

**Development Plan, Goulburn Valley  
Highway, Alexandra**

**Murrindindi Shire Council**

**June 2014**

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## **ATTACHMENTS**

Attachments 1 – Development Site and Context Plan

Attachments 2 – Development Plan

## 1. INTRODUCTION

This development plan applies to 2291, 2381 & 2401 Goulburn Valley Highway, Alexandra, situated east of Alexandra township. A locality plan of the site is attached as **Attachment 1**. The site includes land to the north and south of Dockings Lane and is bound by the Goulburn Valley Highway to the north and east.

The overall area subject to this development plan is approximately 83 hectares in area, comprising three titles.

Under the Murrindindi Planning Scheme, the subject land is zoned Low Density Residential, with the Development Plan Overlay 3 also applying. Schedule 3 (Low Density Residential Zone) to the Development Plan Overlay requires that Murrindindi Shire Council approve a development plan before any planning permit is granted for any use, development or subdivision of the land.

## 2. TOWNSHIP CONTEXT

The land is located at the eastern edge of Alexandra township, approximately 1.8km east of the town centre.

The land use pattern in the area surrounding the subject land is:

- Land to the west and north-west of the subject site is zoned for Residential 1 but not yet developed for that purpose. This land is subject to a separate development plan.
- Land located to the north and north-east, on the opposite side of the highway, is currently zoned Farming.
- Properties to the east, north-east and south are zoned Rural Living.

## 3. SITE ANALYSIS

The site is described in plan form on the Site Analysis Plan.

### 3.1 Site Features

Site features include:

- Existing long frontage to the Goulburn Valley Highway, approximately 650m along the northern and north-western boundary and approximately 850m frontage along the eastern boundary.
- Dockings Lane is an unmade road reserve and divides the subject site into two at the central location.
- Prominent hill slope towards the central location of the site, from east, west and southern directions, and a gradual slope towards north.
- Remnant vegetation scattered throughout the site.
- Significant roadside vegetation.
- Proximate location to town centre.

### **3.2 Landform**

The site sits in a small valley that slopes to the north. Hill ridgelines run along the western and southern boundaries of the site. The site falls from the west, south and south-east towards the northern end of the site. Ridges along the southern and south-western end of the site are considered to be a prominent landscape feature.

### **3.3 Existing Land Use**

The northern parcels of the subject site are currently used for residential purposes. Two standard dwellings and associated outbuildings are located at the northern end under separate ownerships. Currently the subject site comprises open paddocks used for grazing. Five medium to large dams are found scattered throughout the site.

### **3.4 Existing Vegetation**

The existing vegetation consists of isolated open woodland patches throughout the site and some along the creek line. The dominant species are River Red-gum and Grey Box. Other species are Stringybark, Yellow Box and Manna Gum trees.

The study area is connected to three reserves, i.e. Alexandra Bushland Reserve, McKenzie Flora Reserve and McKenzie Nature Conservation Reserve, which are located south of Alexandra.

### **3.5 Links to Existing Urban Area**

The subject site has a long frontage to Goulburn Valley Highway, which runs north-west named as Downey Street and Maroondah Highway at the centre of Alexandra Township.

From the site, road access is available to the Alexandra town centre and to the eastern residential areas of the town via Dockings Lane, Pendlebury Street, Cooper Street and Nihil Street.

Wattle Street, Myrtle Street and Nihil Street are residential roads constructed of sealed surfaces. The section of Pendlebury Street, near the intersection with Dockings Lane, and Dockings Lane are of unsealed all-weather gravel surfaces, suitable for servicing rural style residential developments.

The Goulburn Valley Highway has a 60 metre reservation width, while both Wattle Street and Dockings Lane have 20m wide road reserves.

### **3.6 Existing Water & Sewerage Infrastructure**

Water:

The subject site is not currently connected with reticulated water supply. The nearest water supply main is located near the intersection of Myrtle Street and Pendlebury Street, which is approximately 800m west of the central location of the subject site. A second water main is found located along Goulburn Valley Highway, approximately 300m west of the north-west corner of the subject site.

