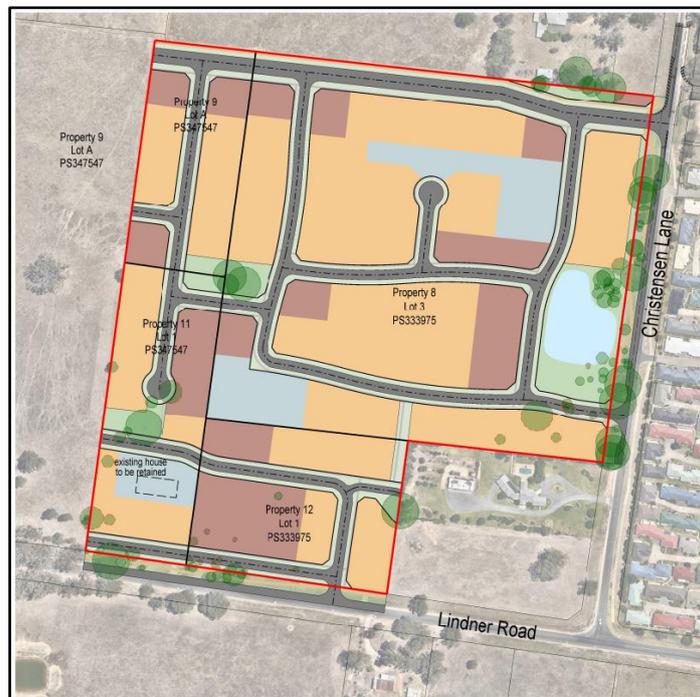




TOWN PLANNING REPORT

Wangaratta North West Growth Area Precinct 6 Development Plan Proposal

Lots 1 & A PS347547 and Lots 1 & 3 PS333975
Lindner Road & Christensen Lane Wangaratta



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LIST OF APPENDICES:

- A. Precinct 6 Development Plan
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- 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 Precinct Development Plan for Precinct 6 of the Wangaratta North West Residential Growth Area. Approval of the Precinct 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 6 Development Plan (PDP6) meets the requirements of the Wangaratta Planning Scheme, 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 6 Development Plan

2.1 Development Plan Proposal

Approval of the submitted Precinct 6 Development Plan is sought from Rural City of Wangaratta Council (RCOW) under Clause 43.04-3 of the Development Plan Overlay for land described as Lot A (part) and 1 PS347547 and Lots 1 (part) & 3 PS333975, Lindner Road and Christensen Lane, Wangaratta (refer Figure 1 below).

The land is identified as Precinct 6 within the *Wangaratta North West Growth Area Structure Plan, September 2018*. Whilst the land has multiple street addresses, it is proposed to refer to the largest land parcel for convenience. This parcel is addressed as 13 Christensen Lane Wangaratta. Full property details are discussed below at Section 3.0.

This report aims to provide the Rural City of Wangaratta Council (RCOW), relevant authorities, adjoining land owners and the wider community with an overview of the proposed future development of Precinct 6 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 four 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 6, 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.





Figure 1: Precinct 6 shown in red outline (Source: NearMap)

The extent of Precinct 6 is identified in *Figure 18: Development Plan Precincts* of the NWGASP, and shown in **Figure 1** above and **Figure 2** below.

The submitted PDP6 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. Existing roads adjacent the Precinct will be upgraded, where required. A new collector road will be constructed along the northern boundary of the Precinct, providing a main route into Precinct 6, and a major connection to Precincts 8 and 9 to the west, and Precinct 7 to the north. New internal access streets are proposed to provide vehicle and pedestrian connections throughout the Precinct. Open space areas and drainage infrastructure are provided in accordance with the approved NWGASP.

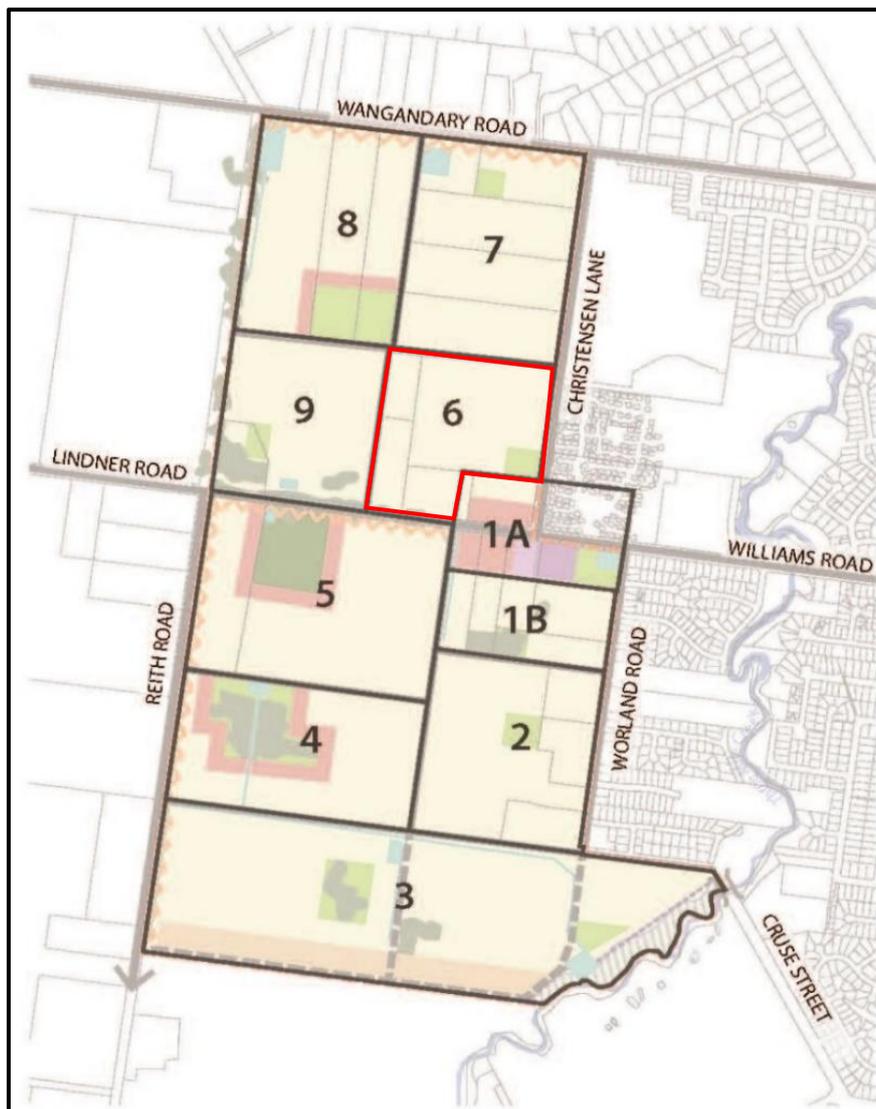


Figure 2: The Development Plan Precincts Plan (Source: Figure 18 of Wangaratta North West Growth Area Structure Plan Report, August 2017)

The submitted PDP6 addresses stormwater management as directed by RCOW's Infrastructure Department and a separate Stormwater Management Plan has been provided which illustrates how stormwater will be collected and conveyed from the Precinct to existing stormwater infrastructure to the east of Christensen Lane.

