

**DEVELOPMENT PLAN**  
**KINGLAKE WEST**

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**APPENDICES:**

- A. KINGLAKE WEST DEVELOPMENT PLAN

## **1. THE LAND:**

This development plan applies to land on the eastern side of Whittlesea – Yea Road, north of Whittlesea – Kinglake Road, south of Nichols Road and west of the existing low density residential subdivision in Edenvale Crescent / Amlyn Court.

The land is located approximately 50kms from Melbourne, approximately 11kms west of the Kinglake Village and 13 kms north of the Whittlesea township.

## **2. SITE AND TOWNSHIP CONTEXT:**

Under the Murrindindi Planning Scheme, the land is zoned Rural Living. The Development Plan Overlay 6 (Rural Living Zone, Kinglake West and Pheasant Creek) also applies to the whole of the land zoned Rural Living. The land was zoned Rural Living, with the Development Plan Overlay 6 applied to it, through Amendment C12, gazetted in July 2007. Amendment C12 implemented the Kinglake West and Pheasant Creek sections of the *Kinglake Flowerdale Integrated Strategy Plan*, March 2003. This Plan recognised the unique potential for low-density residential lifestyle opportunities, also the need to protect the environmental significance and special character of this area.

The surrounding area is developed with a variety of low-density residential sized allotments, nestled between the various parts of the Kinglake National Park. It is in the midst of an agricultural area, which includes specialist nurseries and berry farms. The site is ideally suited to provide a rural living lifestyle in harmony with the environment.

## **3. PROPOSED USE AND DEVELOPMENT OF LAND:**

This development plan defines an area and the form and conditions for the future use and development of the land for rural living purposes.

Any application for use, buildings and works must:

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

The Kinglake West Development Plan is attached as Appendix A.

## **4. DEVELOPMENT PLAN OBJECTIVES AND PERFORMANCE MEASURES:**

### ***Objectives:***

Objectives of this development plan are:

- Provide for a high quality rural residential development that respects and responds to the existing physical and environmental conditions and constraints.
- Provide rural living opportunities as an extension to the existing Kinglake West settlement.

- Ensure that future subdivision achieves an absolute minimum of two (2) hectares for each lot.
- Create a rural residential environment that creates the opportunity for a variety of lifestyle options, while protecting the existing special character of the neighbourhood.

**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 for rural living 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 6 (Rural Living Zone, Kinglake West and Pheasant Creek) that applies to the land.

*Site and building design:*

- A minimum subdivision size of two (2) hectares. This (2) hectare minimum size is the absolute minimum lot size to apply in this development plan area. The averaging provision in the Rural Living Zone (allowing a permit to be granted for a smaller lot if the subdivision is the re-subdivision of existing lots and the number of lots is not increased) does not apply to this development plan area.
- Creation of building envelopes or building exclusion zones through any future planning permit.
- Design subdivisions to achieve excellent solar access for lots and buildings.
- Encourage dwelling materials of non-reflective materials in muted tones and the use of rainwater tanks for all future dwellings.
- Construct only 'fauna friendly' fencing.

*Services, roads and linkages:*

- Provision of a range of urban services, including sealed roads, drainage, electricity and telecommunications to meet Murrindindi Shire Council and service authority standards. Provide a safe road network to serve development, incorporating Whittlesea – Yea Road, Whittlesea – Kinglake Road, existing local roads and proposed local roads. Satisfactory onsite effluent disposal to comply with the *Code of Practice Onsite Wastewater Management*, March 2003, Publication number 891.3 February 2013 (as amended), including the use of a Land Capability Assessment, an Onsite Domestic Wastewater Management Plan, water reuse and ongoing management and monitoring of the system.
- Prepare a Stormwater Management Plan using water sensitive urban design (WSUD) principles prior to the granting of any planning permit for subdivision.
- Provide temporary road access from Whittlesea – Yea Road to service the central development plan area until such time as access is available from the adjoining property or the future north – south road that will be constructed to service the overall development. Consideration will be given to a Section 173 Agreement at a future planning permit application stage to ensure removal of the temporary access as soon as the alternative internal access becomes available.
- Prevent additional individual access points from Whittlesea – Yea Road, while recognising the continuing use of existing driveways.

