

DEVELOPMENT PLAN

BINNS – MCCRAES ROAD, ALEXANDRA

AUGUST 2013

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1. THE LAND

This development plan applies to:

1. 39 Binns – McCraes Road, Alexandra, being CA 32B1, Parish of Alexandra, with a total area of 8.03 hectares.
2. 32 McKenzie Street, Alexandra, being Lot 1, PS313320, with a total area of 7.51 hectares.

This development plan has been prepared to apply to 39 Binns – McCraes Road and amend the existing *Development Plan, 32 McKenzie Street, Alexandra*, which was approved in August 2008. The development plan being prepared for the combined area is titled *Development Plan, Binns - McCraes Road, Alexandra*.

The land within this combined development plan areas comprises a total of over 15.5 hectares in area and is located on the southern side of Binns - McCraes Road, northern side of the UT Creek, eastern side of existing Rural Living land (CA 32B1, Parish of Alexandra) and western side of Hall Street. A plan of the subject land and general locality is attached as **Appendix 1**.

Although not formally part of this development plan, the plan outlines options for two additional areas:

1. Land on the northern side of Binns – McCraes Road, being CP 158206, being an area of 2.2 hectares.
2. Land to the west of land zoned Industrial 1, also part of CA 32B1, Parish of Alexandra, with options for additional rezoning of land areas of approximately 0.33 hectares (Option 1) or 1.1 hectare (Option 2).

2. SITE AND TOWNSHIP CONTEXT

The land is located on the northwestern edge of the Alexandra side on the main Maroondah Highway entry / exit, commencing approximately 1,000 metres northwest the Alexandra town centre.

Key features of the land are:

39 Binns - McCraes Road:

- The land is cleared land used for agriculture (grazing), with cattle yards and two agricultural dams located on the land.
- The site is visible (to the west of the newly constructed Department of Environment and Primary Industries offices) from a main gateway entrance into Alexandra along the Maroondah Highway as it crosses the Josephine Cutting, dropping into Alexandra.
- Drainage is to the south away from Binns - McCraes Road, draining into the UT Creek.
- The land may be supplied with reticulated water and sewerage, available from adjoining land to the east, and a full range of other urban, industrial services.

32 McKenzie Street:

- Newly constructed Department of Environment and Primary Industries offices, storage sheds and vehicle parking across the northern end of the land;
- Existing former abattoir buildings and yards in the central and western sections of the land, which are now used for industrial purposes (refrigeration servicing);
- Drains to the southwest into adjoining land and to the south into UT Creek;
- Has reticulated water and sewerage available and maybe provided with a full range of other urban, industrial services.

Key features of adjoining and nearby land are:

Binns McCraes Road:

- The land has frontage to Binns - McCraes Road (northern boundary) which leads to Maroondah Highway to the east and the Goulburn River to the west.
- Adjoining land to the east is also zoned Industrial 1, with the recently constructed Department of Environment and Primary Industries offices (northern lot), a private industrial lot with former abattoir buildings (central lot) and a vacant private industrial lot (southern lot). The Alexandra Cemetery (zoned Public Use 4) is located further to the east again.
- Adjoining land to the west is private, vacant land zoned Rural Living and used for agriculture (grazing).
- The UT Creek adjoins the land to the south, with land on the southern side of the UT Creek zoned Rural Living.
- Land to the north, on the northern side of Binns - McCraes Road, is vacant, rural land zoned Farming.

32 McKenzie Street:

- The land has frontage at the northern boundary to Maroondah Highway (northeastern boundary) and Binns - McCraes Road (northwestern boundary) and on the eastern boundary to Hall Street;
- The Alexandra Cemetery (zoned Public Use 4) adjoins the land on the eastern side (central section). Other land on the east, opposite Hall Street, comprises the former Department of Environment and Primary Industries complex (zoned Business 4) north of McKenzie Street and either vacant or occupied residential land (zoned Residential 1) south of McKenzie Street and north of Morris Street (adjacent to the UT Creek);
- Adjoining land to the southeast is zoned Rural Living, being vacant land with direct frontage to Hall Street that is part of the existing ownership of land included in this development plan;
- Land to the south (on the opposite side of the UT Creek) and west is vacant land zoned Rural Living.