Key details of the Precinct 6 Development Plan are summarised below:

- Provision of approximately 160 new residential lots with an average lot size between 600-700m² and a range of lots sizes between 500m² - 2000m²;
- Creation of a new collector and local access road network with two new intersections to Christensen Lane and one new intersection to Lindner Road;
- Creation of new passive open spaces that will also serve to protect remnant native vegetation; and

- Provision of stormwater drainage infrastructure including a bio-retention basin located within the main open space reserve and connections through to the existing stormwater network along Lindner Road and to the east of Christensen Lane.

Refer to **Figure 3** below and the full Precinct 6 Development Plan provided at **Appendix A** for details.

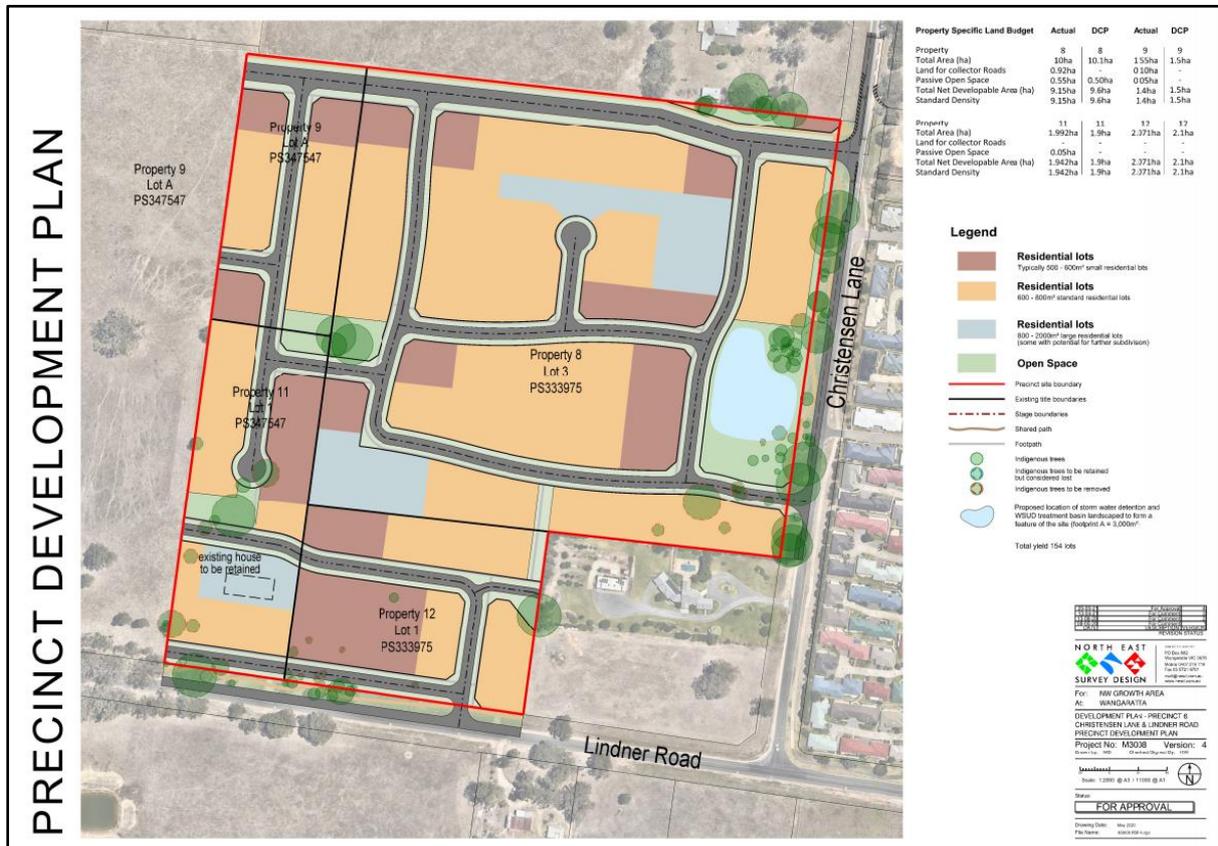


Figure 3: Precinct 6 Development Plan

2.2 Staging

The development of the precinct will occur in stages, due to the land parcels being in four separate ownerships. It is not possible to know when all land owners will proceed with subdivision of separate parcels, but roll out will occur based on demand; availability of services and infrastructure and costs of development.

Property 8 is likely to proceed first, as it is the largest land parcel within Precinct 6, with Properties 9 and 12 only partially included in the Precinct. Whilst Property 11 is contained wholly within Precinct 6, it is a small lot (less than 2 hectares) with an existing dwelling, and may not present a prime development site at this time.

It should be noted that the layout of the Precinct 6 Development Plan has been carefully designed to enable the subdivision of each individual property in isolation from its neighbours, apart from Property 9 that will be dependent on Property 8 for connector road access.

2.3 Constraints and Site Analysis

The detailed design of the proposed Precinct 6 Development Plan has been the result of careful consideration of all the site constraints. These include:

- Mitigating temporary and permanent bushfire risk, as identified in the NWGASP;
- Minimising the removal of remnant native vegetation, and maximising the retention of trees within the landscape;
- Responding to the Preliminary Soil Assessment for potential soil contamination;
- Designing stormwater infrastructure to accommodate the development as a stand-alone project; and
- Addressing the strategic objectives of the Development Plan Overlay - Schedule 8 for Precinct 6.