- Provide an internal north – south road being developed as part of this plan, catering for shared use for vehicles, pedestrians, cyclists and equestrians.
- Provide pedestrian linkages between existing carriageway reserves within the adjoining Edenvale Crescent Estate to the east and the internal north – south road being developed as part of this plan, catering for shared use for pedestrians, cyclists and equestrians.
- Provide for the potential extension of Amlyn Court to the east and the internal north – south road being developed as part of this plan, catering for shared use for vehicles, pedestrians, cyclists and equestrians.
- Provide a pedestrian walkway / bicycle path adjacent to the whole of the land on the Whittlesea – Yea Road with native vegetation being fully assessed and protected.
- Indicate the need to consider additional recreation contributions (land, monetary contribution or a mixture of both) through future planning permits for subdivision.

*Environment:*

- Assessment of general land capability, natural landscape features and views, environmental resources, protection of remnant native vegetation, additional landscaping and land constraints for any subdivision or development of the land, in accordance with a site analysis plan submitted at planning permit stage.
- Protection of drainage lines in the northwest and south, with the drainage line adjacent to Amlyn Court to the east fully incorporated into a reserve across the whole of the land to Whittlesea – Yea Road.
- Protection of water quality in waterways, including provision of a minimum building setback of 30 metres from any waterway and establishment of native vegetation riparian corridors along waterways on both private and public land.
- Retain and enhance biodiversity and existing native vegetation to implement the objectives and ‘net gain’ principles of the *Victoria Native Vegetation Management – A Framework for Action*.
- Protect remnant native vegetation through future proposals for subdivision and development.
- Provide landscaping within open space, buffer zones adjacent to drainage lanes and within the internal road reserves, detail being determined after the completion of the individual land management plans through individual planning permit applications.
- Any revegetation planting and any riparian planting in waterways and drainage lines be only with local indigenous species.
- Address measures to protect native vegetation as much as possible in future planning permit proposals and approvals for subdivision, roads, services and dwellings.

**5. LIFE OF THE DEVELOPMENT PLAN AND PLAN REVIEW:**

This plan will expire ten (10) 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:

