

MURRINDINDI PLANNING SCHEME

DEVELOPMENT PLAN

66 RACECOURSE ROAD, YEA

1. INTRODUCTION

This Development Plan (DP) comprises this document and the accompanying plan. It has been prepared for the last two stages in an overall subdivision located on the western side of the Yea Township and zoned Residential 1.

The Development Plan has been prepared in accordance with the requirements of the Development Plan Overlay (DPO) provisions of Clause 43.04 of the Murrindindi Planning Scheme and Schedule 1 to the Overlay. The DP is consistent with the Yea Structure Plan (December 2014) that also forms part of the Murrindindi Planning Scheme.

A planning permit for the subdivision, use and development of land must be generally in accordance with the Development Plan.

2. STAGE 3 AND 4 DEVELOPMENT PLAN AREA

This development plan applies to Stages 3 & 4 of the subdivision known as the "*Habitat*" located at 66 Racecourse Road, Yea. The subject land is located approximately 0.75 kilometres west of the Yea township commercial centre.

The land is bound to the north by the Goulburn Valley Highway and Racecourse Road to the south. To the east and west is General Residential zoned land that is predominantly similar lot sizes to the other subdivision lots. Stage 3 of the subdivision will be accessed via an extension to Newbury Chase, an existing road network. Stage 4 will be accessed via Racecourse Road and internally via Innisfail Rise.

Under the Murrindindi Planning Scheme, the subject land is zoned Residential 1 with a Development Plan Overlay (DPO) Schedule 1.

The subject land is within the existing water and sewerage district of the Yea Township. Electricity and telecommunications will be supplied to each of the Stages. Stormwater drainage for each of the stages will follow water sensitive urban design principles. Schedule 1 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.

A Development Plan had been approved for all Stages of the subdivision but exceeded its ten year expiry date, therefore a new Development Plan is required for the uncompleted stages, 3 & 4. There are no other properties within this Development Plan Overlay.

3. DEVELOPMENT PLAN OBJECTIVES TO BE ACHIEVED

The planning objectives of this Development Plan are to:

- Achieve a residential subdivision that respects the neighbourhood character
- Responds to the physical and environmental conditions and restraints of the site and locality.
- Provides a road network that affords good levels of accessibility and safety for vehicles and pedestrians.
- Provide servicing to the appropriate service authority standards.
- Provide access and drainage infrastructure in accordance with the Infrastructure Design Manual.
- Ensure the pedestrian linkage with the bike path known as the Yea - Tallarook rail trail to provide access to the town centre.
- Protect existing native vegetation and provide landscaping and streetscape treatment.
- Provide for the staging of subdivision
- Assess need for an open space contribution in accordance with the Subdivision Act 1988.
- Ensure bushfire risk and bushfire protection measures are considered.
- Protect water quality, provide adequate stormwater runoff, recognise existing drainage lines and provide drainage reserves to meet current water sensitive urban design principles
- Design residential subdivision to meet the requirements of the Murrindindi Planning Scheme and Clause 56.
- Complete the final two stages of the overall subdivision design.

4. ROADS AND OTHER INFRASTRUCTURE UPGRADES

Provide infrastructure to meet the requirements of the Murrindindi Shire Council and relevant service authority standards. Ensure roads, footpaths and drainage are in accordance with the current provisions of the Infrastructure Design Manual.

Design the new intersection with Racecourse Road taking into account the orientation of the lots at the entrance and how the abutting lot frontages will impact on the visual design of the entranceway to the subdivision.

5. PUBLIC OPEN SPACE

Public open space has previously been provided by way of an open space reserve created as part of stage 1 of the original subdivision and located with frontages to Mulqueeny Lane, Clarence Way and Newberry Chase.

Access shall be provided to the Great Victorian Rail Trail from the two new internal roads as shown on the plan.

6. BUSHFIRE RISK

As the Development Plan area is within a designated bushfire prone area, new dwellings must be built to a minimum BAL 12.5 construction standard.

7. CONTAMINATION

At subdivision stage confirmation must be provided that the site is suitable for a residential/sensitive use.

8. 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.

