

## EWD - East Woodend Development Area

The East Woodend Development Area is located on the eastern edge of Woodend township and is identified as an area for residential activity. The area is traversed by McIntosh Drain, around which a recreation and ecological corridor is identified. The topography of the area is generally flat, with remnant sand dunes located towards the centre of the area near Judsons Road. The surrounding rural area is generally used for pastoral farming and some cropping. Further to the east of the site is the settlement of Woodend Beach. The planned Woodend Bypass runs to the east of the development area, with State Highway 1 to the west.

The DEV-EWD-APP1 provides for:

- a collector road linking Woodend Beach Road with Petries Road;
- internal local roads providing access to allotments;
- the ability for a local road link between the collector road and Judsons Road;
- the ability for a local road link between Woodend Beach Road and the land to the west of the site that has been identified for future residential use (in the RPS);
- pedestrian and cycle access from an internal local road to a paper road to Woodend Beach Road;
- pedestrian links from local roads to McIntosh Drain, providing links across and through the development area;
- the naturalisation of McIntosh Drain, providing for the ability to have a pedestrian link down one side; and
- stormwater treatment and disposal areas.

The provisions in this chapter give effect to the matters in Part 2 – District Wide Matters - Strategic Directions.

### Activity Rules

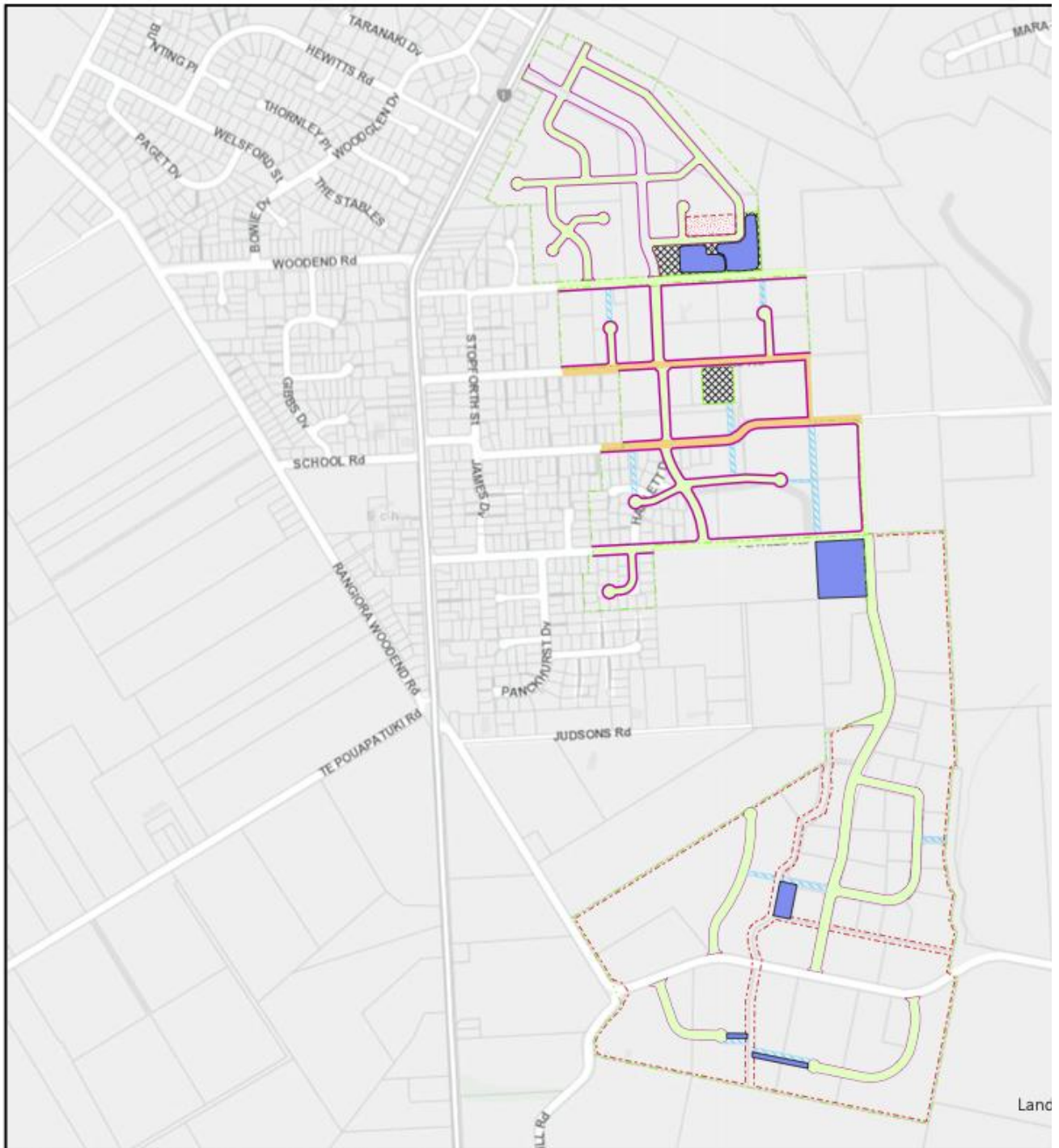
DEV-EWD-R1 East Woodend Development Area Outline Development Plan	
<b>Activity status: PER</b> Where: 1. development shall be in accordance with DEV-EWD-APP1.	<b>Activity status when compliance not achieved: DIS</b>
<b>Advisory Note</b> <ul style="list-style-type: none"> <li>• For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.</li> </ul>	

### Built Form Standards

*There are no area-specific built form standards for the East Woodend ODP area.*

### Appendix

#### DEV-EWD-APP1 - East Woodend ODP



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