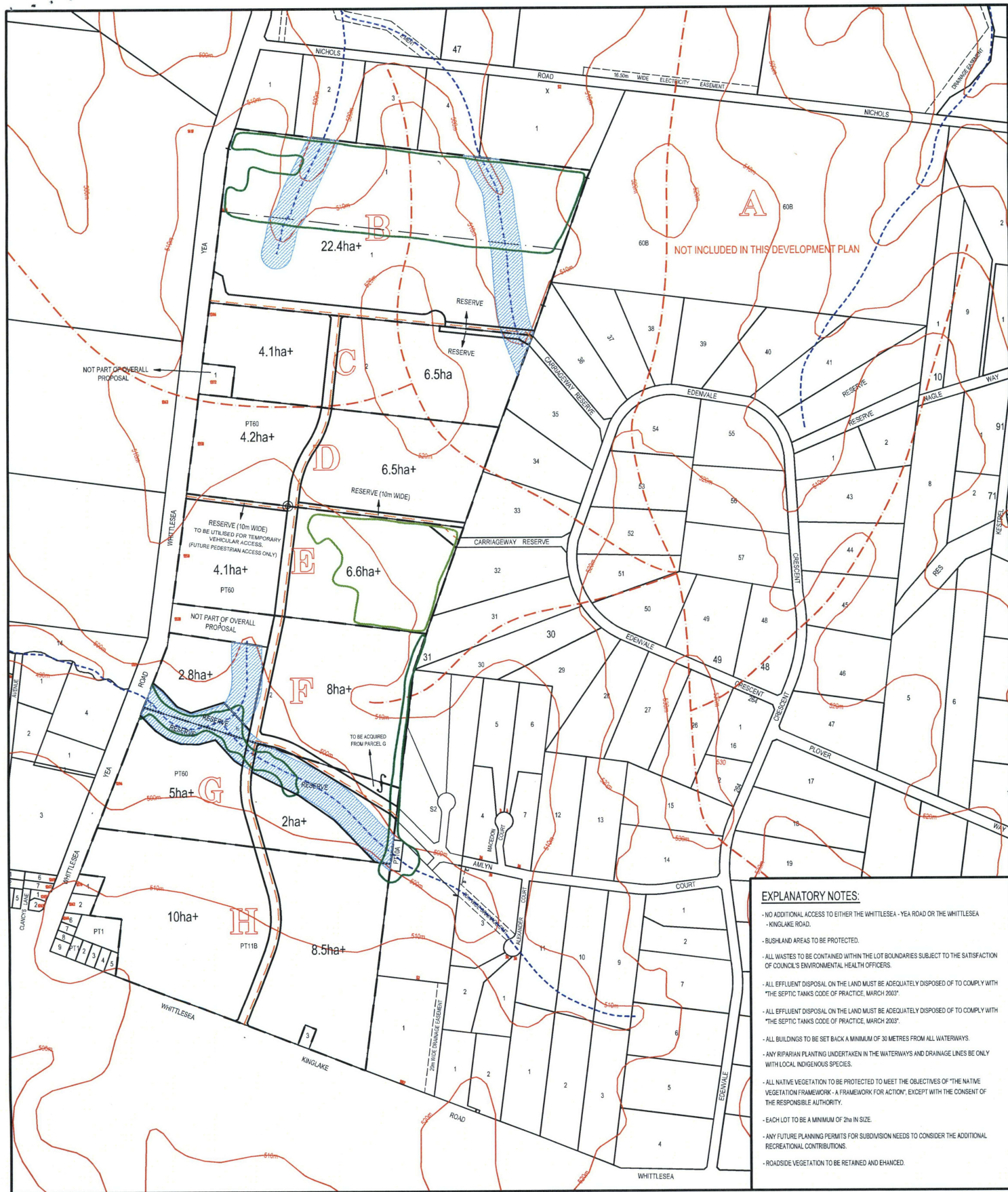
- Whether the amendment meets the objectives and performance measures of the original development plan.
- Current Murrindindi Planning Scheme strategies, policies and controls for the use and development of the land.
- Relevant council directions, strategies and guidelines.
- The need for co-ordinated and efficient use and development of land.
- The need to provide development and lot supply for the purpose of the applicable zone.
- Retention of the land for future use and development for low-density residential purposes.

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**DEVELOPMENT PLAN APPROVED BY THE MURRINDINDI SHIRE COUNCIL ON 23 APRIL 2014**

SIGNED: Margaret S Abbey  
(MARGARET ABBEY, CHIEF EXECUTIVE OFFICER)