3. PROPOSED USE AND DEVELOPMENT OF THE LAND

This development plan defines an area and the form and conditions for the future use and development of the land for industrial purposes. Any future application for any use or development on the land must be generally in accordance with this development plan. The site assessment for the land affected by this development plan is attached as **Appendix 2** and the development plan for the land is attached as **Appendix 3**.

4. MURRINDINDI PLANNING SCHEME

Under the Murrindindi Planning Scheme, the land is zoned Industrial 1. The Development Plan Overlay 4 (Industrial) also applies to the whole of the land that is zoned Industrial 1. The land was zoned Industrial 1, with the Development Plan Overlay 4 applied to it, through:

- 32 McKenzie Street: Amendment C9, gazetted 29 May 2003.
- 39 Binns - McCraes Road: Amendment C23, gazetted 10 June 2010.

The Development Plan Overlay 4 that applied to the land requires that a development plan is prepared and approved before any application for planning permit, such as subdivision or other development, is approved.

This development plan has been assessed and approved under the current Industrial 1 Zone and Development Plan Overlay 4 (Industrial). Under the Industrial 1 Zone, a planning permit is required for subdivision use and any development associated with the use of industry.

The subdivision and development of the land for the use of 'industry' is consistent with and implements the State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF) of the Murrindindi Planning Scheme. In particular, the development plan implements:

▪ Clause 17, Economic development:

➤ Clause 17.02, Industry:

Clause 17.02-1 Industrial land development:

Objective:

To ensure availability of land for industry.

Strategies include:

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Protect industrial activity in industrial zones from the encroachment of unplanned commercial, residential and other sensitive uses which would adversely affect industry viability.

Avoid approving non-industrial land uses, which will prejudice the availability of land for future industrial requirements, in identified industrial areas.

Policy guidelines:

Planning must consider as relevant:

- *Recommended Buffer Distances for Industrial Residual Air Emissions (Environmental Protection Authority, 1990).*

Clause 17.02-2 Design of industrial development:

Objective:

To facilitate the sustainable development and operation of industry and research and development activity.

Strategies include:

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Policy guidelines:

Planning must consider as relevant:

- *Recommended Buffer Distances for Industrial Residual Air Emissions (Environmental Protection Authority, 1990).*

▪ Clause 21.02, Municipal Vision:

The municipal vision includes:

- Ensuring that the use and development of land is based on its capability to support development;

- Consolidate and focus development within and in proximity to townships to improve and utilise existing infrastructure and community facilities.
- Clause 21.07, Serviced Township Strategies:
 - Clause 21.07-3, Strategies and Objectives:

General strategies include:

 - Maximise industrial development opportunities within existing and proposed industrial precincts.
 - Provide adequate industrial land in the western section of Alexandra for a range of light industrial uses and industrial land in the northeastern section of Alexandra for industrial uses that may require separation distances from residential and other sensitive uses.

Alexandra strategies include:

 - Provide for industrial expansion and development at the abattoir site west of McKenzie Street.
 - Alexandra Framework Plan:
 - The land subject to this development plan, and adjoining land to the east, are indicated as 'Industrial'.
 - Clause 21.07-4, Implementation:

Implementation measures for Alexandra include:

 - Prepare an outline development plan for the Alexandra industrial areas adjacent to Lamont Street and McKenzie Street.

The adopted *Alexandra Urban Design Framework, Urban Enterprise Pty Ltd, 2006* outlines strategic directions and actions for the future of the Alexandra township. The framework reinforces the strategic importance of the land subject to this development plan for industrial development and the need to maintain a quality gateway approach into Alexandra in this area from the Maroondah Highway. The use, subdivision and development of the land for 'industry' are consistent with and implement the *Alexandra Urban Design Framework, Urban Enterprise Pty Ltd, 2006*.

