

# **Development Plan, Lawrances Road, Yea**

**Murrindindi Shire Council**

**August 2014**

## **Introduction and Context**

This Development Plan has been prepared by Murrindindi Shire Council to be the Development Plan for the Lawrances Road, Yea residential area under Clause 43.04 of the Murrindindi Planning Scheme. As a result of the approval of this Development Plan, all planning proposals for this area must be generally in accordance with the requirements of this Plan.

This Development Plan replaces the Development Plan for Lawrances Road, Yea residential area which was approved by Murrindindi Shire Council in December 2001 but has now expired. The previous plan included the land to the immediate south zoned Low Density Residential Zone, but this land has not been included in this Development Plan.

## **The Land**

This development plan applies to an area of approximately 34 hectares in area on the western side of the township of Yea. Under the Murrindindi Planning Scheme, the land is zoned General Residential and Urban Floodway (eastern edge of plan area adjoining Boundary Creek) with the Development Plan Overlay Schedule 1 (Residential 1 Zone) and Land Subject to Inundation Overlay (eastern edge of plan area adjoining Boundary Creek) also applying.

The site includes land to the east of Lawrances Road and is bounded by Racecourse Road to the north, Lawrances Road to the west and the Urban Floodway Zone covering Boundary Creek to the east. To the immediate south beyond an unnamed road reserve, the land is zoned Low Density Residential. On the northwest corner of Racecourse Road and Lawrances Road the Yea Secondary College is located on land zoned Public Use.

The site comprises cleared land on the majority of the site, with some residential dwellings in Yea Springs Drive and William Hovell Way. These roads are the first stage of subdivision.

The land slopes to the north, with the creek flowing into the Yea River to the north of the town, with the slope increasing further to the south in the low density residential area. A large dam with dwelling and other infrastructure is located on the south of the school site, with a dwelling located on the portion of the site abutting Racecourse Road.

## **Site and Township Context**

The site is on the western edge of Yea township; approximately 1 km from the town centre. On the immediate east of the creek an industrial area is established on land zoned Industrial 1. A separate Development Plan has been prepared for this area. The Yea Secondary College is situated on the immediate northwest corner of the site. To the north of Racecourse Road, another residential area is located, also with a development Plan applied to the land. The Yea Racecourse is located further to the northwest.

A Site Assessment and Response is shown as **Figure 1** of this Development Plan. Key landscape features include a gentle valley with slopes to the south and rolling hills in the further distance north and south of the site, the creek between the existing township to the east and the site, the open grazing land to the south, and the relative accessibility and proximity to the central part of the town.

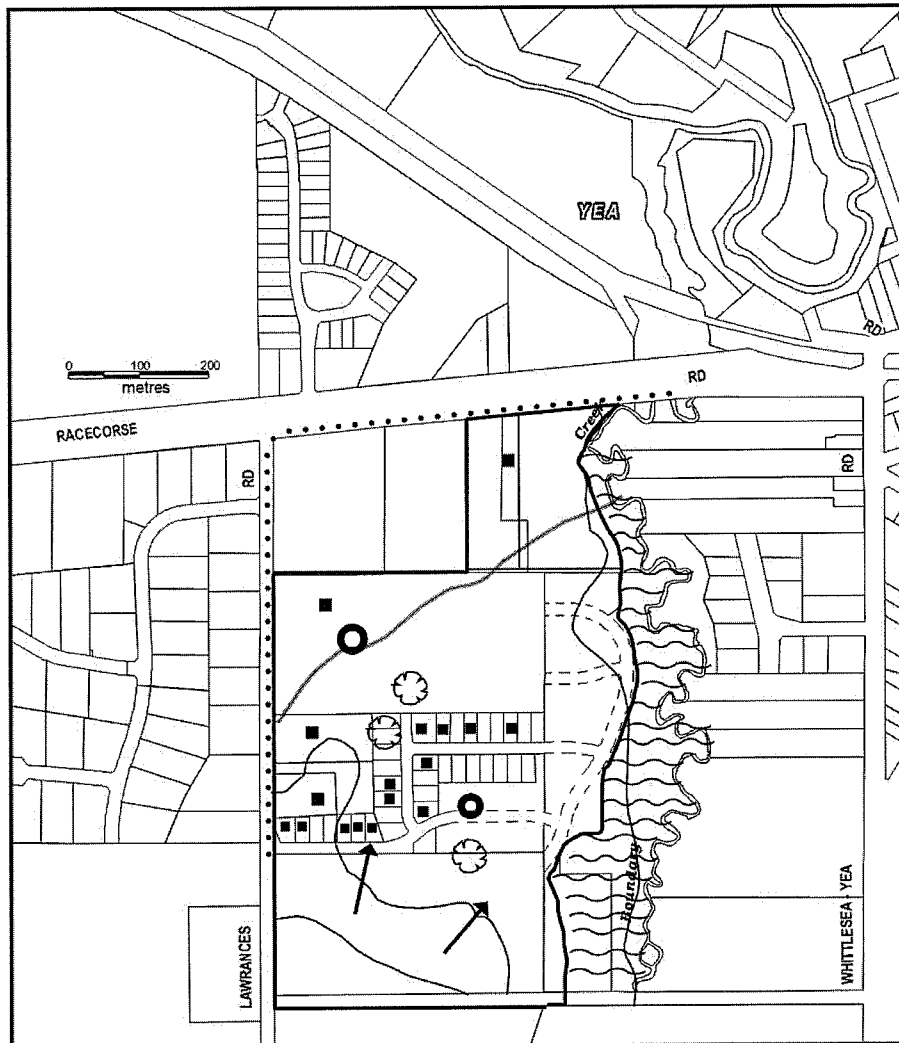
The subject land is within the existing water supply district for Yea. Existing water mains are located in Racecourse Road and also part of the way along Lawrances Road. The new development on the subject land has water and sewerage connections.