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 7 to the north, and Precinct 9 to the west;
- Appropriate location of the collector road on the northern boundary of the Precinct, taking account of existing constraints such as native vegetation, power and drainage infrastructure; and an equitable distribution of costs between precincts;
- Protection of existing dwellings within the Precinct;
- Protection of remnant native vegetation, both within the Precinct and along the Lindner Road and Christensen Lane road reserves;
- Appropriate response to bushfire risk during and post-construction;
- Appropriate response to the natural drainage of the site including existing dams; and
- Provision of all relevant infrastructure as required by the NWGASP.

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

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

- | | |
|---|-------------------------------------|
| • Appendix H: Flora and Fauna Assessment | Hamilton Environmental (May 2020) |
| • Appendix I : Preliminary Soil Assessment | RMCG (May 2020) |
| • Appendix J: Preliminary Site Tree Survey | Oldmeadow Aboriculture (March 2020) |

2.4 Design Response

The final layout and design of the Precinct 6 Development Plan takes account of site constraints as well as the opportunities afforded the site through its position close to the new Neighbourhood Activity Centre; views from the site; access to roads and infrastructure; and the 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 6 Development Plan **Appendix A**
- Site Analysis Plan **Appendix B**
- Movement Network Plan **Appendix C**
- Utilities and Stormwater Drainage 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 6. This is discussed in detail at Section 5.0 of this report. The proposal put forward for Council's consideration and approval is considered to be a well-balanced and appropriate response to the challenges and opportunities of the site and its broader context.



3.0 Precinct 6 Site and Surrounds

3.1 Subject site

Precinct 6 comprises either part or the whole of four parcels of land held in four different ownerships. Refer to **Figure 4** below that shows the breakup of land ownership across all precincts. Precinct 6 is highlighted in yellow outline.

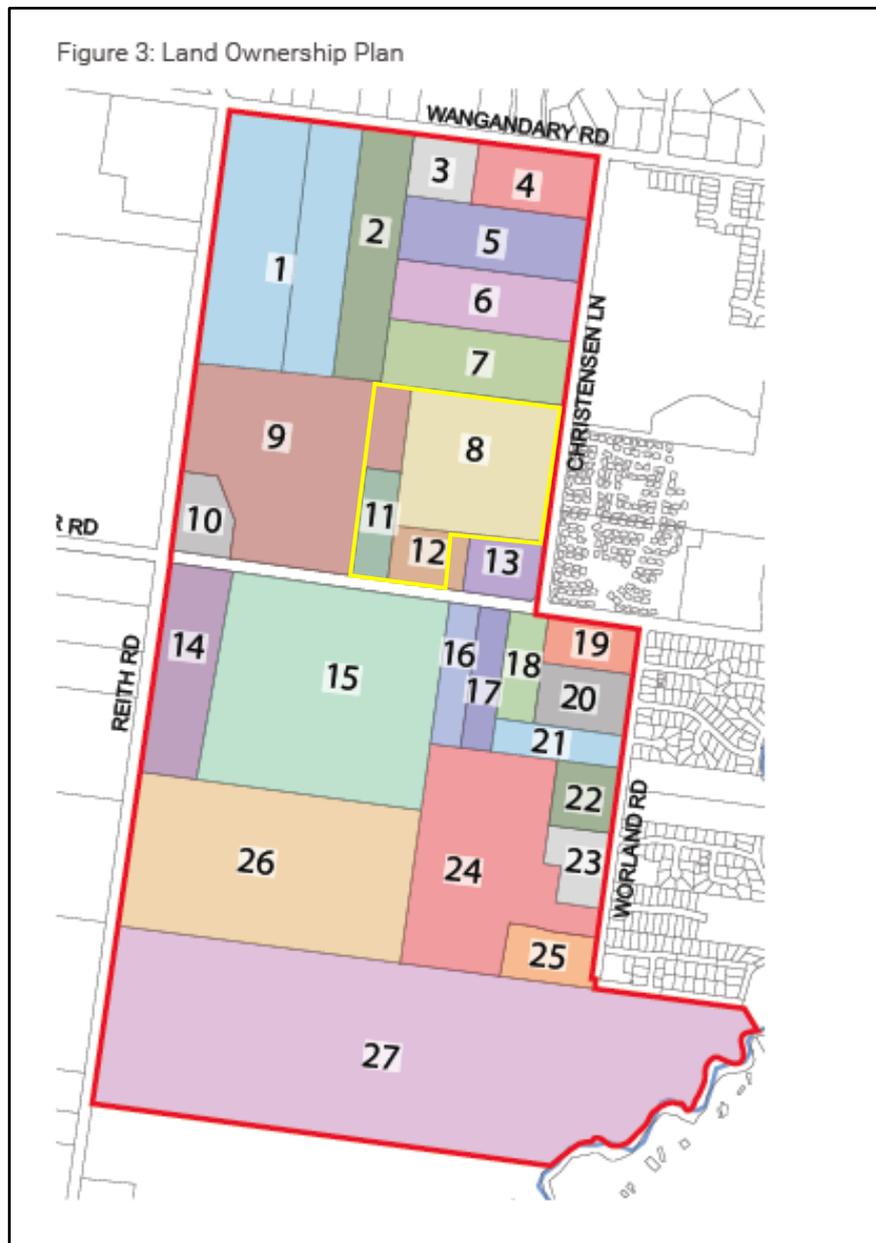


Figure 4: The Land Ownership Plan (Source: Figure 3 of Wangaratta North West Growth Area Structure Plan Report, August 2017)

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

Table 1: Property details

Property #	Parcel description	Address	Ownership
8	Lot 3 PS333975	13 Christensen Lane Wangaratta	Judd & Sons
9	(Part) Lot A PS347547	148 Lindner Road Wangaratta	M, A & M-J Zacchei
11	Lot 1 PS347547	102 Lindner Road Wangaratta	G & M Wilson
12	(Part) Lot 1 PS333975	Lindner Road Wangaratta	A & S Perri

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

3.2 Site description

Precinct 6 has a total area of approximately 15.13 hectares (150,130 m²) with frontage to Lindner Road of 225 metres, and Christensen Lane of 308 metres. The site is an irregular rectangular shape with a total northern boundary of approximately 400 metres, and a western boundary of approximately 428 metres. Refer to **Figure 5** below.