5. DEVELOPMENT PLAN OBJECTIVES

Objectives of this development plan are:

- Outline the form and conditions for the future use and development of land for industrial purposes.
- Provide for a range of future industrial uses and developments on a range of lot sizes.
- Plan and implement industrial development that is site responsive, is based on land capability and protects environmental resources, including the adjoining UT Creek and environs.
- Ensure a well designed, efficient and functional industrial layout.
- Provide layout and siting of development that complements a major gateway into and leaving the Alexandra township.
- Guide development that complements a major gateway into and leaving the Alexandra township.
- Ensure design and siting that complements the established Alexandra township to the east and south and protects township amenity.
- Provide fully reticulated services to the land, including sewer.
- Ensure vehicular connectivity within the land and with adjoining land to the east.
- Maintain the level of safety and service on the existing road network.

6. PERFORMANCE MEASURES

The following performance measures are outlined to measure the standards that have been considered and met for any proposed use and development of the land, in particular for industrial purposes. These performance measures address the schedule requirements ('Requirement before a permit is granted' and 'Conditions and requirements for permits') in the current Development Plan Overlay Schedule 4 (Industrial) that applies to the land.

General use and development of the land:

- Outline the general layout, development and use of the industrial development.
- Allow for diversity of industrial lot and building designs and types to provide for the industrial needs of the community.
- Ensure compatibility between the industrial use and development of the land and adjoining and nearby rural living uses and developments (south and west) and residential uses and developments (east).
- Provide sustainable industrial subdivision and development design and siting that meets sustainable development principles and protects the environmental resources on the land.
- Recognise and complement the major Department of Environment and Primary Industries complex that has been developed in the area, including providing for the expansion of the existing facility to the west.
- Recognise the potential for expansion of industrial zoning, use and development on land to the west and on the opposite (northern) side of Binns - McCraes Road.

Site and building design:

- Provide a range of industrial lots with flexible lot sizes and dimensions to accommodate proposed industrial developments that may be required in the area.
- Provide buildings and works setbacks, location, form, height and materials to protect the amenity of the Maroondah Highway as a major gateway entrance into Murrindindi.
- Provide buildings and works setbacks, location, form, height and materials to protect the amenity of the Alexandra township to the east and south.
- Recognise and protect buffers associated with the Alexandra wastewater facility to the southwest.
- Provide a minimum setback of 20 metres from the Binns - McCraes Road reserve for any building or structure, other than roads, footpaths and underground services, associated with the use or development of the land for industrial purposes.
- Design of buildings to include brick, stone or timber facades of a muted colour to enhance the amenity of the land and area.
- Contain external lighting on future buildings onsite as far as practicable with any future planning permit to include a condition that requires external lighting to be baffled and for direct light to be contained onsite.
- Apply a Section 173 Agreement in conjunction with any subdivision or development of land to nominate appropriate housing envelopes on land zoned Rural Living, in accordance with the approved development plan.
- Preparation and approval of a detailed landscaping plan prior to any development of buildings or works on the land, including proposed landscaping with suitable species to:
 - Provide landscaping treatment to protect views to and from any proposed development to other adjoining land, particularly the Maroondah Highway to the north;
 - Provide landscaping along the frontages of all industrial lots adjoining Binns - McCraes Road to create a uniform and attractive appearance from these roads;
 - Soften the appearance of buildings and works from the Maroondah Highway and the Alexandra township;

- Provide an effective visual barrier between the land and adjoining land zoned Rural Living Zone to the west and south.