Goulburn Valley Water advises that the Alexandra -Thornton pipeline, along Dockings Lane, is not suitable for connection to future subdivision of properties on both sides of Dockings Lane for water supply purposes.

Sewerage:

The subject land is not connected with the existing sewerage district for Alexandra. The existing sewer mains are located at the corners of Cooper Street & Wattle Street, and Pendlebury Street & Wattle Street. Given the topography of the subject site, it is not feasible to get connection with either of the nearest sewer mains.

#### **4. 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 low density residential purposes. The development plan for the land is attached as **Attachment 2**.

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.

#### **5. THE DEVELOPMENT PLAN**

##### **5.1 Objectives**

Objectives of this development plan are:

1. Provide new residential areas that are integrated into the existing urban fabric of Alexandra.
2. Provide for a variety of residential lot sizes to meet the diversity of housing types and housing needs within Alexandra township.
3. Ensure energy efficient residential development within the outskirts of Alexandra township.
4. Provide a street network that affords good levels of accessibility, connectivity and safety for vehicles and pedestrians.
5. Protect the natural landscape features of the site including remnant native vegetation, hillslopes and views.
6. Provide an open space network that is within walking distance of residential lots and, where possible, incorporates natural features.

##### **5.2 Background**

The Development Plan undertakes an integrated approach, affecting all land zoned Low Density Residential and, also considering adjoining and nearby land, such as adjoining land to the west, affected by the proposed *Development Plan, Wattle Street, Alexandra*.

The following studies have been undertaken by external consultants to address major issues affecting the land, eg vegetation, aboriginal cultural heritage, traffic and transport impacts and land capability:

- Biodiversity Assessment, Brett Lane & Associates.

- Traffic Impact Assessment, TTM Consulting (Vic).
- General Land Capability Assessment, Eco Vision Australia.
- Aboriginal Cultural Heritage Assessment, Clarkeology.

The responsible authority and relevant external authorities (Goulburn Murray Water, CFA, VicRoads, DEPI, Goulburn Valley Water and Goulburn Broken Catchment Management Authority) were consulted in the formulation of the development plan, with recommendations included in the plan.

### 5.3 Key features

Key features of the development plan are:

- Lot layout and size:

Ability for future lots to be designed in accordance with land characteristics and the minimum lots size for the Low Density Residential Zone of 0.4 hectares without reticulated sewerage. Proposed lots have been indicated south of Dockings Lane at 2291 Goulburn Valley Highway, with lots being indicated in the range of 0.51ha to 2.09ha, with an average lot size of approximately 1.04 hectare. These indicative lots are based on land capability assessment, with future detailed site specific assessment being required in finalising future subdivision layouts to ensure availability of sufficient spaces for both building and wastewater envelopes.

- Road and pedestrian linkages:

Road linkages determined in accordance the Traffic Impact Assessment, VicRoads and CFA input. Key features include vehicle exit points at Dockings Lane to the west, the Dockings Lane / Goulburn Valley Highway intersection to the east and emergency vehicle / pedestrian points in the northwest, northeast and southeast, a circuit road to the south and two east – west roads in the north, one linking to the Wattle Street development plan area to the west.

- Biodiversity and native vegetation:

Protection of native vegetation in the Dockings Lane road reserve and waterway to the south (indicated in the plan), in accordance with the biodiversity assessment and Department of Environment and Primary Industries input. Pedestrian access only is allowed in this section of Dockings Lane. The application of Section 173 Agreements will be considered for native vegetation protection under future planning permits.

- Waterway protection and wastewater management:

Waterway protection and wastewater management will be achieved to meet Murrindindi Shire, Goulburn Murray Water and Goulburn Broken Catchment Management Authority standards. Wastewater management is to be achieved through application of the *Code of Practice Onsite Wastewater Management*. Waterway protection will further achieved through building setbacks of 30 metres from any waterway and minimum setbacks of 60 metres for wastewater disposal systems from any waterway.