The land is comprised of four parcels as described above, in four different ownerships. The Precinct is located on the western side of Christensen Lane, and the northern side of Lindner Road. The Precinct adjoins Precinct 1A to the south-east, Precinct 9 to the west; and Precinct 7 to the north. The land is located centre-east within 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 north, south and west. To the east, on the opposite side of Christensen Lane, is St Johns Village, an aged care facility with independent living units, assisted living and high care facilities. To the north and south of St John's Village is general residential development. Still further east is the Three Mile Creek linear public open space reserve.

The subject land is primarily farmland that has been used for many years for grazing and crops. Both Property 8 and Property 11 are used for rural living purposes, with each lot containing a dwelling, sheds and assorted domestic and rural infrastructure. Properties 9 and 12 have no associated dwelling but have been used for farming purposes including the agistment of stock for many years. The Preliminary Soil Assessment found no areas of concern with regards current or previous rural uses across the precinct

Vehicle access to the Precinct is currently from each individual lot, with two access ways from Lindner Road and one from Christensen Lane.



The Precinct contains a small amount of scattered native vegetation. The largest concentration of remnant trees is in the Christensen Lane road reserve. There is a mix of exotic and planted native trees around each existing dwelling. 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 fall to the north-east 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, dwelling and shedding and roads.



Figure 5: An aerial photograph of the Precinct 6 area and surrounds (Source: NearMap)

3.3 The surrounds

The subject site is located centrally within the Wangaratta North West Residential Growth Area. The land sits to the 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 north and west the land borders farming land that is identified as Precincts 7 and 9 of the NWGASP. This land has also been rezoned from Farming Zone to General Residential Zone, and is earmarked for future residential and recreational uses. Further north again, across Wangandary Road is the Waldara Low Density Residential Precinct, a well-established low density area sitting opposite the Wangaratta Golf Course. Further to the west, across Reith Road, is farming land used primarily as rural living style allotments. This area west of Reith Road is earmarked in the *Wangaratta Population and Housing Strategy* for long-term residential development.

To the south the site borders Lindner Road and land identified within Precincts 1A, 1B and 5 of the NWGASP. Precinct 1A is identified as a Neighbourhood Activity Centre, with land zoned Commercial 1 Zone for development of a range of small-scale uses to support the local community.

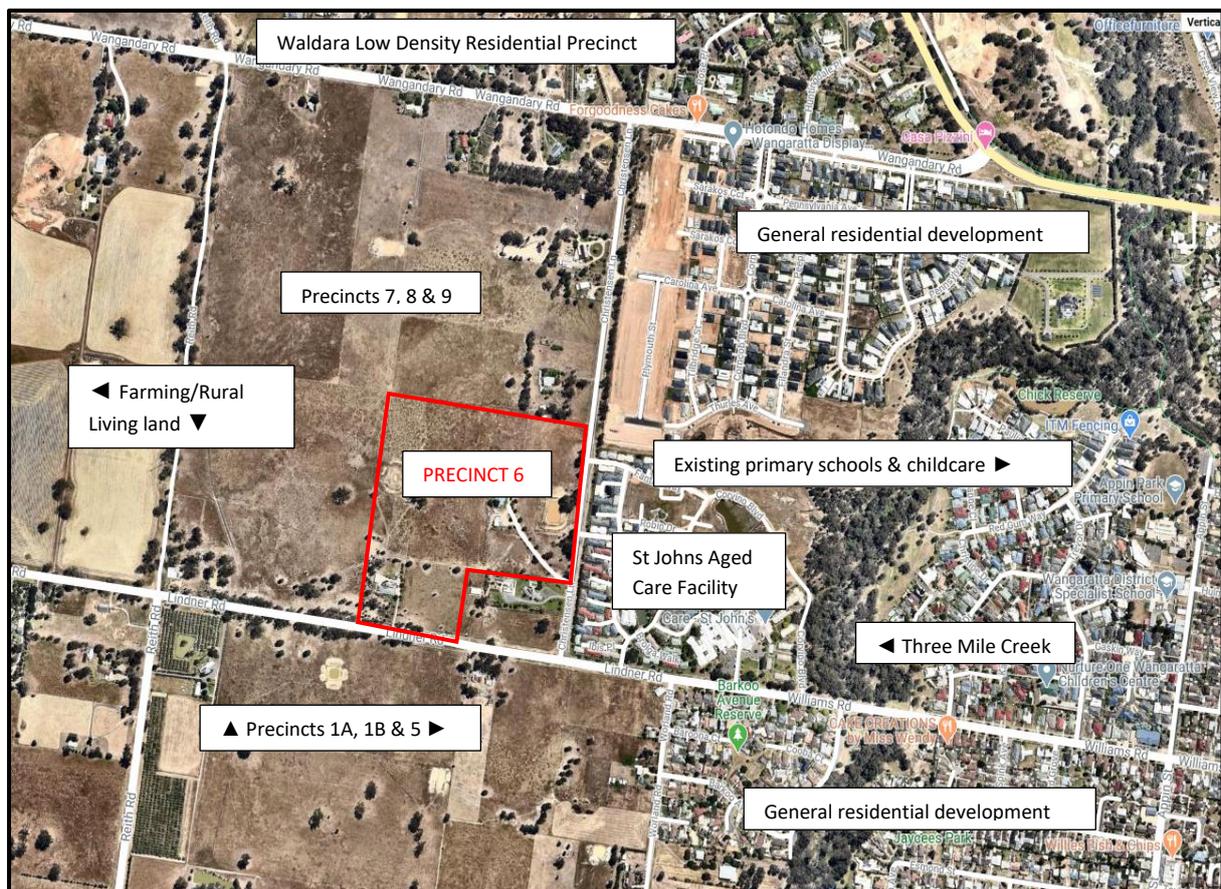


Figure 6: Site and surrounds (Source: NearMap)



To the east the subject site borders Christensen Lane, St Johns Aged Care Facility and establishing general residential development known as Baltimore Park estate. The majority of land on the eastern side of Christensen Lane has been developed, or is in the process of subdivision for residential purposes. 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's CBD.

3.4 Cultural heritage significance

Precinct 6 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 Cultural Heritage Management Plan (CHMP) is not a statutory requirement. This position is supported by the requirements of Schedule 8 to the DPO, which require a mandatory 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 6.

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



4.0 Planning Assessment

It is proposed to subdivide Precinct 6 into approximately 160 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.