Environment:

- Assessment of general land capability, natural landscape features and views, environmental resources and land constraints for any subdivision or development of the land.
- Protect sensitive uses from potential amenity impacts that may arise from the Alexandra wastewater treatment plant through the development and application of the Environmental Significance Overlay to the identified wastewater treatment plant buffer.
- Use of the UT Creek as an environmental and riparian corridor, including:
 - Assessment of soil, water and native vegetation values for any subdivision or development of land in proximity to the UT Creek.
 - Provision of a minimum setback for all development from UT Creek of 30 metres.
 - Implement development setbacks from UT Creek to protect water quality, general public amenity and passive recreation opportunities.
 - Retention and enhancement of biodiversity and existing native vegetation to implement the objectives and 'net gain' principles of the *Victoria Native Vegetation Management – A Framework for Action*.
 - Site development to be located outside the UT Creek floodplain / Floodway Overlay and protect floodway functions, in conjunction with the Goulburn Broken Catchment Management Authority.

Roads and other services:

- Provide a new internal road within the western section of the land from Binns - McCraes Road to provide access for new industrial lots and the existing industrial building (former abattoir building) to meet the following standards:
 - Road design, materials, surfacing and drainage to meet relevant Murrindindi Shire Council standards;
 - Capability for use by solid waste collection vehicles;
 - Provision of crossovers for all lots and buildings;
 - Capability for emergency vehicle access, such as fire vehicles and ambulances.
- Provide access along Binns – McCraes Road for the proposed industrial use and development of the area to Murrindindi Shire Council standards, in consultation with VicRoads in relation to access from Maroondah Highway.
- Provide infrastructure to meet Murrindindi Shire Council and relevant service authority standards, including:
 - Roads and footpaths (as required);
 - Drainage and stormwater infrastructure, including potential linkages with adjoining land to the east;
 - Reticulated water and sewerage, including potential linkages with adjoining land to the east, or alternative onsite wastewater disposal;
 - Underground electricity, telecommunications and street lighting (as required);
 - Landscaping materials and plantings in accordance with the '*Site and building design*' section of this development plan.
- Provide drainage on the land for industrial purposes, including:
 - An assessment of drainage retention and treatment on the land;
 - Proposed treatment of the existing drainage line on the land, including potential piping of the drain;

- Option for the existing dams on the land to be filled and treated, retained for onsite water retention and treatment or reinstated downstream for onsite water retention and treatment;
- Provision of drainage on the land with no increase to the current level of drainage discharge from the land;
- Use of water sensitive urban design principles for water conservation, stormwater / drainage design, treatment and management and treatment and management of existing waterways and dams.

7. USE, BUILDINGS AND WORKS PROVISIONS

Any application for use, buildings and works must:

- Consider the objectives and performance measures outlined in this development plan;
- Generally in accordance with this development plan.

8. STAGING PROVISIONS

This development plan does not restrict or provide for any staging of any use or development of the land.

Any subdivision or development of land affected by this development plan that may occur in stages must retain the ability for other land within the plan to be subdivided or developed in accordance with the objectives and performance measures of this development plan.

9. 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.

An approved development plan may be reviewed. Murrindindi Shire Council intends that notification of any proposed amendment to this approved development plan will 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 industrial purposes.

