

MURRINDINDI PLANNING SCHEME

DEVELOPMENT PLAN

45 CAREY ROAD, YEA

1. INTRODUCTION

The 45 Carey Road, Yea Development Plan comprises this document and the accompanying plan. The plan has been prepared for 45 Carey Road, Yea, being Lot 2, PS 604590, this land being located on the northeast side of the Yea Township. The land is zoned Rural Living and has the Development Plan Overlay 3 (Rural Living Zone) applying to it.

The Development Plan has been prepared in accordance with the requirements of Clause 43.04, Development Plan Overlay, of the Murrindindi Planning Scheme and Schedule 3 to the Overlay. The Development Plan is consistent with the *Yea Structure Plan* (December 2014), a reference document to the Murrindindi Planning Scheme.



2. CAREY ROAD DEVELOPMENT PLAN AREA

This development plan applies to 45 Carey Road, Yea. The subject land is located approximately 2.5 kilometres north east of the Yea Township via Killingworth Road.

The land is bound to the southwest by Carey Road and to the northwest by Williamsons Road.

The site has a total land area of hectares 123 hectares, comprising one land parcel (Vol.11591 Fol. 342) and is in one ownership.

Under the Murrindindi Planning Scheme, the subject land is zoned Rural Living with a Development Plan Overlay (DPO) Schedule 3. The site also has a small portion of land in its northeast corner covered by the Erosion Management Overlay and is therefore subject to the requirements of Clause 44.01.

The subject land is not within the existing water or sewerage districts for Yea and will be serviced by water tanks and septic systems. Mains power is available.

Schedule 3 to the DPO requires that the Murrindindi Shire Council must approve a Development Plan prior to any planning permit being granted for the subdivision of the land.

3. PROPOSED USE AND DEVELOPMENT OF THE LAND

This Development Plan outlines the form and conditions for the future use and development of the land for rural living purposes. The development plan for the land is attached.

Any application for the use, subdivision or development of land must:

- Consider the objectives and performance measures outlined in this development plan.
- Be generally in accordance with this development plan.

4. OBJECTIVES

The planning objectives of this Development Plan are to:

- Achieve a rural residential outcome that respects and responds to the physical and environmental conditions and restraints.
- Provide a road network that affords good levels of accessibility and safety for vehicles and pedestrians.
- Provide an open space network along Williamsons Road and the main subdivision road.
- Provide servicing to the appropriate service authority standards.
- Provide access and drainage infrastructure in accordance with the *Infrastructure Design Manual*.
- Ensure bushfire risk and bushfire protection measures are considered.
- Ensure opportunities for future open space and linkages are considered.
- Protect existing native vegetation and provide landscaping and streetscape treatment.
- Provide for the staging of subdivision and development.
- Assess need for an open space contribution in accordance with the Subdivision Act 1988.

5. PERFORMANCE MEASURES:

Infrastructure:

- Provide infrastructure to meet Murrindindi Shire Council and relevant service authority standards, including:
 - Upgrading and provision of roads, rural pathways, crossovers and drainage in accordance with the *Infrastructure Design Manual*;
 - Onsite water provision;
 - Electricity and telecommunications, including the undergrounding of electricity for new electricity supply.
- Roads to be designed and constructed to meet Country Fire Authority standards, including:
 - All-weather emergency and service vehicle access to all lots;
 - Road turning access and widths to meet Austroads standards;

- All internal road terminations to have suitable provision for the turning and manoeuvring of emergency vehicles.
- Williamsons Road after the access to stage one is to be constructed as part of stage four unless otherwise required by the Responsible Authority for safety or servicing purposes.
- Preparation of a Traffic Impact Assessment Report (TIAR) prior to the issue of any planning permit for subdivision. This plan to determine general traffic impacts and additional traffic loads associated with the subdivision and development of the land subject to this development plan, in conjunction with Murrindindi Shire Council. Infrastructure upgrades on adjoining roads will be informed by the approved Traffic Impact Assessment Report, including upgrades for Williamsons Road and Carey Road.
- Drainage and stormwater infrastructure to achieve:
 - No increase to the current level of drainage discharge from the land;
 - Use of best practice integrated water management water sensitive urban design principles for water conservation, stormwater / drainage design, treatment and management and the treatment and management of existing waterways and dams.
- Provide onsite wastewater disposal systems are required for all lots in the development to meet relevant Australian standards and the *Code of Practice - onsite wastewater management*, Publication No 891.4, July 2016 (or as amended).

