lot within the Precinct landscape.</p>
<p>In areas of cultural sensitivity, where a development is a high impact activity an archaeological survey and heritage assessment must be prepared which:</p> <ul style="list-style-type: none"> • Includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. • Identifies areas where a Cultural Heritage Management Plan is required under the <i>Aboriginal Heritage Act 2006</i>. • Be guided by the broader archaeological and heritage assessment and recommendations completed as part of the <i>Wangaratta North West Growth Area Structure Plan</i>. 	<p>Precinct 7 is not affected by any area of cultural sensitivity, therefore a CHMP is not a mandatory requirement.</p> <p>A Due Diligence Assessment prepared by Biosis across the north-west growth area does not identify any areas within Precinct 7 that warrant further archaeological investigation, nor are there elements in the landscape that indicate an increased potential for the presence of artefacts.</p> <p>Based on this Due Diligence Assessment, no further cultural heritage assessment has been done for this precinct.</p>



DPO Schedule 8 Requirement – Site Analysis	Development Plan – Precinct 7 Response
In all other areas an archaeological survey and heritage assessment is recommended.	
A preliminary soil assessment/site history report identifying any substantial hazards or contamination on the land and proposed treatments. Should the preliminary assessment find any substantial contamination, the need for an audit may follow.	<p>Refer to the Preliminary Soil Assessment at Appendix I for details.</p> <p>The Assessment found the Precinct has been historically used for agriculture, grazing and rural living purposes. Potential sources of on-site contamination include agricultural activities, storage of fuels, oils and fertilisers and imported soils.</p> <p>Soil sampling was undertaken across the Precinct (except for Property 3 and 6) and results indicated contaminant concentrations less than human health and ecological criteria. Based on these results, the ‘potential contamination risk rating’ is low.</p> <p>The Assessment does not make any specific recommendations about areas to avoid; but suggests that a construction soil management plan be developed for any proposed subdivision works.</p>
A landscape assessment that identifies any important landscape views or vistas and any landscape features.	<p>Refer to the Landscape Assessment Plan at Appendix F for details.</p> <p>An assessment of the landscape within and surrounding Precinct 7 shows the site to be relatively flat, with medium distance views to the west to the Warby Ranges; and short-range views to the Three Mile Creek to the east.</p> <p>The ability to retain the short and medium distance views from within Precinct 7 once it is under construction will be a challenge, given the lack of topography across the site. Views to the west, however, should be protected where possible from within the proposed public open space reserves.</p>
A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.	Refer to the Site Analysis Plan at Appendix B for details and discussion at Sections 2.3 and 3.0 of this report.



5.2 Design Response

In accordance with Clause 4.0 of the DPO8, the development plan must comprise:

- A design response that is based on the results of the site analysis process, and is generally consistent with the objectives and requirements of the *Wangaratta North West Growth Area Structure Plan, September 2018*.
- A written report and plans addressing the vision and objectives described in this schedule, and response to the Direction for Development Plans contained within the *Wangaratta North West Growth Area Structure Plan Report, September 2018*.

Refer to Table 4 below for a response to each item (where relevant):

Table 4: Design Response requirements – DPO Schedule 8

DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
Design Response	
<p>The development plan must comprise:</p> <ul style="list-style-type: none"> • A design response that is based on the results of the site analysis process, and is generally consistent with the objectives and requirements of the <i>Wangaratta North West Growth Area Structure Plan</i> • A written report and plans addressing the requirements and objectives in this schedule, and responds to the Direction for Development Plans contained within the <i>Wangaratta North West Growth Area Structure Plan</i> 	<p>The submitted Precinct 7 Development Plan is the culmination of the site analysis and design response processes.</p> <p>Refer to the complete suite of submitted plans, along with the written components of this report which aim to address the requirements not only of Schedule 8 to the DPO, but the requirements of the <i>Wangaratta North West Growth Area Structure Plan</i>.</p>
Movement Network Requirements	
Street layout plan that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.	Refer to the Movement Network Plan attached at Appendix C for details of street layouts and cross-sections; intersection treatments; estimated traffic volumes; pedestrian and shared paths and traffic calming measures.
Typical cross-section for all streets.	Refer above.
A road hierarchy plan.	<p>Refer above. All roads shown on the plan are local access roads except where there are existing collector roads such as Wangandary Road and Christensen Lane.</p> <p>Refer also to the Unfunded Collector Roads Masterplan that was developed in conjunction with Council to identify</p>

DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
	appropriate locations for new collector roads within the North West Growth Area.
A road traffic safety plan that assigns a traffic volume range to each road and identifies measures to ensure roads do not exceed the traffic volume ranges commensurate with their position in a road hierarchy.	Refer above. Traffic safety measures will be introduced as part of the detailed design of the local street network at the subdivision stage to ensure pedestrian safety and manage the speed and movement of vehicles.
Any response to the movement network requirements must address the following:	
<ul style="list-style-type: none"> ▪ <i>Utilise and upgrade the existing connector road network comprising Wangandary Road, Christensen Lane, Lindner Road and Williams Road to connect externally, and to define and connect internal neighbourhoods</i> 	<p>Precinct 7 has extensive frontage on its northern and eastern boundaries to Christensen Lane and Wangandary Road, both of which are collector roads. Whilst there are currently no road connections into Precinct 7 from these roads, the PDP7 builds on this established road network in line with the Structure Plan and provides new connections to the north and east.</p> <p>The Unfunded Roads Masterplan aims to give certainty moving forward about how roads will connect across precincts; and which precincts must design and pay for these roads based on site constraints such as existing dwellings; native vegetation; services and infrastructure; the location of local road intersections; cadastral boundaries and land ownership.</p> <p>In the case of Precinct 7, there are two local access streets proposed from Christensen Lane and two via the service road fronting Wangandary Road. A third local access road will provide access into the Precinct from Wangandary Road close to the western boundary of the Precinct. The preference is to channel traffic north and east towards the main collector roads (Wangandary Road and Christensen Lane) that take traffic back into the Wangaratta CBD.</p> <p>Two local road connections are proposed from the Precinct into the new collector road located within Precinct 6 to the south. There is also a strong north-south spine that runs close to the western boundary that mirrors the collector road located to the west within Precinct 8.</p>
<ul style="list-style-type: none"> ▪ <i>Provide an additional east-west connection across Three Mile Creek through the extension of Cruse Street/Bella Way via a bridge (and culverts) to connect the Wangaratta North West Structure Plan to the existing urban areas to the east.</i> 	Not applicable to this precinct.
<ul style="list-style-type: none"> ▪ <i>Provide a collector road network that is able to cater for bus routes that are</i> 	The existing collector and local road network will cater for future bus routes. Bus routes are determined by the relevant bus company in conjunction with State and local government.



DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
<i>within a five minute walk (400m) for all residents.</i>	Refer to the Movement Network Plan at Appendix C and comments above.
<ul style="list-style-type: none"> ▪ <i>Provide a connected on and off-road pedestrian/cycle network that utilises Three Mile Creek and local open space links.</i> 	<p>Pedestrian footpaths and shared paths will be provided throughout the PDP7 in accordance with the NWGASP and provisions of the IDM for road design.</p> <p>Each local road will have pedestrian footpaths on both sides; with these paths connecting to the external collector road shared path network. For Precinct 7, this means connections to the north to a shared path along Wangandary Road. Across Christensen Lane, the local road network provides pedestrian footpaths and on-road cycle access to the Three Mile Creek shared path network further to the east through the Baltimore Park Estate.</p> <p>Refer to the Landscape Master Plan for further details of the shared path network.</p>
<ul style="list-style-type: none"> ▪ <i>Provide an active edge to all open space areas via edge roads.</i> 	<p>The proposed open space areas have been provided with two active frontages via edge roads. This allows public access into each public reserve from two directions. Each reserve will also have frontages for dwellings that will promote passive surveillance from these adjacent houses. The main open space reserve in the north of the precinct has frontage to both Wangandary Road and a new internal access road to the west. The smaller reserve in the south of the precinct has frontage to the new collector road within Precinct 6 as well as access via the court bowl on its northern edge.</p>
<ul style="list-style-type: none"> ▪ <i>Provide direct property access to all roads.</i> 	<p>Each of the proposed lots in the PDP7 will have direct access to a public road.</p>
<ul style="list-style-type: none"> ▪ <i>Provide a sustainable transport network comprising a permeable grid-based layout that encourages multi-modal transport (i.e. integrated walking, cycling, bus (public transport)).</i> 	<p>As per the above, footpaths, cycle paths and bus circulation routes have been provided to encourage sustainable transport options.</p> <p>The road layout has high permeability, with limited cul-de-sacs and no-through roads. There are limitations to this permeability, including the direction by Council to limit new intersections onto collector roads; and the need to address existing intersections, particularly along Christensen Lane.</p>
<p>Open Space and Vegetation Requirements</p>	
<p>An open space plan, identifying encumbered open space, passive open space, land suitable for active open space and any additional open space required to perform a streetscape function or to link open space areas such as ecological links.</p>	<p>Refer to the Landscape and Open Space Plan attached at Appendix E.</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
A landscape masterplan that identifies:	
<ul style="list-style-type: none"> ▪ <i>A preferred character/theme for each open space area and a street tree theme for streets and boulevards, including nomination of suitable species.</i> 	<p>Refer above.</p> <p>Each street is provided with a different street tree to promote local street identity; whilst using species that are hardy and that will provide both shade and colour to the neighbourhood over time.</p>
<ul style="list-style-type: none"> ▪ <i>Land affected by flooding (Flood Overlay or Land Subject to Inundation Overlay) suitable for active, passive and conservation functions with a distinct landscape design for each.</i> 	<p>There is no land affected by flooding within the Precinct. The Drainage Reserve on the Landscape Masterplan is identified for stormwater detention, hence is shown as encumbered open space that will be subject to periodic inundation by stormwater. Each open space area is designed to accommodate native vegetation, which will give each space its own distinct feel.</p>
<ul style="list-style-type: none"> ▪ <i>Vegetation to be preserved on site, vegetation to be removed and any revegetation works identified in accordance with the recommendations of the Flora and Fauna Assessment.</i> 	<p>The LMP identifies native vegetation to be removed or considered lost (in red outline) and remnant vegetation to be retained (green shading). Every effort has been made to identify the most significant remnant vegetation and retain it within a public reserve.</p>
<ul style="list-style-type: none"> ▪ <i>Details of fencing treatments proposed for land abutting open space, including abutting the floodplain.</i> 	<p>Refer to LMP above.</p>
<p>Any response to the open space and vegetation requirements must address the following:</p>	
<ul style="list-style-type: none"> ▪ <i>Identify, protect and enhance areas of significant environmental value through the open space network.</i> 	<p>The Flora and Fauna Assessment and Arborist Report both indicate that there is not a lot of remnant native vegetation across the Precinct. Much of the vegetation present in the landscape is planted – either non-indigenous natives or exotics. Much of the planting is either around the existing dwellings or planted in windrows along fence lines and driveways.</p> <p>The main pocket of native vegetation with high retention value has been incorporated into an open space reserve on the southern boundary. Scattered trees have been incorporated into larger blocks to ensure their protection and retention.</p>
<ul style="list-style-type: none"> ▪ <i>Locate passive open space to coincide with native vegetation to protect and enhance these features and provide each space with its own distinct character.</i> 	<p>Refer above.</p>
<ul style="list-style-type: none"> ▪ <i>Visually and physically link open space to neighbourhoods through the use of edge road treatments and connected by an off road pedestrian/cycle network.</i> 	<p>Pedestrian and cycle trails as well as an integrated road network have been provided to connect and access areas of open space.</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
	Each open space reserve is bordered by roads on at least two sides to ensure visibility; passive surveillance and ease of access.
<ul style="list-style-type: none"> ▪ <i>Incorporate small urban ‘green’ spaces within the detailed design of subdivisions, including small pocket parks, widened nature strips, central medians to provide a point of difference within neighbourhoods than can be utilised as a context for increased housing density (medium density).</i> 	<p>The PDP7 does not show detailed subdivision design – it is a higher-level plan that shows the local road network and any large areas of open space. It will be possible at the time of detailed subdivision design to incorporate the elements listed here including pocket parks or widened road reserves to incorporate remnant vegetation; and higher density residential development abutting green spaces.</p> <p>The PDP7 does show the potential for higher lot densities abutting the open space (shown in brown) as well as other locations throughout the Precinct that have good road access and can support higher density development.</p>
<ul style="list-style-type: none"> ▪ <i>To ensure that the location, design and construction of development incorporates and implements bushfire protection measures as required.</i> 	<p>Refer to the Bushfire Hazard Management Plan attached at Appendix G.</p> <p>The Bushfire Hazard Management Plan identifies the greatest risk to development will be from uncontrolled grass fires from adjacent farmland to the west. During the construction of each stage of development, measures will be employed to minimise risk from grass fires, such as ensuring a managed buffer at the interface with farming or undeveloped land. These risks are temporary and will only be relevant whilst Precinct 7 is under construction, and until adjacent precincts are also built.</p> <p>In the longer term, Precinct 7 will be well protected from grass fires through construction of a collector road to the west (within Precinct 8), and urban development to the south. Fire hydrants will be provided throughout the new road network. Properties should not be required to maintain defendable space within their property boundaries, particularly as the bushfire threat is temporary, and will reduce over time.</p>
<ul style="list-style-type: none"> ▪ <i>To identify areas where the bushfire hazard requires specified bushfire management measures for subdivision and buildings and works to be implemented.</i> 	Refer to comments above.
<ul style="list-style-type: none"> ▪ <i>Future subdivision to set aside passive open space within 400 metre walkable catchment of 95% of all homes.</i> 	Areas of open space have been provided in accordance with the Structure Plan for the precinct. All lots within the Precinct will be located within 400m of open space areas, although these open spaces may be within adjacent Precincts. An additional area of open space is provide on the southern boundary of the precinct to protect and retain a number of significant remnant trees.
Activity Centre and Community Facilities Requirements and Objectives	



DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
<p>An activity centre plan (for the relevant development Plan Precinct) indicatively identifying the design of the centre, the location and scale of uses, location of bus stops and parking areas and the relationship between the activity centre, open space, and any community facilities required by the Responsible Authority.</p>	<p>Not relevant to Precinct 7.</p>
<p>Neighbourhood and Density Requirements and Objectives</p>	
<p>An indicative lot layout plan that facilitates housing diversity through the provision of a variety of lot sizes across the development site and identifies areas appropriate for increased housing density (medium density).</p>	<p>Refer to Precinct 7 Development Plan at Appendix A and discussion of potential lot sizes and locations at Section 4.0 of this Report.</p> <p>The different colours delineate different lot sizes across the site – with smaller lots located adjacent to the public open space reserves and larger lots scattered throughout the precinct to add variety and respond to site specific constraints such as existing dwellings.</p>
<p>An assessment of how the lot layouts meet sound Environmentally Sustainable Design principles including, solar orientation of street networks and individual lots, and building envelopes demonstrating siting to reduce energy consumption etc.</p>	<p>The lot layout meets sound ESD principles through:</p> <ul style="list-style-type: none"> • A largely east-west and north-south road network • Majority of lots with long axis meeting requirements of Standard C9 <i>Solar orientation of lots</i> objective at Clause 56 • Connectivity throughout the subdivision promoting passive forms of transport such as walking and cycling • Roads are designed to accommodate bus routes to promote public transport • Road sections will support street tree planting to increase shade and shelter in the public realm • Majority of lots are of a size and dimensions to protect solar access, taking account of likely dwelling size
<p>Reference to fire assessment in terms of interface with ongoing rural activity.</p>	<p>Refer to the Bushfire Hazard Assessment Plan at Appendix G.</p> <p>Temporary measures will be employed to reduce risk as the construction of each subdivision proceeds in stages. This will consist primarily of temporary mineral earth breaks or slashed grass buffers of 30m around the extent of each new stage (internal to each land parcel) and managed buffers (to be negotiated with adjoining landowners) outside of individual parcel and precinct boundaries (where relevant).</p> <p>On a more permanent basis, Precinct 7 will have three perimeter roads to the north, south and east; and an interface</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
	with Precinct 8 to the west that will help reduce fire risk once this precinct is under construction.
Interface with arterial road network.	<p>In this context, the arterial road network is taken to mean the surrounding collector road network including Wangandary Road and Christensen Lane.</p> <p><u>Wangandary Road:</u> It is proposed that all lots fronting Wangandary Road will have direct road access via a service road. This service road will have two new access points to the collector road network. A third intersection with Wangandary Road is proposed close to the western boundary of the Precinct. The service road will take the pressure and congestion off Wangandary Road. This service road will also give access to the open space located in the northern section of Precinct 7.</p> <p><u>Christensen Lane:</u> A variety of lot sizes within Precinct 7 will have direct access to Christensen Lane; along with the driveways to the two existing dwellings (if those dwellings are to be retained in the future).</p> <p>Two new local road intersections are proposed with Christensen Lane. The location of these intersections has been chosen to ensure adequate distance from existing street intersections on the east side of Christensen Lane. The two intersections are located equidistant along the Precinct 7 frontage and have been located to minimise impact on any native vegetation and existing services in the road reserve.</p>
Neighbourhood design must avoid development within 30 metres of Three Mile Creek to protect water quality.	Precinct 7 is not close to the Three Mile Creek and satisfies this requirement.
Any response to neighbourhoods and density requirements must address the following:	
<ul style="list-style-type: none"> ▪ <i>Create distinct neighbourhoods defined by a neighbourhood 'core' (passive open space, and a local activity centre).</i> 	PDP7 is a relatively compact precinct which is characterised by a range of lots sizes scattered throughout the site, with a focus on medium density lots fronting parkland where possible; a road network that promotes safe traffic movement with many traffic calming devices; a modest park with large native trees providing a screen to existing development to the south; and good access by passive and active transport to the Neighbourhood Activity Centre (NAC) to the south.
<ul style="list-style-type: none"> ▪ <i>Provide a high level of amenity to each neighbourhood through the use of diverse streetscape cross-sections and distinct open spaces that can be used as a context for diverse and increased (medium) density housing outcomes.</i> 	Refer to the Movement Network Plan for details of the range of street cross sections used throughout the PDD7. The precinct will be serviced primarily by local access roads. The access road cross section provides two footpaths and width enough for large street tree plantings. The local access road can carry buses and two-way traffic as well as some on-street parking. In one instance, a smaller road cross section is



DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
	proposed to provide street frontage for a limited number of lots.
<ul style="list-style-type: none"> Identify appropriate locations for smaller lots and multi-unit development sites. 	Smaller lots and multi-unit development sites have been identified in areas fronting the open space reserve and intersections. The lots marked in brown on the PDP7 indicate locations for smaller lots, typically between 450-600m ² in area although the underlying General Residential Zone will accommodate a range of smaller subdivision and medium density housing developments.
<ul style="list-style-type: none"> Respect interfaces with adjoining land, including high value agricultural land to the south and west, an existing low density estate to the north and residential development to the east. 	Precinct 7 is located in the north-eastern corner of the broader north-west growth area. As such, in the long term, its main interfaces will be with new residential precincts to the east, south and west, and existing low density residential development fronting Wangandary Road to the north.
<ul style="list-style-type: none"> Incorporate best practice passive design principles into new subdivision and housing development through road and housing orientation, solar access to each lot, shading, natural ventilation, thermal mass and insulation. 	<p>The proposed development plan is designed around a north-south and east-west grid of streets which provides for the vast majority of lots to have excellent solar access.</p> <p>Detailed design of lots and future housing design will be able to capitalise on the underlying street network to achieve best practice passive design.</p>
Utilities and Drainage Requirements and Objectives	
<p>A development sequencing plan that identifies the staging and provision of infrastructure (including works proposed to be delivered as works in lieu of payment of Development Contributions in accordance with the <i>Wangaratta North West Growth Area Development Contributions Plan</i>), drainage (including lower order drainage, roads and other key facilities as shown in Chapter 5, Structure Plan elements, of the <i>Wangaratta North West Growth Area Structure Plan Report</i>).</p>	<p>Refer to the Stormwater Management Plan and Report at Appendix D for details. The Plan details how stormwater will be collected and conveyed through pits and pipes in the local road network to an outfall to Wangandary Road to join with the new piped drainage network alongside Wangandary Road to Three Mile Creek. A detention basin is proposed on Property 3, as a natural low point on this northern boundary. Once collected, stormwater will be detained and then released at pre-development levels to the proposed system on Wangandary Road.</p> <p>A temporary storage basin is proposed in the north-eastern corner of Property 4 as development of this property is expected to precede the construction of the detention basin. This basin will drain to the Baltimore Estate drainage system which still has some capacity. This is made possible by the underground connection from the northeast corner of the development site on Christensen Lane which connects to Baltimore Estate to accommodate this development.</p> <p>The Wangaratta North West Development Contributions Plan proposes two road projects – RD01 and RD02 – to upgrade both Christensen Lane and Wangandary Road as part of the development of the North West Growth Area. There may be opportunity to undertake ‘works-in-kind’ to facilitate either of these road upgrades.</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
	<p>There is also a drainage upgrade to Wangandary Road proposed – DR01 – being the Wangandary Road Trunk Drainage Construction project. This is a major project that will be more difficult to undertake as ‘works-in-kind’. It is likely that payment of the required development contributions will be most likely, although it is noted that up to 1.05ha of land is required for the construction of two retarding basins as part of this project.</p>
<p>Evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.</p>	<p>Numerous meetings have been held over the past 2-3 years with North East Region Water Corporation (NEW) to discuss the provision of reticulated water and sewer to Precinct 7 and more broadly across the NWGA. NEW has advised that it can service the first stages of Precinct 7 using existing sewer infrastructure; beyond that, NEW must provide significant upgrades to the network.</p> <p>NEW is in the process of planning the infrastructure required to service each precinct in the NWGA. It is incumbent on NEW to provide this infrastructure in a timely manner to support the development of this urban area of Wangaratta. Along with Council, NESD has been lobbying NEW to ensure adequate resources are provided to support Wangaratta’s urban land development.</p>
<p>An overall land budget that calculates the area for each category of land use shown on the plan. The land budget must specify land that will be set aside for infrastructure and open space in accordance with the <i>Wangaratta North West Growth Area development Contributions Plan</i>.</p>	<p>Refer to the Precinct Development Plan at Appendix A for an overall land budget for Precinct 7. The PDP7 details the <u>actual</u> areas of land set aside for each category of land use; and makes a comparison with areas nominated under the Development Contributions Plan.</p> <p>The actual land budget areas are relatively consistent with the DCP areas for Precinct 7, with some minor variations as follows: the actual developable area of Property 3 is 1.51ha, rather than 1.53ha; Property 4 has a developable area of 3.1ha, rather than 2.95ha. Property 5 has a developable area of 5.7ha, rather than 5.77ha. Property 6 has a developable area of 5.4ha rather than 5.33ha. And Property 7 has a developable area of 5.8ha rather than 5.73ha. The discrepancies are attributable to the use of titles to determine the actual land budget areas; whereas it is not known exactly how the land areas within the DCP have been determined.</p> <p>The provision of 0.50ha of passive open space is achieved on Property 4. A drainage basin of 0.49ha is provided on Property 3. A second (and additional) open space area is provided on Property 7 which removes 0.29ha from the overall developable area to retain and protect a number of significant remnant native trees. This open space is reflected in the land budget for Precinct 7.</p>
<p>Any response to utilities and drainage requirements must address the following:</p>	



DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
<ul style="list-style-type: none"> Identify key infrastructure that will serve the broader Wangaratta North West community and with funding of this infrastructure shared equitably. 	<p>The NWGA Structure Plan identifies the stormwater drainage and transport infrastructure required to service each precinct. Refer to Appendices C and D for details.</p> <p>The proposed stormwater management system for Precinct 7 is based on the collection of storm water via pits and pipes in the local road network. Stormwater will be conveyed to a large retention basin located in the north-west corner of the site. From here the water will be released into the upgraded Wangandary Road trunk drainage line (yet to be built).</p> <p>In the interim, should properties fronting Christensen Lane be developed, there is limited capacity for some lots to be connected via pipes underneath Christensen Lane and drained through the existing drainage infrastructure servicing Baltimore Park to the east.</p> <p>Both Wangandary Road and Christensen Lane are identified within the Wangaratta NWDCP for significant upgrades, with developer contributions going towards these projects. The proposed local road network will need to be designed and constructed to connect into these collector roads, with each developer/property owner responsible for the cost of roads within their property boundary.</p> <p>The cost of other infrastructure to support Precinct 7 will be shared through the payment of development contributions at the time of subdivision.</p>
<ul style="list-style-type: none"> Identify sequencing that responds to the provision of drainage infrastructure. 	<p>Without clear knowledge of when each property will be developed, it is difficult to predict the sequencing of drainage infrastructure. Depending upon the location of development, infrastructure will be installed to convey stormwater either to the east of Christensen Lane into the Baltimore Park drainage system; or will be conveyed via pits and pipes to the proposed retention basin on Property 3.</p>
<ul style="list-style-type: none"> Implement Water Sensitive Urban Design principles into stormwater management that meets the drainage requirements of the development and protects the water quality of the Three Mile Creek. This approach provides for three catchments that will drain to a series of retarding and bio-retention basins that will manage stormwater flows and quality, supported by main drainage infrastructure to be incorporated within the local street network. 	<p>Precinct 7 is identified as one catchment. Stormwater will be captured and conveyed via pits and pipes in the local road network to a retention basin on Wangandary Road before being released to the proposed upgraded stormwater pipe along Wangandary Road at pre-development levels. A small amount may be conveyed to the Christensen Lane system depending upon capacity.</p> <p>The use of a large retention basin will implement WSUD principles through the capture and treatment of stormwater before it is released to the One Mile Creek system to the east of the site.</p>
Bushfire Management Requirements and Objectives	



DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
<p>A bushfire management plan that achieves development that is bushfire resilient for both the completed development and during any staging of the development by addressing the following requirements:</p>	<p>Refer to the Bushfire Hazard Management Plan at Appendix G.</p> <p>The interface between the subject land and surrounding farming land has been identified as a potential bushfire risk, with grass fires from the west posing the most likely scenario. There are two current perimeter roads to the Precinct, being Wangandary Road to the north and Christensen Lane to the east. In the longer term, there will be a perimeter collector road close to the southern boundary of the site that will also help mitigate bushfire threat from the high-risk westerly direction.</p> <p>Future development of Precinct 8 to the west will also help mitigate bushfire threat from the westerly Warby Ranges direction.</p> <p>In the short term, the BHMP shows that the perimeter lots to the south and west will need to provide defendable space of 30m from adjacent grassland in order to achieve a BAL 12.5 rating. This is in excess of the calculations under Column A of Table 2 to Clause 52.47 which stipulate 19 metres. The DPO8 requires a minimum buffer of 30m at the direction of the CFA, hence a default defendable space area of 30m is shown.</p> <p>To the south and west, there will need to be negotiations with adjoining property owners to provide defendable space within their property boundaries as staged subdivision is constructed. It is noted that these areas are not affected by the Bushfire Management Overlay, so the provision of defendable space is not a statutory requirement. Given the identified bushfire threat is temporary, the measures to provide defendable space are also proposed to be temporary.</p> <p>To the north and east, across Wangandary Road and Christensen Lane, the vegetation is classified as Low Threat and no defendable space is required.</p> <p>Construction of temporary managed fire breaks during the declared fire season will also help mitigate risks posed by new development abutting undeveloped farmland during each stage of development.</p>
<p>For Permanent Bushfire Hazards:</p>	
<ul style="list-style-type: none"> A perimeter road on all interfaces with a permanent bushfire hazard. 	<p>No permanent bushfire hazard is identified adjacent Precinct 7. As mentioned above, in the long term, there will be four perimeter roads around the precinct to the north, west, east and south. Bushfire hazard along the western and southern boundaries will reduce as Precincts 6 and 8 are eventually developed with general residential density development.</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
<ul style="list-style-type: none"> A building exclusion zone adjoining all permanent bushfire hazard equivalent to Column A in Table 2 to Clause 52.47. 	<p>Due to the type of vegetation (grassland or low threat) and its location, there are no building exclusion zones identified for Precinct 7.</p> <p>The red hatched areas on the submitted BHMP show defensible space requirements, which do not prevent the construction of buildings.</p>
<ul style="list-style-type: none"> A subdivision design and approach to lot layout that: <ul style="list-style-type: none"> Provides for lots to the front of the interface of a permanent hazard. Provides building envelopes on any lot within the building exclusion zone showing that a dwelling will not be constructed within the building exclusion zone. Defendable space management requirements to all lots (including lots, road reserves and other public open space) for a distance of 50 metres from the edge of all permanent hazards. 	<p>As discussed above, there are no permanent bushfire hazards identified abutting Precinct 7.</p> <p>Land to the east is already developed at a general residential urban density, and vegetation is classified here as low threat/excludable. Land to the north is also developed at a low density residential rate, with vegetation classified as low threat here as well.</p>
For Interim Bushfire Hazards:	
<ul style="list-style-type: none"> The management of the bushfire hazard within the distance specified in Column A in Table 2 to Clause 52.47 or 30 metres, whichever is the greater to ensure that at no times will a dwelling be exposed to more than Column A/BAL 12.5. 	<p>Refer to the Bushfire Hazard Management Plan for details. Each stage of each subdivision will be managed so that the interface with interim bushfire hazards (ie. the adjacent undeveloped grassland) will be maintained in accordance with defensible space requirements.</p> <p>A 30 metre mowed buffer can be provided during the declared fire season to help reduce the risk of grass fires for each stage of the development. Specific requirements can be placed as conditions on each planning permit for subdivision across the Precinct.</p>
<ul style="list-style-type: none"> The mechanism to be used (for example, a Section 173 Agreement) is to ensure implementation and compliance at all times during the fire danger period. 	<p>A condition on any subdivision permit issued would be an appropriate mechanism to enforce this requirement. A condition could require the maintenance of a 30 metre buffer around each stage, for the life of the subdivision. Once the subdivision permit is spent, it would be expected that all interim hazards have been eliminated through the construction of roads and lots. The application of a condition on permit would also allow some flexibility with meeting the requirements, particularly if requirements change over time.</p> <p>A Section 173 agreement is not appropriate here as there is no clear title for it to be applied to (a balance lot would require the application and removal of a S173 agreement multiple times over a staged subdivision). Multiple amendments to a S173 agreement would be costly and time consuming.</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 7 Design Response
<ul style="list-style-type: none"> Ensure that the location, design and construction of development incorporates and implements bushfire protection measures as required. 	Refer to above.
<ul style="list-style-type: none"> Identify areas where the bushfire hazard requires specific bushfire management measures for subdivision and building works to be implemented. 	Refer to above.
<ul style="list-style-type: none"> Provide more bushfire resilient development for the completed development and during the staging of the development. 	Refer to above.