**DEVELOPMENT PLAN APPROVED BY MURRINDINDI SHIRE COUNCIL
ON 28 AUGUST 2013**

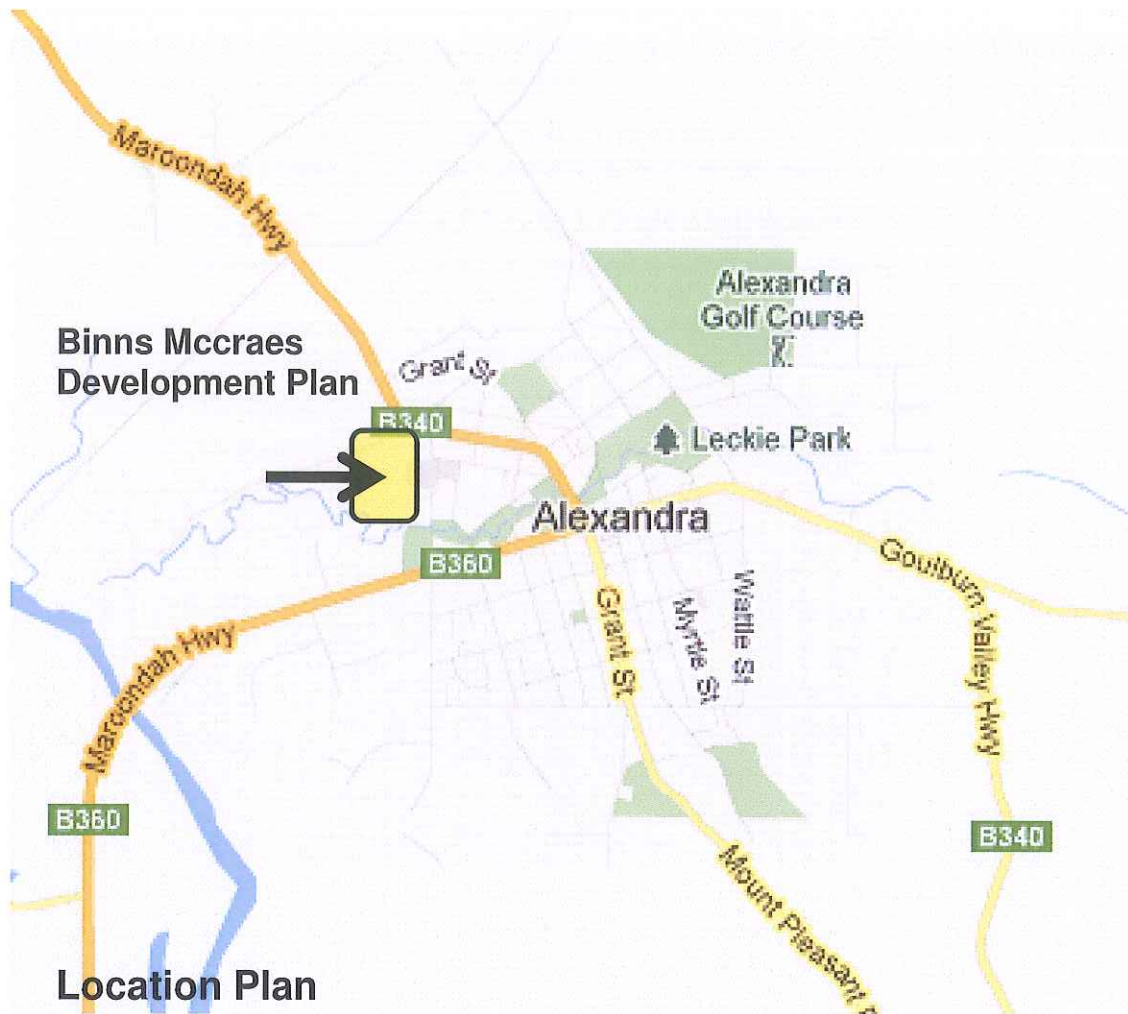
SIGNED:

Margaret Abbey

MARGARET ABBEY, CHIEF EXECUTIVE OFFICER

DATE:

24.9.13



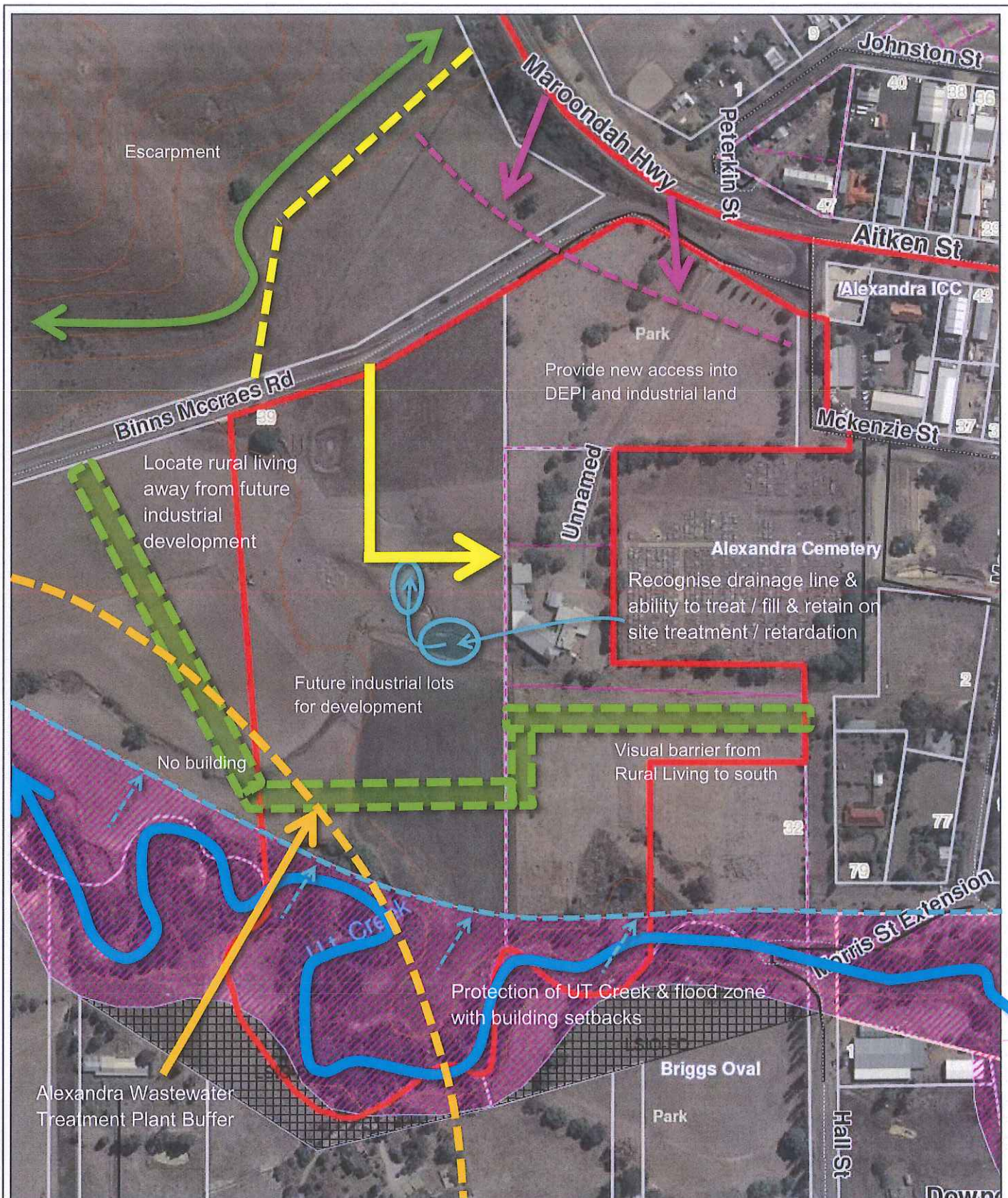
Location Plan

Base source from Google Maps 2012

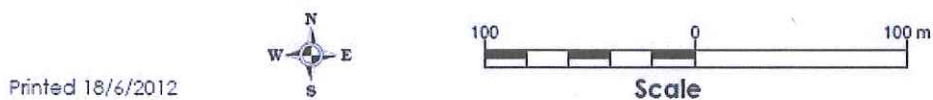
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North