## 5.4 Performance measures

### Roads and services:

- Upgrade road intersection treatment at the intersection of Goulburn Valley Highway and Dockings Lane at subdivision stage, in consultation with VicRoads.
- Provide infrastructure to meet Murrindindi Shire Council and relevant service authority standards, including:
  - Roads and footpaths (as required), in accordance with the provisions of the Infrastructure Design Manual;
  - Reticulated water, including a pro-rata contribution to any upgrading to water infrastructure that may be required as a result of the proposal;
  - Underground electricity, telecommunications and street lighting (as required);
  - Drainage and stormwater infrastructure to achieve:
    - No increase to the current level of drainage discharge from the land;
    - Use water sensitive urban design principles for water conservation, stormwater / drainage design, treatment and management and treatment and management of existing waterways and dams.

### Biodiversity:

- Retention and enhancement of biodiversity and existing native vegetation to implement the objectives and no net loss principles of the *Victoria Native Vegetation Management – A Framework for Action*.
- Retain and enhance biodiversity and existing native vegetation in the future subdivision and development of the land through measures that include:
  - Implementation of the objective for no net loss;
  - Siting of future development, roads and services to protect remnant native vegetation;
  - Use of Section 173 Agreements to protect native vegetation on private lots and any native vegetation within 30 metres of any waterway.

### Wastewater:

- Provide onsite wastewater disposal systems are required for all lots in the development to:
  - Meet relevant standards under the *Code of Practice Onsite Wastewater Management*, Publication No 891.3, February 2013 and *On-site domestic – wastewater management*, AS/NZS 1547:2000 (or as amended);
  - Achieve a minimum setback of 60 metres for wastewater disposal systems from any waterway.

### Waterways:

- 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.

Cultural heritage:

- A Cultural Heritage Management Plan will be required prior to the issue of any planning permit for the subdivision or other 'high impact use' on land identified as being within a 'sensitive' area, ie the northwestern section of the development plan.

## **6. STAGING**

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.

## **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.

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 low density residential purposes.