For the purpose of approving the proposed Precinct Development Plan, Section 4.0 of this report assesses the Precinct 6 Development Plan against the following provisions of the Wangaratta Planning Scheme:

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 6 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.*



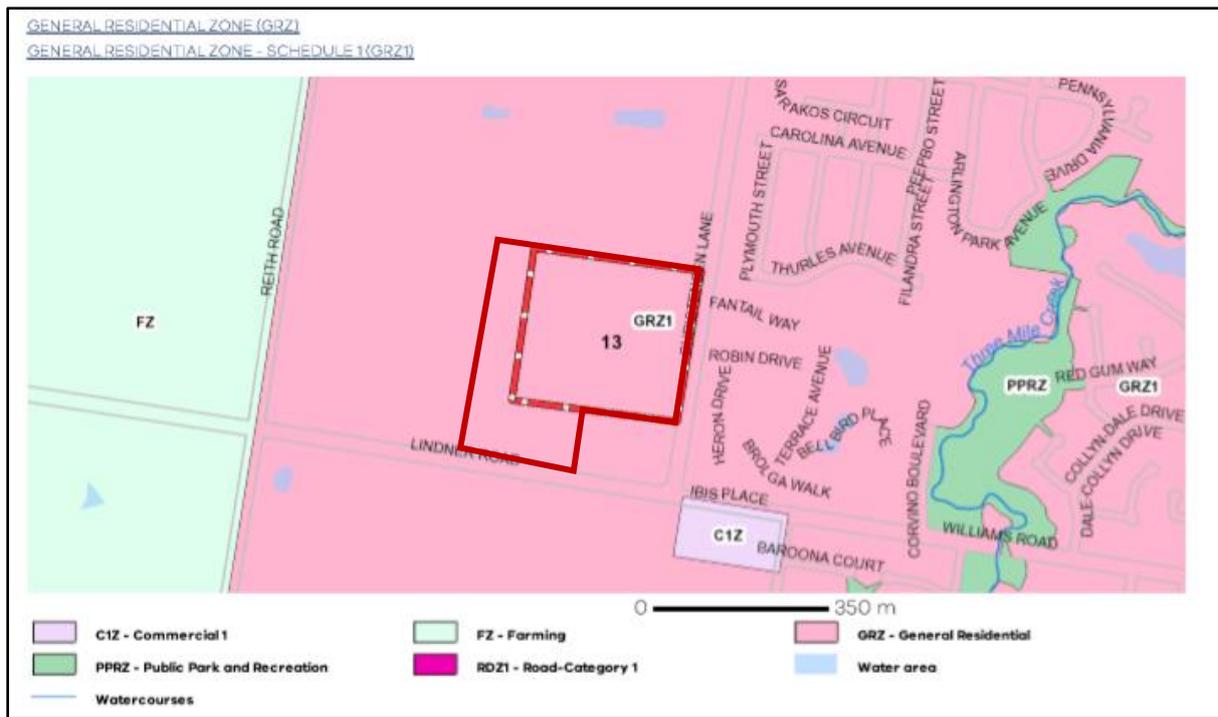


Figure 7: Zoning map showing the subject land in solid red outline (Source: DELWP)

The proposed Development Plan for Precinct 6 is consistent with the purposes of the GRZ1. In particular, the Precinct 6 Development Plan will deliver a diversity of housing types, and facilitate housing growth in an establishing growth corridor of Wangaratta. Of the approximately 160 proposed lots, the average lot size is between 600-700m². The overall diversity of lots sizes, however, ranges from 500m² to over 2000m². The table below sets out the estimated range of lots sizes and numbers of lots within each range. These figures are calculated on a more detailed lot design that is not included within this report:

Lot size	Number of lots
500m ² - < 600m ²	31
600m ² - < 700m ²	73
700m ² - < 800m ²	32
800m ² - <2000m ²	23

Table 2: Subdivision lot sizes

The Precinct 6 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 6 neighbourhood will be characterised by a diversity of lots sizes; good pedestrian and vehicle connectivity throughout the Precinct; excellent vehicle and public transport connections back

into Wangaratta’s CBD via Christensen Lane and Lindner Road/Williams Road; easy access to local parks and the broader shared path network; excellent access to the adjacent Neighbourhood Activity Centre; and public access to the Three Mile Creek reserve along the shared path network on Williams Road.

The overall PDP6 subdivision layout provides good solar access to lots, with the majority of potential 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.

The proposed PDP6 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 drainage reserves. The proposed layout of lots provides 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)

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). 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 6 is included in the land budget as shown on the Precinct Development Plan. On the basis that there is 15.10 developable hectares, it is estimated that total developer contributions (or in-kind works) will be in the order of \$2.4 million. This contribution is payable prior to the issue of a Statement of Compliance for each stage of the development.

The extent of 'in-kind' works will need to be negotiated between Council and the proponent as part of the detailed assessment of subsequent planning permit applications for subdivision.



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).

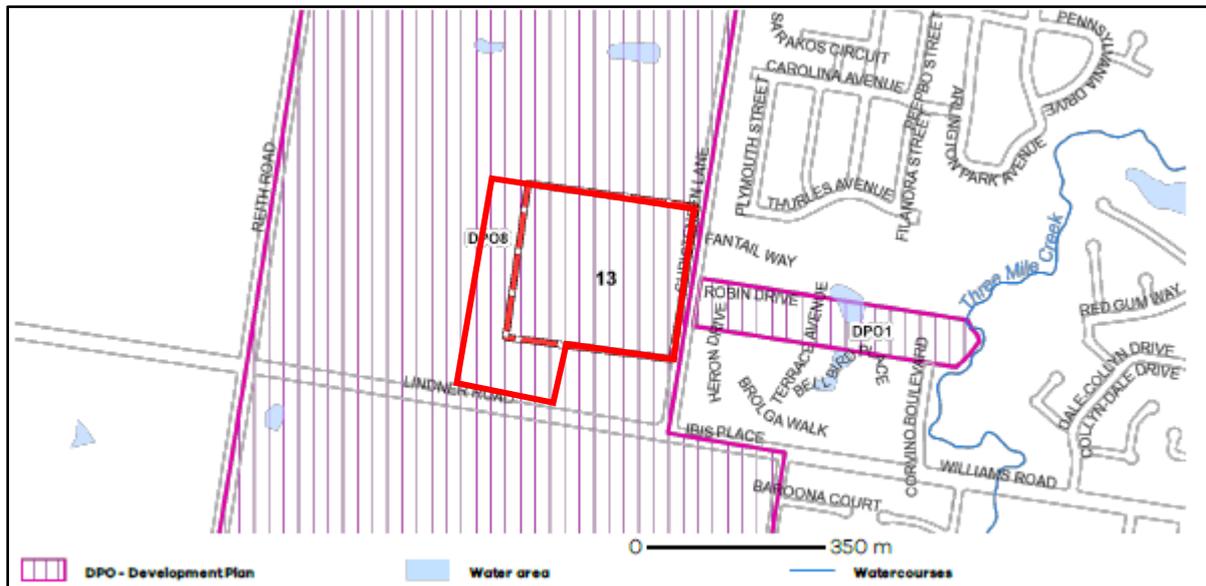


Figure 9: Development Plan Overlay map showing subject land in solid red outline (Source: DELWP)