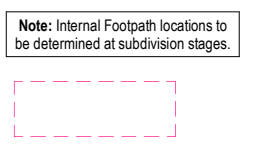
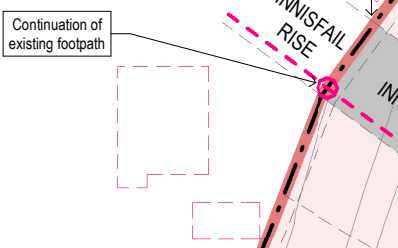
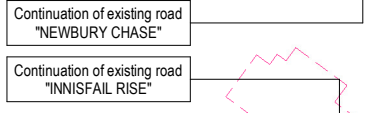
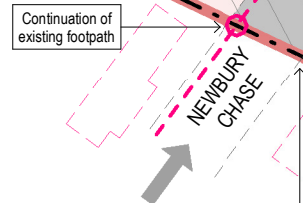
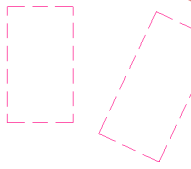
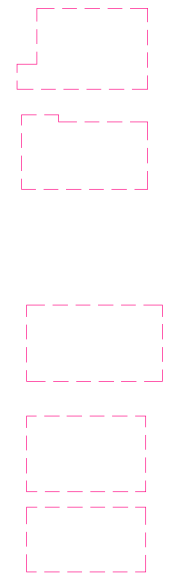
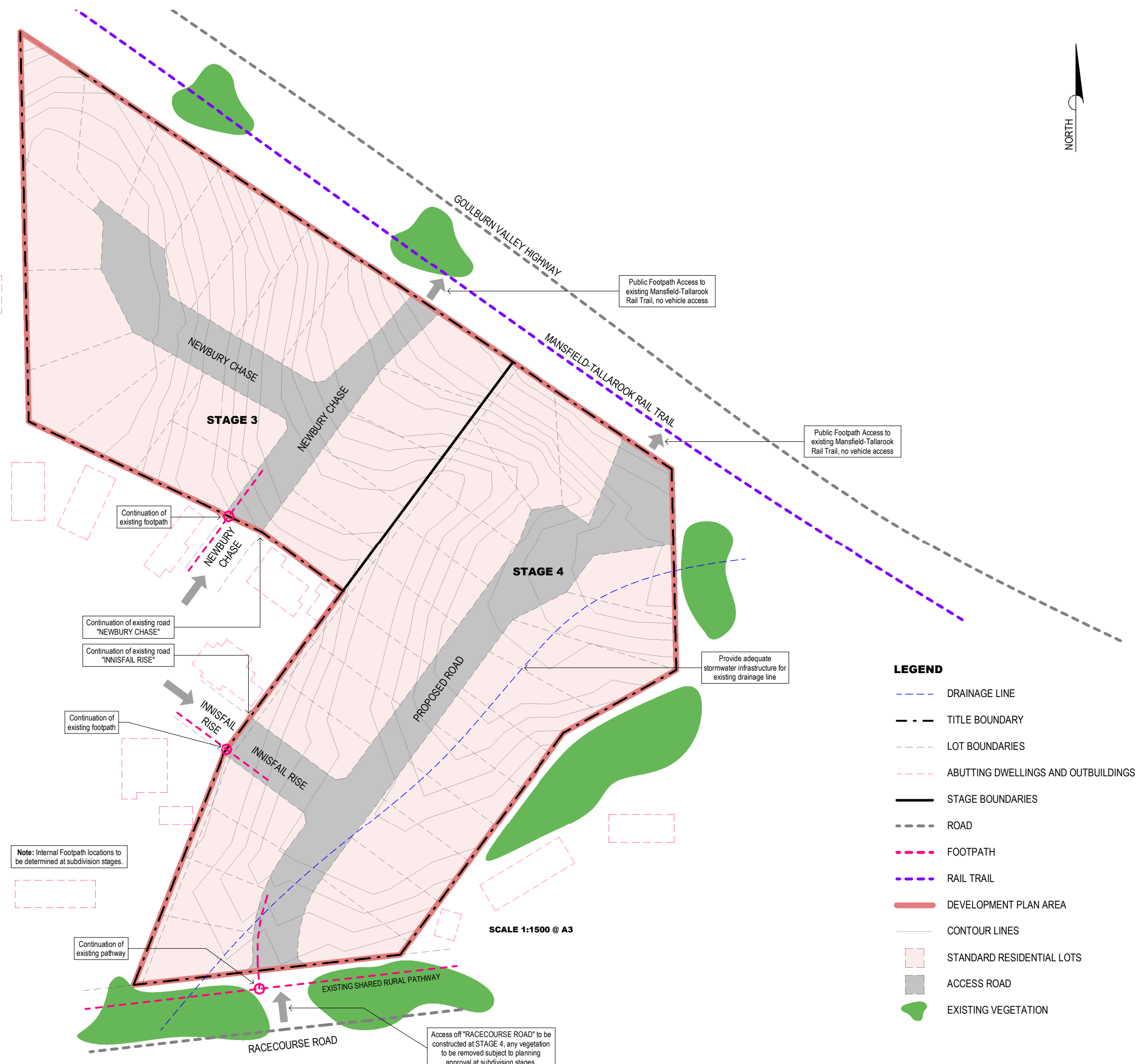
In considering whether to amend this existing development plan, the responsible authority should consider the following:

- 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 MARCH 2019**

SIGNED:

A handwritten signature in blue ink, appearing to be 'Chris Sisk', is written over a faint circular stamp.



BUSHFIRE RISK:
PART OF THE 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.

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

Note: Internal Footpath locations to be determined at subdivision stages.

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Access off "RACECOURSE ROAD" to be constructed at STAGE 4, any vegetation to be removed subject to planning approval at subdivision stages.

Provide adequate stormwater infrastructure for existing drainage line

Public Footpath Access to existing Mansfield-Tallarook Rail Trail, no vehicle access

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- LEGEND**
- DRAINAGE LINE
 - TITLE BOUNDARY
 - LOT BOUNDARIES
 - ABUTTING DWELLINGS AND OUTBUILDINGS
 - STAGE BOUNDARIES
 - ROAD
 - FOOTPATH
 - RAIL TRAIL
 - DEVELOPMENT PLAN AREA
 - CONTOUR LINES
 - STANDARD RESIDENTIAL LOTS
 - ACCESS ROAD
 - EXISTING VEGETATION