**DEVELOPMENT PLAN APPROVED BY MURRINDINDI SHIRE COUNCIL  
ON 25 JUNE 2014**

**SIGNED:**

*Margaret 3 Abbey*

**MARGARET ABBEY, CHIEF EXECUTIVE OFFICER**

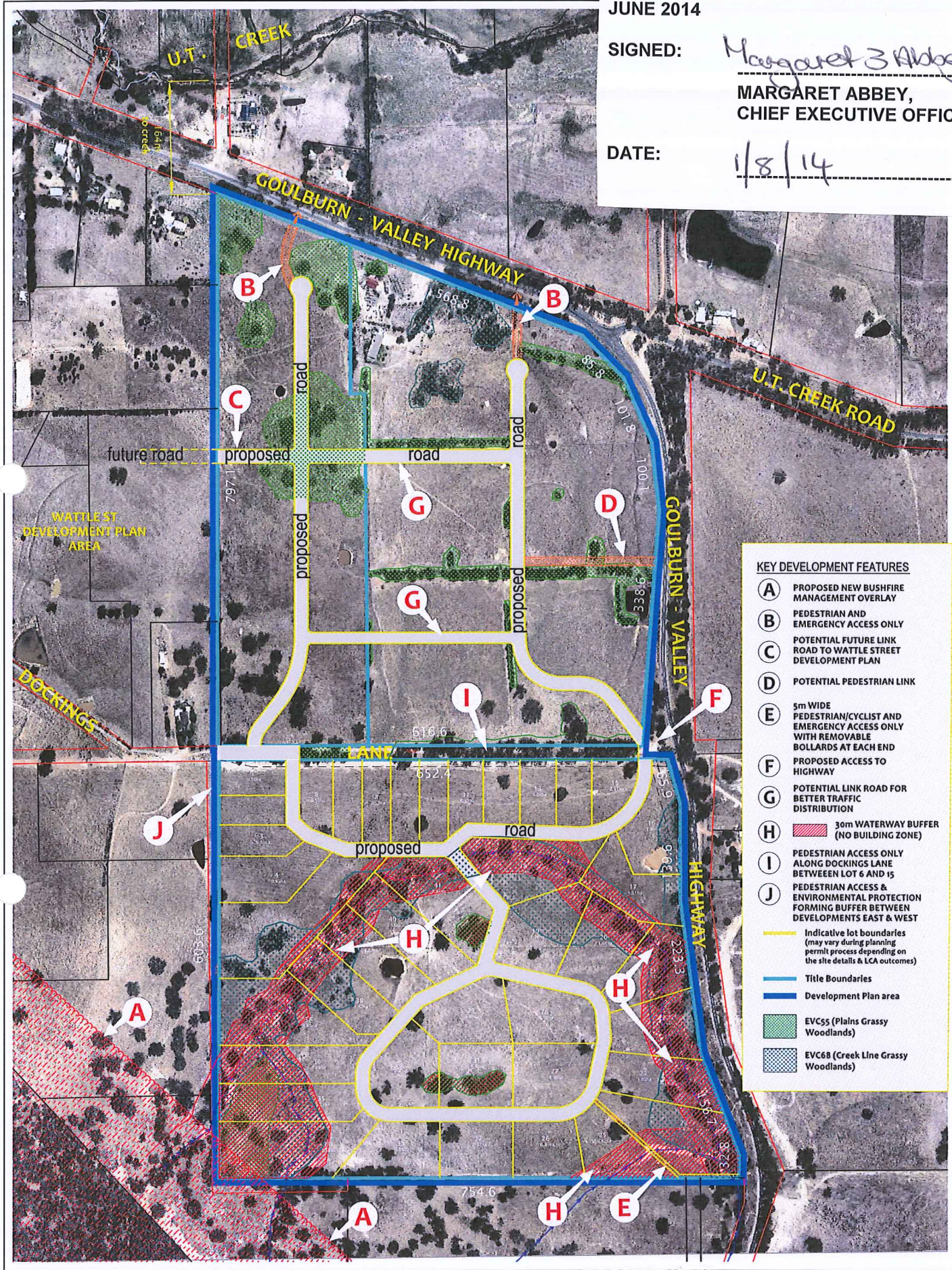
**DATE:**

*29 July 2014*

DEVELOPMENT PLAN APPROVED BY  
MURRINDINDI SHIRE COUNCIL ON 25  
JUNE 2014

SIGNED: *Margaret Abbey*  
MARGARET ABBEY,  
CHIEF EXECUTIVE OFFICER

DATE: 1/8/14



- KEY DEVELOPMENT FEATURES**
- (A)** PROPOSED NEW BUSHFIRE MANAGEMENT OVERLAY
  - (B)** PEDESTRIAN AND EMERGENCY ACCESS ONLY
  - (C)** POTENTIAL FUTURE LINK ROAD TO WATTLE STREET DEVELOPMENT PLAN
  - (D)** POTENTIAL PEDESTRIAN LINK
  - (E)** 5m WIDE PEDESTRIAN/CYCLIST AND EMERGENCY ACCESS ONLY WITH REMOVABLE BOLLARDS AT EACH END
  - (F)** PROPOSED ACCESS TO HIGHWAY
  - (G)** POTENTIAL LINK ROAD FOR BETTER TRAFFIC DISTRIBUTION
  - (H)** 30m WATERWAY BUFFER (NO BUILDING ZONE)
  - (I)** PEDESTRIAN ACCESS ONLY ALONG DOCKINGS LANE BETWEEN LOT 6 AND 15
  - (J)** PEDESTRIAN ACCESS & ENVIRONMENTAL PROTECTION FORMING BUFFER BETWEEN DEVELOPMENTS EAST & WEST
- Indicative lot boundaries (may vary during planning permit process depending on the site details & LCA outcomes)
- Title Boundaries
- Development Plan area
- EVC55 (Plains Grassy Woodlands)
- EVC68 (Creek Line Grassy Woodlands)

SCALE 1:5,000 (A3)  
LENGTHS ARE IN METRES  
Principal Faranda Dale PL

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