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 PDP6 submitted for approval consists of seven plans, being:

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

The subject land is identified as Precinct 6 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 PDP6 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:

DPO Schedule 8 Requirement	Development Plan – Precinct 3 Response
Site Analysis	
<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 203 native trees and shrubs, and describes the species and status of each tree.</p> <p>Figures 4-1 to 4-5 within the Report documents the location and types of trees, with the mature indigenous trees shown with Tree Protection Zones.</p> <p>An example Net Loss Report has been generated and attached at Appendix F of the report. 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 	<p>Refer to Arboriculture Assessment at Appendix J for details.</p> <p>The Report identifies 80 exotic and native trees across the precinct, and makes an assessment of each with regards to health and structure. The most significant trees, those rated as Moderate A, are remnant native trees. The majority of these are</p>

<p>proposed open space or development in the neighbourhood context.</p> <ul style="list-style-type: none"> • 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>being retained through the layout of the Precinct's roads, reserves and lots.</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>In all other areas an archaeological survey and heritage assessment is recommended.</p>	<p>Precinct 6 is not affected by any area of cultural sensitivity, therefore a Cultural Heritage Management Plan is not a mandatory requirement.</p> <p>A Due Diligence Assessment prepared by Biosis for RCOW across the north-west growth area does not identify any areas within Precinct 6 that warrant further archaeological investigation, nor are there elements in the landscape that indicate an increased potential for the presence of artefacts.</p>
<p>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>	<p>Refer to the Preliminary Soil Assessment at Appendix I for details.</p>
<p>A landscape assessment that identifies any important landscape views or vistas and any landscape features.</p>	<p>Refer to the Landscape Assessment Plan at Appendix L for details.</p>
<p>A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.</p>	<p>Refer to the Site Analysis Plan at Appendix B for details.</p>

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 responds 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 3 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 6 Development Plan is the culmination of the site analysis and design response process.</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 layout and cross-sections; intersection treatments; pedestrian and shared paths and potential public transport routes.
Typical cross-section for all streets.	Refer above.
A road hierarchy plan.	Refer above.
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.
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, Worland Road, Lindner Road and Reith Road to connect externally, and to</i> 	Precinct 6 has extensive frontage on its southern and eastern boundaries to Lindner Road and Christensen Lane, both of which are collector roads. Whilst there are currently no road connections into Precinct 6 from these roads, the PDP6 builds



