



AGENDA
of the
SPECIAL MEETING OF COUNCIL
To be held on
WEDNESDAY 6 AUGUST 2014
in the
ALEXANDRA COUNCIL CHAMBERS
commencing at
6.00 pm

INDEX

1. PRAYER, OATH & RECONCILIATION STATEMENT2

2. APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE2

3. CONFIRMATION OF MINUTES.....2

4. DISCLOSURES OF INTEREST OR CONFLICT OF INTEREST2

5. YEA STRUCTURE PLAN.....2

1. PRAYER, OATH & RECONCILIATION STATEMENT**2. APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE**

TRIM: SF/306

3. CONFIRMATION OF MINUTES**4. DISCLOSURES OF INTEREST OR CONFLICT OF INTEREST**

TRIM: SF/783

5. YEA STRUCTURE PLAN

File No: 58/04/35

(Refer Encl 5 – Draft Yea Structure Plan and Background Paper)

Purpose:

The purpose of this report is to seek Council endorsement to exhibit the draft Yea Structure Plan for one month.

Recommendation:

That Council endorse the public exhibition of the draft Yea Structure Plan including the Background Paper as attached in Enclosure 5 of this report for one month.

Background:

Council has been undertaking a structure plan for the Yea township area in to outline a strategic framework for the future land use, development and servicing of the Yea township and environs. A structure plan process is a suitable way to investigate the future land use and growth potential of the Yea township area for the next 15-20 year period.

A structure plan is being undertaken for Yea due to opportunities for an expanded range of residential development given the proximity to metropolitan Melbourne and Seymour, potential land availability, existing infrastructure and the attractive setting of the town. Although the plan will concentrate on the Yea township itself, the study area for the plan forms a six (6) kilometre radius around the town.

Council engaged David Robb, PLANIT Urban Design and Planning, to undertake the structure plan. David has considerable experience in the development of structure plans and other planning and urban design projects for many regional and rural municipalities.

Council Plan/Strategies:

The Yea Structure Plan study is consistent with the Our Environment goal in the Murrindindi Shire Council Plan 2013-2017, specifically in relation to the following strategic objective relating to Planning for Urban Growth:

- Implement ongoing changes and improvements to the Murrindindi Planning Scheme.

Legal/Policy Issues:

There are no legal issues associated with the proposal. A structure plan will change policy directions for the Yea township area.

Financial/Resources/Risk

Annual financial allocations to complete a Structure Plan for Yea have been made in the 2013/14 budget.

Discussion:

A structure plan process is a suitable way to investigate the future land use, development, infrastructure provision and growth potential of the Yea township area for the next 15-20 year period. The key initiatives of the draft structure plan aim to address short to medium term strategic land use planning directions to guide and sustain incremental residential growth and economic activity for the Yea township and surrounding environs.

The Hume Region Growth Plan identifies Yea as a 'moderate growth location' in the Lower Hume future urban growth plan. A structure plan for Yea assists in implementing Council's position in its submission to the Growth Plan that Yea offers a quality living environment and has significant residential and economic growth opportunities.

The draft structure plan will underpin Yea's future growth and development by facilitating more diverse housing and tourism, creating local employment and business opportunities and protecting and enhancing Yea's function, lifestyle and character. Specific key new initiatives included in the draft Yea Structure Plan include:

Population growth:

- Identification of future population scenarios based on Yea's proximity to Melbourne and Seymour. Although low, moderate and higher growth scenarios are investigated, the structure plan adopts a higher growth scenario in Yea, yielding increases of 513 residents (from 1,089 to 1,602) and 226 dwellings (from 479 to 705) between 2011 and 2031.
- Future serviced urban development to be accommodated within a new township boundary delineated on the plan.

Residential zoning and development:

- Rezoning of North Street residential area from Industrial to General Residential.
- Residential infill, with more diverse dwelling types and lot sizes encouraged at locations within 400-500m walking distance of town centre and Station Street precinct; potential areas have been identified.
- Rezone the southern parcel of industrial zoned land on the western side of Whittlesea-Yea Road to General Residential.
- Plan for longer-term southerly residential expansion of the township on both sides of Whittlesea-Yea Road.