DATE: 24.4.14



- EXPLANATORY NOTES:**
- NO ADDITIONAL ACCESS TO EITHER THE WHITTLESEA - YEA ROAD OR THE WHITTLESEA - KINGLAKE ROAD.
  - BUSHLAND AREAS TO BE PROTECTED.
  - ALL WASTES TO BE CONTAINED WITHIN THE LOT BOUNDARIES SUBJECT TO THE SATISFACTION OF COUNCIL'S ENVIRONMENTAL HEALTH OFFICERS.
  - ALL EFFLUENT DISPOSAL ON THE LAND MUST BE ADEQUATELY DISPOSED OF TO COMPLY WITH "THE SEPTIC TANKS CODE OF PRACTICE, MARCH 2003".
  - ALL EFFLUENT DISPOSAL ON THE LAND MUST BE ADEQUATELY DISPOSED OF TO COMPLY WITH "THE SEPTIC TANKS CODE OF PRACTICE, MARCH 2003".
  - ALL BUILDINGS TO BE SET BACK A MINIMUM OF 30 METRES FROM ALL WATERWAYS.
  - ANY RIPARIAN PLANTING UNDERTAKEN IN THE WATERWAYS AND DRAINAGE LINES BE ONLY WITH LOCAL INDIGENOUS SPECIES.
  - ALL NATIVE VEGETATION ON THE LAND MUST BE PROTECTED TO MEET THE OBJECTIVES OF THE NATIVE VEGETATION FRAMEWORK - A FRAMEWORK FOR ACTION, EXCEPT WITH THE CONSENT OF THE RESPONSIBLE AUTHORITY.
  - EACH LOT TO BE A MINIMUM OF 2ha IN SIZE.
  - ANY FUTURE PLANNING PERMITS FOR SUBDIVISION NEEDS TO CONSIDER THE ADDITIONAL RECREATIONAL CONTRIBUTIONS.
  - ROADSIDE VEGETATION TO BE RETAINED AND ENHANCED.

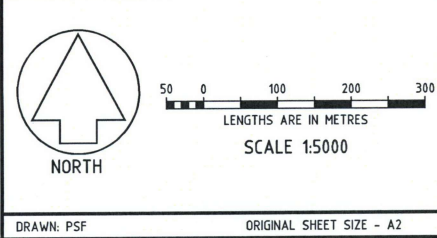
<ul style="list-style-type: none"> <li>--- SUBJECT LAND</li> <li>- - - RIDGE LINE</li> <li>- - - GULLY / WATERCOURSE</li> <li>- - - PROPOSED LINKAGES</li> </ul>	<ul style="list-style-type: none"> <li>~ HIGH CONSERVATION SIGNIFICANCE</li> <li>~ VERY HIGH CONSERVATION SIGNIFICANCE</li> <li>30m BUFFER FROM CENTRELINE OF MAJOR WATERCOURSE, TO BE ENCUMBERED BY A DRAINAGE EASEMENT.</li> </ul>	<p><b>EXISTING PARCELS</b></p> <ul style="list-style-type: none"> <li>A CROWN ALLOTMENT 60B, PARISH OF KINGLAKE</li> <li>B LOT 1 ON TP123510C &amp; LOT 1 ON TP240574U (#1406)</li> <li>C LOT 2 ON LP61988 (#1386)</li> <li>D LOT 1 ON TP534488 (#1358)</li> <li>E LOT 1 ON TP603843 (#1350)</li> <li>F LOT 2 ON LP12992</li> <li>G LOT 1 ON TP173724 (#1296)</li> <li>H LOT 2 ON TP405823 (#1230)</li> </ul>
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**NOTES:**

THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS STATUTORY AUTHORITIES. DIMENSIONS HEREON ARE SUBJECT TO SURVEY.

PROPERTY BOUNDARIES AND CONTOURS SHOWN HEREON ARE TAKEN FROM THE VICMAPS DIGITAL PROPERTY AND CONTOUR INFORMATION SUPPLIED TO MILLAR & MERRIGAN UNDER LICENCE AGREEMENT FROM LAND VICTORIA. THE ACCURACY OF THIS INFORMATION HAS NOT BEEN VERIFIED BY THIS OFFICE.

CONTOUR VERTICAL INTERVAL 1 METRE.



**DEVELOPMENT PLAN**

STREET WHITTLESEA YEA ROAD  
 LOCALITY. KINGLAKE WEST  
 MELWAY REF. 627 H-3 MUNICIPALITY MURRINDINDI

	MILLAR & MERRIGAN PTY. LTD. ACN 085 541 668 126 MERRINDALE DRIVE, CROYDON Telephone (03) 8720 9500 Facsimile (03) 8720 9501 Email survey@millermerrigan.com.au PO BOX 347 CROYDON VIC 3136	VERSION: <b>7: 2/3/2010</b> REF. <b>13123M2</b>
	DRAWN: PSF ORIGINAL SHEET SIZE - A2	