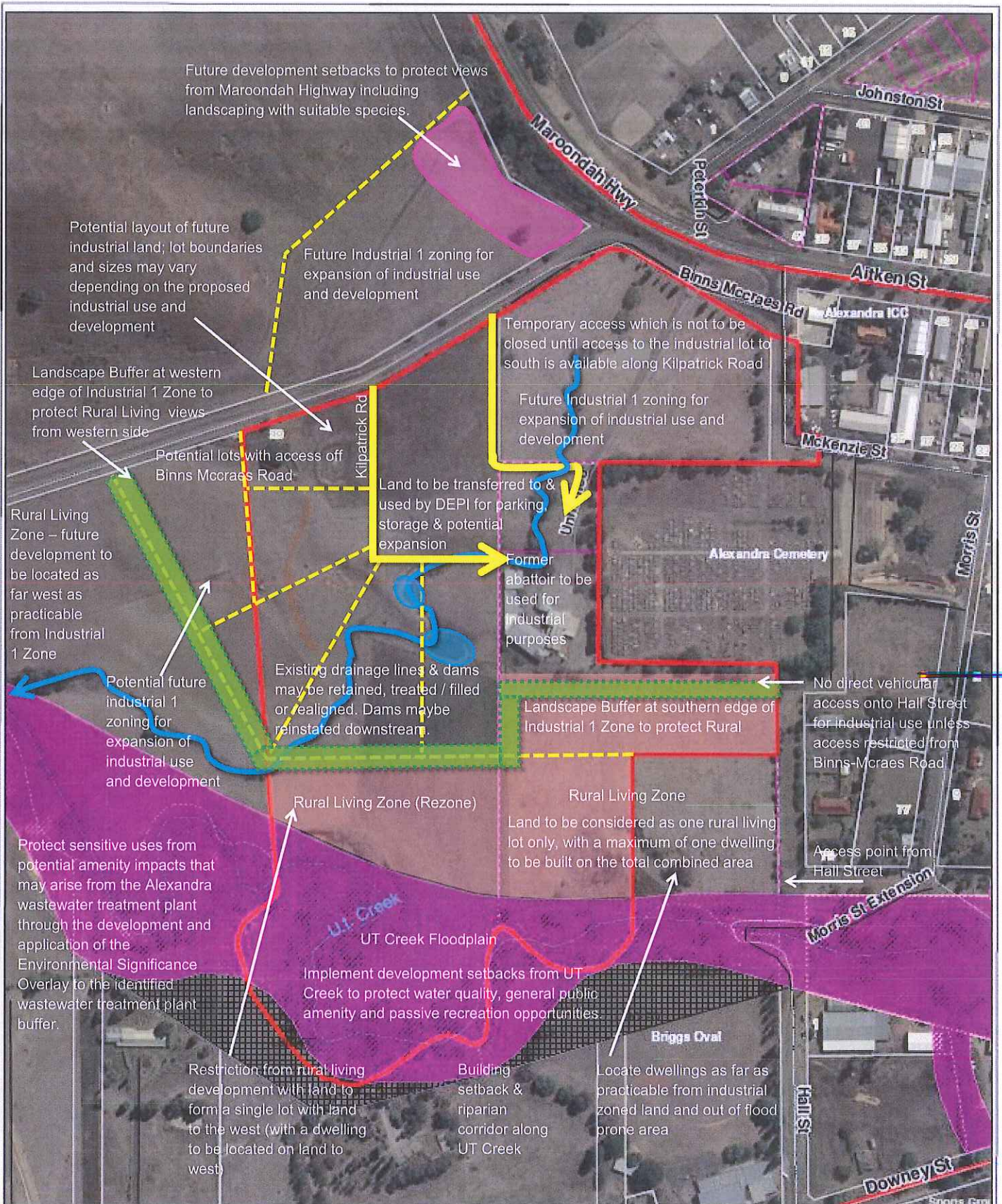


**Appendix 2 Site Assessment
Binns McCraes Development Plan**



Printed 18/6/2012

Disclaimer: Title boundaries are indicative only. Not to be used for fencing or surveying purposes.



**Appendix 3
Binns McCraes Development Plan**

Margaret 3 Abbey
24.9.13

Scale 1:2,500



Printed 18/6/2012



Murrindindi Shire Council

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