DPO Schedule 8 Requirement	Development Plan – Precinct 3 Design Response
<p><i>define and connect internal neighbourhoods</i></p>	<p>on this established road network in line with the Structure Plan and provides connections to the east and south.</p> <p>Importantly, a new collector road is proposed along the northern boundary of the precinct, providing road frontage to Precinct 7. This road will intersect with Christensen Lane, and when fully constructed, will provide a key east-west connection through to Reith Road.</p> <p>The new northern collector road provides the main east-west spine through the precinct, with the local road network hanging off this spine to the south in a series of local access roads. There are three key north-south roads that provide connectivity from the north into the precinct.</p> <p>A southern road is proposed with access from Lindner Road. This road will provide connection to the west into Precinct 9, and provides a single lane vehicle access into a pocket of Precinct 1A to the east.</p> <p>A service road is proposed along the Linder Road frontage so as to limit direct vehicle access onto the collector road, and help retain remnant vegetation located in the road reserve.</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> 	<p>Not applicable to this precinct.</p>
<ul style="list-style-type: none"> ▪ <i>Provide a collector road network that is able to cater for bus routes that are within a five minute walk (400m) for all residents.</i> 	<p>A collector road network has been provided in accordance with the Structure Plan which will cater for future bus routes.</p> <p>Refer to the Movement Network Plan at Appendix C and comments above.</p>
<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>A shared path is proposed along the northern side of the northern connector road. This will cross Christensen Lane and join the existing shared path along the eastern side of this road. A shared path is also proposed to the south, to connect into the open space reserve fronting Christensen Lane.</p> <p>A shared path is also proposed along the northern side of Lindner Road. This shared path, along with the shared path proposed along the southern side of Lindner Road will both connect to existing paths to the east and provide for future connections to the west.</p> <p>Additionally, pedestrian footpaths will be provided throughout the PDP6 in accordance the Structure Plan and provisions of the IDM for road design. Refer to the Landscape Plan for details.</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 3 Design Response
<ul style="list-style-type: none"> ▪ <i>Provide an active edge to all open space areas via edge roads.</i> 	<p>Proposed open space areas have been provided with an active frontage via edge roads. This allows public access to open spaces, and an active frontage to these spaces that promote passive surveillance from adjacent houses.</p>
<ul style="list-style-type: none"> ▪ <i>Provide direct property access to all roads.</i> 	<p>Each of the proposed lots in the PDP6 will have direct access to public roads.</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 difficulty coordinating connection between precincts, and between underlying property parcels in different ownerships. Precinct 1A provides a barrier to both east-west and north-south travel in the precinct, with the future of the existing dwelling on this section of Precinct 1A currently unknown.</p>
Open Space and Vegetation Requirements	
<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 Master Plan attached at Appendix E.</p>
<p>A landscape masterplan that identifies:</p>	
<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>
<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. An area within the large open space reserve fronting Christensen Lane will be subject to periodic detention of stormwater – hence is identified as encumbered for the purpose of calculating open space area.</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>Refer above</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 3 Design Response
<ul style="list-style-type: none"> ▪ <i>Details of fencing treatments proposed for land abutting open space, including abutting the floodplain.</i> 	Refer above
<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 proposed PDP6 will protect existing native vegetation along the frontage to Christensen Lane to preserve this valuable environmental corridor. New lots created will allow generous setbacks from the road reserve.</p> <p>Pockets of remnant vegetation across the site have been incorporated into open space reserves to ensure their retention on public land.</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> 	Remnant scattered trees across the site will be retained and protected where possible within public open space reserves. The location of open space reserves is consistent with the Structure Plan.
<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> <p>Each open space reserve is bordered by roads on at least two sides to ensure visibility; passive surveillance and ease of access.</p>
<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 PDP6 layout builds on a number of natural advantages to promote green space within the neighbourhood. These include direct access and interface with a large central park fronting Christensen Lane that doubles as a drainage reserve, with two smaller pocket parks to the south-west; and a widened road reserve at the entrance to the northern connector road to protect existing native vegetation and views to the Warby Ranges.</p> <p>Whilst higher density lots (500-600m²) are scattered throughout the precinct, they are concentrated fronting the large open space to the east; the western pocket park and Lindner Road.</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 in the north and west. During the construction of each stage of development, measures will be employed to minimise risk from grass fires, such as ensuring a mineral earth break at the interface with farming or undeveloped land.</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 3 Design Response
	<p>The creation of defensible space is shown to the west within Precinct 9 as an interim measure until such time as Precinct 9 is developed. There will be a need to property owners to negotiate agreements to maintain these managed strips of defensible space. It is not practical to require defensible space to be provided within residential lot boundaries in an ongoing capacity.</p> <p>In the longer term, the precinct will be well protected from grass fires through construction of a perimeter road to the north; the provision of fire hydrants throughout the new road network; existing collector roads and urban development to the east and south; and the construction of roads and urban development to the west within Precinct 9.</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> 	<p>Refer to comments above.</p>
<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> 	<p>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.</p>
Activity Centre and Community Facilities Requirements and Objectives	
<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 6.</p>
Neighbourhood and Density Requirements and Objectives	
<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 6 Development Plan at Appendix A and discussion of the lot sizes and locations at Section 4.0 of the Report.</p> <p>The different coloured lots delineate different lot sizes across the site – with smaller lots located adjacent to public open spaces, and fronting Lindner Road; with larger lots scattered throughout the precinct to add variety, and respond to site specific constraints such as existing dwellings.</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 3 Design Response
<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 the subdivision proceeds in stages. This will consist primarily of temporary mineral earth breaks around the extent of each new stage.</p> <p>On a more permanent basis, Precinct 6 will have three perimeter roads to the north, south and east; and an interface with Precinct 9 to the west that will help reduce fire risk once it is under construction.</p>
<p>Interface with arterial road network.</p>	<p>In this context, the arterial road network is taken to mean the surrounding collector road network including Lindner Road and Christensen Lane.</p> <p><u>Lindner Road</u>: There is one new road intersection proposed along this frontage, its location chosen to avoid trees in the road reserve and allow adequate separation from the main intersection to the east with Christensen Lane. A service road will provide access to all lots fronting Lindner Road, with lots abutting Precinct 1A to have access to an internal north-south local road.</p> <p><u>Christensen Lane</u>: No lots within Precinct 6 are proposed to have direct access to Christensen Lane. This is largely to avoid the removal of large remnant trees in the road reserve; but also because the large feature park in Precinct 6 fronts Christensen Lane; and a drainage reserve is proposed along this frontage to take stormwater to the point of discharge under Christensen Lane to the east. Two new intersections are proposed; a local road access at the southern end of the Precinct; and a collector road access at the northern end of the Precinct. The location of these intersections has been chosen to avoid removal of native vegetation; ensure adequate</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 3 Design Response
	<p>distances from Lindner Road and avoid the relocation of existing assets within the road reserve.</p> <p>Detailed design of the northern intersection has been provided to RCOW already to demonstrate that it can work safely in proximity to the new intersection on the eastern side of Christensen Lane that services Baltimore Park estate. The intersection into Baltimore Park will be limited to left turn in and out only, to ensure safe vehicle movements in this location. Lots along the northern collector road will have direct road access to this road; similar to lots proposed along Cruse Street within Precinct 3.</p>
Neighbourhood design must avoid development within 30 metres of Three Mile Creek to protect water quality.	Precinct 6 is not in close proximity 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> 	PDP6 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 large central park with large native trees providing a screen to existing development to the east; and close proximity 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 PDP6.
<ul style="list-style-type: none"> ▪ <i>Identify appropriate locations for smaller lots and multi-unit development sites.</i> 	Smaller lots and multi-unit development sites have been identified in areas fronting open space reserves and other key locations, such as fronting Lindner Road close to the NAC. The lots marked in brown on the PDP6 indicate locations for smaller lots, typically between 500-600m ² in area.
<ul style="list-style-type: none"> ▪ <i>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.</i> 	Precinct 6 is located centrally within the broader north-west growth area. As such, in the long term, its main interfaces will be with adjoining residential precincts to the north and west, and the Neighbourhood Activity Centre to the south. Existing residential development (namely St John’s Aged Care Facility) lies to the east, and is well screened not only by fencing and planting on that side of Christensen Lane, but by the retention of significant stands of large old trees on the western side of the Christensen Lane road reserve.