Rural living:

- Increasing the supply of Rural Living land through consolidation of existing areas in close proximity to the Yea township, reducing the minimum lot size from 6 hectares to 2 hectares in the Racecourse Road area and on land to the northeast of Yea in the Killingworth / Carey Road areas. This initiative would yield approximately 100 new lots total, giving approximately 10-15 years supply of additional rural living land.

- Indication of the Ewing Wynd area as a 'rural living strategic investigation area'. An onus would be on the landowner to strategically justify any future rezoning of the land to Rural Living, address the current and potential supply of rural living lots and demonstrate the appropriateness of the Ewing Wynd subdivision for additional rural living development.

Business and tourism:

- Consolidate retail and commercial development within the existing Commercial Zone in the town centre, with development of vacant sites and redevelopment opportunities occurring in accordance with demand.
- Consolidate the tourism and recreation focus of Mixed Use zoned land in the Station Street Precinct.
- Identification of five central precincts, each with recommended actions for additional land uses and works, including commercial, residential and infrastructure initiatives.
- Rezoning of the former Butter Factory site to Mixed Use to provide opportunities for residential and commercial uses.
- Preparation of a Snodgrass Street Precinct Plan for the area between Hood Street and Webster Street to identify opportunities for medium density housing, retirement accommodation, long vehicle parking, new retail/business uses, off-street car parking and through walkways to High Street.
- Promotion of tourism and facilitation of new tourism related development to increase visitation numbers and length of visitor stays, e.g. further Rail Trail and accommodation (B&B, backpackers) opportunities and further town centre improvements.

Industrial:

- Recommend a 500 metre buffer around the Yea Saleyards to provide for future expansion of saleyards and complementary activities and provide amenity protection.
- Provide a new industrial area north and east of the Yea Saleyards in Whittlesea-Yea Road to accommodate medium to longer term industrial growth and industrial uses requiring larger sites or buffers.

Environment:

- Protection of significant landscapes and vistas surrounding township. Support the forthcoming review of the municipal landscape assessment study to protect landscapes through the Significance Landscape Overlay.

Transport:

- Public transport improvements (including bus terminal) to and from Seymour to improve access to Seymour's enhanced role as a transit gateway and employment centre.
- Identification of transport and traffic initiatives to improve safety, mobility and presentation of town gateways.
- Council to facilitate discussions with Vic Roads for High Street improvements (between Giffard and Hood Streets) based on a single lane proposal.

Consultation:

The draft Yea Structure Plan is proposed to be placed on public exhibition between 11 August and 11 September 2014 through the following means:

Newspaper / Other	Publishing Date(s)
<i>Newspaper:</i>	
Yea Chronicle	Wednesday 13 August
<i>Consultation:</i>	
Notification of relevant agencies (DTPLI, DEPI, VicRoads, CFA, GVW, GMW, GBCMA, SPI-Ausnet)	Monday 11 August
Notification of draft plan to all attendees of first workshop	Monday 11 August
Community drop in session on 26 August from 4pm to 7pm at Yea Council Chambers	26 August
<i>Council sites:</i>	
Alexandra and Yea offices	11 August – 11 September
Council website	11 August – 11 September

Following exhibition, submissions to the structure plan will be assessed, with the plan and will then be reported to Council for adoption. Following adoption, a final plan would then be implemented through an amendment to the Murrindindi Planning Scheme. Exhibition of an amendment would be for a minimum of one month, providing formal rights to comment on the proposal and, if necessary, give rights for objectors to be heard before an independent planning panel.

Conclusion:

The Yea Structure Plan will outline the future land use, development and growth potential of the Yea township area for the next 15-20 year period. It is now appropriate that the Yea community and potentially affected landowners have an opportunity to comment on the draft structure plan through a public exhibition process.