Waterways and drainage lines:

- Provide building exclusion zones from all waterways, ensuring a minimum 30 metre building setback from any waterway.
- Achieve a minimum setback of 60 metres for wastewater disposal systems from any waterway.
- Stabilise the drainage line running parallel with Williamsons Road, to be planted with native indigenous plants, in consultation with Goulburn Broken Catchment Management Authority requirements and guidelines.

Public open space:

Open space contributions may be required in accordance with the *Subdivision Act 1988* at the relevant subdivision stage.

Bushfire risk:

- New dwellings to be built to a minimum BAL 12.5 construction standard (the development plan area is within a designated bushfire prone area).
- Vegetation management for each allotment to be in accordance with *Clause 53.02, Planning for Bushfire, Table 6 Vegetation Management Requirement*
- A static water supply for firefighting and property protection purposes as specified in *Clause 53.02, Table 4 Water supply requirements, Murrindindi Planning Scheme*

Environment:

- Any removal, destruction or lopping of native vegetation on the land and offsetting requirements as a result of vegetation loss is to meet the three-step approach under *Guidelines for the removal, destruction or lopping of native vegetation, DELWP, 2017.*
- Retain and enhance biodiversity and existing native vegetation in the future subdivision and development of the land through measures that include:
 - Siting of future development, roads and services to protect remnant native vegetation.
 - Consideration of the use of Section 173 Agreements to protect native vegetation on private lots and any native vegetation within 30 metres of a waterway.
 - Provide a biodiversity report prior to issue of any planning permit for subdivision that identifies remnant native vegetation and ongoing requirements for the protection and management measures for this vegetation and the control of weeds.
- Avoid future development on slopes greater than 15 percent.

Design and siting:

- Implement the *Rural Living Development Guidelines, Murrindindi Shire, 2004* (or as amended) to guide development of the site and achieve an environmental benefit from subdivision and development.
- As part of any application for planning permit for subdivision or development, consider the application of a Section 173 Agreement to implement design controls such as:
 - All roofing materials to be non-reflective and of muted tones;
 - Boundary fencing to be post and wire;
 - Building and effluent exclusion zones to protect waterways, slopes over 15% and setbacks to be a minimum of 20 metres from road boundaries and 5 metres from other lot boundaries;
 - Protection and management of land within internal drainage lines;

- Protection of environmental features, such as mature paddock trees.

6. STAGING

Unless otherwise approved by the responsible authority, any subdivision or development of land is to occur in stages identified in the approved development plan.

7. LIFE OF THE DEVELOPMENT PLAN AND PLAN REVIEW

This plan will expire fifteen (15) years after the date that it is approved by Murrindindi Shire Council.

After the expiry of this development plan, the responsible authority may review and approve a new development plan. In considering any new proposal for development plan, notification may be given to potentially affected landowners, relevant service and government agencies and the general community.