6.0 Conclusion

This report details the merits of a proposal to develop Precinct 7 of the Wangaratta North West Growth Area for general residential subdivision.

This report details how the submitted Precinct 7 Development Plan meets the requirements of the Wangaratta Planning Scheme. In particular, the submitted Precinct 7 Development Plan has addressed the purposes and provisions of the General Residential Zone; the Development Plan Overlay – Schedule 8 and the key directions and recommendations of the *Wangaratta North West Residential Growth Area Structure Plan, September 2018*.

The site has few constraints, and the proposed road and lot layout demonstrates that the land is fundamentally suitable for the proposed development. The proposal capitalises on the new General Residential zoning; access to the local collector road network; proximity to the direct shared path connections to the Three Mile Creek via Christensen Lane and Wandandary Road; land stability and limited native vegetation cover.

This report leads to the following conclusions:

- The proposal meets the purposes and provisions of the General Residential Zone – Schedule 1 for the development of a multi-lot general residential estate.
- The proposal has addressed and satisfies the requirements of the Development Plan Overlay – Schedule 8; and the Development Contributions Plan Overlay – Schedule 1.
- The proposed Precinct 7 Development Plan will allow for a new general residential development to establish in stages on a site zoned for this purpose with excellent road exposure and access to services.

It is requested, therefore, that approval is granted for the Precinct 7 Development Plan as submitted under Clause 43.04-3 of the Development Plan Overlay.



Appendix A
Precinct 7 Development Plan
(Refer to separate plan)



Appendix B
Site Analysis Plan
(Refer to separate plan)



Appendix C
Movement Network Plan
(Refer to separate plan)



Appendix D
Stormwater Management Plan

(Refer to separate plan)



Appendix E

Landscape and Open Space Masterplan

(Refer to separate plan)



Appendix F
Landscape Assessment Plan
(Refer to separate plan)



Appendix G

Bushfire Hazard Management Plan

(Refer to separate plan)



Appendix H
Flora and Fauna Assessment
(Refer to separate document)



Appendix I
Preliminary Soil Assessment
(Refer to separate document)



Appendix J

Arborist Report

(Refer to separate document)



Appendix K

Title details

(Refer to separate document)