DPO Schedule 8 Requirement	Development Plan – Precinct 3 Design Response
<ul style="list-style-type: none"> ▪ <i>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.</i> 	<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>
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 Drainage and Utilities Plan at Appendix D, and Movement Network Plan at Appendix C for details.</p> <p>With regards proposed ‘works in kind’, in lieu of the payment of development contributions, please refer to the following calculations below. It is proposed to construct the upgrade to Christensen Lane, up to 50 metre north of the Precinct 6 frontage, in lieu of development contributions as follows:</p> <p>In the DCP the (RD01) project incorporates the full upgrade of Christensen’s Lane (1,045m long) at a cost of \$5,445,345 (Approx. \$5,210.86 / m)</p> <p>To upgrade the Precinct 6 frontage is approx. 300m at a cost of 300 x \$5,210.86 = \$1,563,258</p> <p>DCP Contribution is \$159,988 / developable Ha.</p> <p>Developable area: 9.6 ha x \$159,988 = \$1,535,844.80</p> <p>less POS (OS02) 0.5 ha x \$7,365 = <u>\$ 3,682.50</u></p> <p style="text-align: right;">Cash or works in kind = \$1,532,162.30</p> <p>With a proposed extension to works to the north a bit to incorporate the Baltimore intersection say another 50m to make it all work better.</p> <p><i>Therefore (350m x \$5,210.86 = \$1,823,801)</i></p> <p>Therefore: Estimated Total cost of works = \$1,823,801.00</p> <ul style="list-style-type: none"> • Judd & Sons works in kind \$1,532,162.30 • Council Contribution \$ 291,638.70 <p>The preference is to deliver this project in the first stage of development to allow the whole precinct to be delivered in a timely manner.</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 3 Design Response
<p>Evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.</p>	<p>Several meetings have been held over the past 12-18 months with North East Water Corporation (NEW) to discuss the provision of reticulated water and sewer to Precinct 6 and more broadly across the NWGA. NEW has advised that it can service the first stages of Precinct 6 using existing 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. 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 details of the actual areas of land set aside for each category of land use; and a comparison with areas nominated under the Development Contributions Plan.</p> <p>The actual land budget areas are relatively consistent with the DCP areas, with some minor variations as follows: there is 0.92 ha set aside for Collector Road on Property 8 that is not identified in the DCP; the actual developable area of Property 8 is 9.15ha, rather than 9.6ha; and Property 11 has an extra 0.05ha set aside for open space.</p>
<p>Any response to utilities and drainage requirements must address the following:</p>	
<ul style="list-style-type: none"> ▪ <i>Identify key infrastructure that will serve the broader Wangaratta North West community and with funding of this infrastructure shared equitably.</i> 	<p>The NWGA Structure Plan identifies the stormwater drainage and transport infrastructure required to service each precinct. A Stormwater Management Plan has been prepared for Precinct 6 that details the provision of one large retention basin with supporting drainage infrastructure that is consistent with the Structure Plan requirements. The proposed basin will fully service Precinct 6 independently from other precincts.</p> <p>The retention basin has been co-located within the central park reserve, as this is an appropriate low point on the site, and combining basins within landscaped areas can have beneficial outcomes for amenity and retention of vegetation. An easement is proposed along the frontage to Christensen Lane, so that the stormwater system can connect under Christensen Lane to the drainage reserve that services Baltimore Park estate. This reserve is designed to convey stormwater to the Three Mile Creek further to the east.</p> <p>The proposed collector road located along the northern boundary of the precinct will help service not only Precinct 6, but adjoining Precincts 7, 8 and 9, by providing an important mid-block east-west connection between Christensen Lane and Reith Road to the west.</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 3 Design Response
	The cost of other infrastructure to support Precinct 6 will be shared through the payment of development contributions at the time of subdivision.
<ul style="list-style-type: none"> ▪ <i>Identify sequencing that responds to the provision of drainage infrastructure.</i> 	Refer to the Stormwater Drainage Plan at Appendix D for sequencing of services.
<ul style="list-style-type: none"> ▪ <i>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.</i> 	<p>Precinct 6 is identified as one catchment. To service this catchment, a large retention basin will be provided in a central reserve at a natural low point close to the eastern boundary of the precinct. An existing dam is located at this point. The basin will capture stormwater runoff and manage its release via a series of pipes to the Three Mile Creek.</p> <p>A series of pits and pipes will convey stormwater from the local road network to the bio-retention basin prior to its regulated release to the Three Mile Creek. The bio-retention basin will help implement principles of WSUD.</p>
Bushfire Management Requirements and Objectives	
<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 Christensen Lane and Lindner Road to the east and south. In the longer term, there will be a perimeter collector road along the northern boundary of the site that will also help mitigate bushfire risk and create an in-built buffer. Future development of Precinct 9 to the west will also help mitigate bushfire threat from the high risk westerly direction.</p> <p>In the short term, the BHMP shows that the perimeter lots to the south, west and north will need to provide defendable space of 19m from adjacent grassland in order to achieve a BAL 12.5 rating. It is proposed to provide a managed defendable space buffer within neighbouring properties along the western boundary with Precinct 9; and within the boundary of adjoining Property 13 in the south-eastern corner of the lot.</p> <p>To the north, a defendable space buffer will apply across the proposed road reserve and the front of each lot on this boundary. The bushfire hazards identified adjacent these precinct boundaries are considered to be temporary, and defendable space requirements should only apply until such</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 3 Design Response
	<p>time as each adjoining precinct is developed for general residential development.</p> <p>Construction of temporary managed fire breaks during the declared fire season will also help mitigate risks posed by new development abutting undeveloped farm land during each stage of development.</p>
For Permanent Bushfire Hazards:	
<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 6. As mentioned above, in the long term, there will be three perimeter roads around the precinct to the north, east and south. Bushfire hazard along the western boundary will reduce as Precinct 9 is eventually developed with general residential density development.</p>
<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 6.</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 6.</p> <p>Land to the east is already developed at a general residential urban density, and vegetation is classified here as low threat/excludable.</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 	<p>Refer to the Bushfire Hazard Management Plan for details. Each stage of the subdivision will be managed so that the interface with interim bushfire hazards (ie. the adjacent grassland) will be maintained in accordance with defensible space requirements.</p>



DPO Schedule 8 Requirement	Development Plan – Precinct 3 Design Response
<p>be exposed to more than Column A/BAL 12.5.</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>
<ul style="list-style-type: none"> Ensure that the location, design and construction of development incorporates and implements bushfire protection measures as required. 	<p>Refer to above.</p>
<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. 	<p>Refer to above.</p>
<ul style="list-style-type: none"> Provide more bushfire resilient development for the completed development and during the staging of the development. 	<p>Refer to above.</p>



6.0 Conclusion

This report details the merits of a proposal to develop Precinct 6 of the Wangaratta North West Growth Area with a multi-lot general residential estate containing a new collector road; local road network; parkland and appropriate services and infrastructure.

This report details how the submitted Precinct 6 Development Plan meets the requirements of the Wangaratta Planning Scheme. In particular, the final Precinct 6 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 road network; proximity to the proposed Neighbourhood Activity Centre and Community Centre; direct shared path connections to the Three Mile Creek; 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 160 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 6 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 under Clause 43.04-3 of the Development Plan Overlay for the Precinct 6 Development Plan as submitted for the development of a multi-lot general residential subdivision with associated road network; public open spaces and supporting infrastructure.



Appendix A
Precinct 6 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
Drainage & Utilities 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

Aborist Report

(Refer to separate document)



Appendix K

Title details