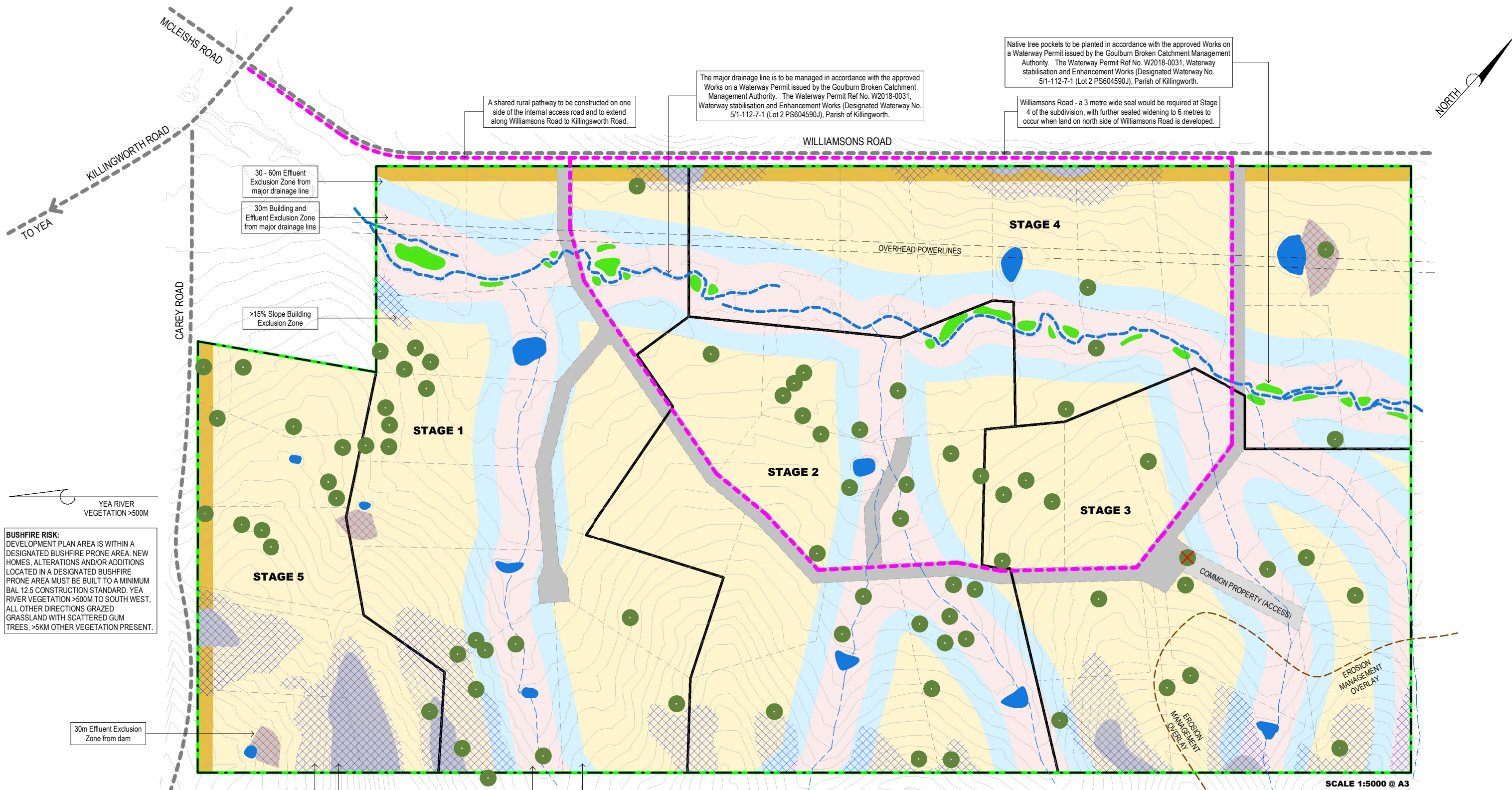
In considering whether to amend this existing development plan, the responsible authority should consider the following:

- Whether the amendment meets the objectives, performance measures and provisions of the original development plan.
- Current Murrindindi Planning Scheme strategies, policies and controls for the use and development of the land.
- Relevant council directions, strategies and guidelines.
- Retention of the land for future use and development for rural living purposes.

**DEVELOPMENT PLAN APPROVED BY MURRINDINDI SHIRE COUNCIL ON 27
FEBRUARY 2019**

SIGNED:





BUSHFIRE RISK:
 DEVELOPMENT PLAN AREA IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA. NEW HOMES, ALTERATIONS AND/OR ADDITIONS LOCATED IN A DESIGNATED BUSHFIRE PRONE AREA MUST BE BUILT TO A MINIMUM BAL 12.5 CONSTRUCTION STANDARD. YEA RIVER VEGETATION >500M TO SOUTH WEST, ALL OTHER DIRECTIONS GRAZED GRASSLAND WITH SCATTERED GUM TREES, >5KM OTHER VEGETATION PRESENT.

Native tree pockets to be planted in accordance with the approved Works on a Waterway Permit issued by the Goulburn Broken Catchment Management Authority. The Waterway Permit Ref No. W2018-0031, Waterway stabilisation and Enhancement Works (Designated Waterway No. 5/1-112-7-1 (Lot 2 PS604590J), Parish of Killingworth.

Williams Road - a 3 metre wide seal would be required at Stage 4 of the subdivision, with further sealed widening to 6 metres to occur when land on north side of Williams Road is developed.

The major drainage line is to be managed in accordance with the approved Works on a Waterway Permit issued by the Goulburn Broken Catchment Management Authority. The Waterway Permit Ref No. W2018-0031, Waterway stabilisation and Enhancement Works (Designated Waterway No. 5/1-112-7-1 (Lot 2 PS604590J), Parish of Killingworth.

A shared rural pathway to be constructed on one side of the internal access road and to extend along Williams Road to Killingsworth Road.

30 - 60m Effluent Exclusion Zone from major drainage line
 30m Building and Effluent Exclusion Zone from major drainage line

>15% Slope Building Exclusion Zone

30m Effluent Exclusion Zone from dam

>15% Slope Building Exclusion Zone
 >20% Slope Building and Effluent Exclusion Zone

30m Building and Effluent Exclusion Zone from minor drainage line
 30 - 60m Effluent Exclusion Zone from minor drainage line

SCALE 1:5000 @ A3

NOTES:
 DETAILED ALIGNMENT OF ROADS AND LOT BOUNDARIES TO BE DETERMINED AT SUBDIVISION STAGE EXCAVATIONS AND BUILDINGS TO BE LOCATED OUTSIDE THE BUILDING EXCLUSION ZONES, LOCAL PLANNING SCHEME BOUNDARY AND ROAD OFFSETS STILL APPLY
 ALL BOUNDARIES, ROADS AND EXCLUSION ZONES ARE SUBJECT TO SURVEY

LEGEND

- MAJOR DRAINAGE LINE
- MINOR DRAINAGE LINE
- - - TITLE BOUNDARY
- - - LOT BOUNDARIES
- STAGE BOUNDARIES
- RURAL ACCESS ROADS
- SHARED RURAL PATHWAY
- DEVELOPMENT PLAN AREA
- CONTOUR LINES
- STANDARD RURAL LIVING LOTS
- ACCESS ROAD
- BUILDING AND EFFLUENT EXCLUSION ZONE (30M BUFFER FROM DRAINAGE LINE)
- EFFLUENT EXCLUSION ZONE (60M BUFFER FROM DRAINAGE LINE)
- BUILDING EXCLUSION ZONE (>15% SLOPES)
- BUILDING AND EFFLUENT EXCLUSION ZONE (>20% SLOPES)
- EFFLUENT EXCLUSION ZONE (30M BUFFER FROM DAM NOT IN DRAINAGE LINE)
- BUILDING EXCLUSION ZONE (20M BUFFER FROM WILLIAMSON AND CAREY ROAD)
- GUM TREE TO BE REMOVED (SUBJECT TO PLANNING PERMIT)
- GUM TREES TO BE RETAINED
- NATIVE TREE POCKETS TO BE PLANTED
- EXISTING DAM