The subject land is within the existing sewerage district for Yea. A reticulated sewer main is located at the northern end of the site within the grounds of the Secondary College. As the subject land generally rises to the south from this point, the existing sewer would be extended to service development of the site.

**Figure 1: Site Assessment and Response – Lawrances Road Yea**

**LAWRANCE ROAD, YEA**

**SITE ANALYSIS**



**LEGEND**

- |                         |                                     |
|-------------------------|-------------------------------------|
| ■ Existing house        | ⊗ Existing vegetation               |
| ○ Existing dam          | ≡ Drainage line                     |
| ••• Existing water main | ← Major viewlines                   |
| — Existing Roads        | - - - Unconstructed subdivided road |



## **Use and Development of Land**

Any use and development of land must be generally in accordance with the plan forming part of this development plan, outlined as **Figure 2**.

This Development Plan envisages the land being used for fully serviced residential development with a range of lot sizes. Development of the land will take into consideration the need to protect existing vegetation and the creek environs, natural landscape features and views and the hill slopes and ridgelines of the locality.

Lot sizes in the southern section of the Development Plan will be in the range of 1000m to 2000m to form a buffer between the land and Low Density Residential land to the south.

## **Development Plan Objectives**

The planning objectives of this Development Plan are to:

- Achieve a high quality residential development which respects and responds to the existing physical and environmental conditions and constraints.
- Facilitate a range of varied residential development options which respond to the local environment, benefit from and protect the landscape features including the views of hill slopes and ridgelines.
- Provide new residential areas that are integrated into the existing urban fabric of Yea.
- Provide a street network that affords good levels of accessibility and safety for vehicles and pedestrians.
- Protect the natural landscape features of the site including Boundary Creek, remnant native vegetation, hill slopes and views.
- Integrate the environs of Boundary Creek into the layout and design of the residential community.
- Provide an open space network with continuous pedestrian access along Boundary Creek.
- Provide for a variety of residential lot sizes to meet the diversity of housing types and housing needs, including a transition from typical residential densities in the northern sections to lower densities in the south.
- Maximise site opportunities for solar orientation of residential lots.
- Provide for staged development to meet market demand for new housing and facilitate efficient provision of services.
- Protect the water quality and creek environs of Boundary Creek.

## **Performance Measures**

The following performance measures are to be met for any proposed use and development of the land for residential purposes. These performance measures address the schedule requirements in the Development Plan Overlay Schedule 1 (Residential 1 Zone) that applies to the land.

### ***General use and development of land:***

- The development facilitates high-quality residential development which is sympathetic to the local environment and surrounding development, and responds to the site constraints and features with innovative and adaptive design and development.
- Development blends the residential use of the land with land features on the land and adjoining land.

### ***Site and lot layout and orientation:***

- The development layout facilitates the preservation of native vegetation, achieves good solar access to lots, links harmoniously with existing development, and protects and enhances the creek lines and environs with quality open space and movement linkages.
- The site and lot layout enables the efficient use of available land and infrastructure and provides a choice of lot sizes and configurations.
- Encourage environmentally sustainable design features in allotments that promote higher water and energy efficiency outcomes.
- Road linkages are provided to Lawrances Road and Racecourse Road as shown on the Plan.
- The layout of lots facing the creek line and placement of dwellings on these lots is to facilitate passive surveillance of access and open space along the creek line.
- Lots facing the creek line should orient the dwelling to provide a facade with windows facing towards the creek.
- Minimum setback distances from street boundaries should be generally be applied for new dwellings with frontage to the following existing roads:
  - Lawrances Road: 15 metres;
  - Racecourse Road: 15 metres.

### ***Road and other infrastructure standards:***

Services:

- Provide infrastructure to meet Murrindindi Shire Council and relevant service authority standards, including:
  - Roads, footpaths and bicycle tracks (as required), in accordance with the provisions of the *Infrastructure Design Manual*;
  - Drainage and stormwater infrastructure;
  - 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 waterways:

- Drainage must be satisfactorily provided to the land, including:
  - Full assessment of drainage functions and options for each land parcel at future application for planning permit stage;
  - Use of best practice water sensitive urban design principles for water conservation, stormwater / drainage design, treatment and management of existing waterways and dams.
- A minimum building setback of 30 metres is provided from any designated waterway (following classification of any waterway from Goulburn Murray Water).

#### **Landscape and native vegetation:**

- A high-quality landscape and streetscape treatment is achieved.
- Protection of the creek line of Boundary Creek and other existing native vegetation is incorporated into the development, with replanting of indigenous species to enhance existing stands.
- Protect the natural landscape features of the site, including waterways, remnant native vegetation (including paddock trees) and views.
- Retain and enhance biodiversity and existing native vegetation in the future subdivision and development of the land through measures that include:
  - Implementation of the objectives of the *Permitted clearing of native vegetation - Biodiversity assessment guidelines*, DEPI, September 2013, including no net loss in the contribution of native vegetation to biodiversity and avoiding and minimising significant impacts, including cumulative impacts, of land use and development on biodiversity values;
  - An identification of native vegetation, with protection measures being formalised and / or assessment of losses and potential offsets undertaken;
  - Siting of future development, roads and services to protect remnant native vegetation.
- Use of measures such as restrictions on title or Section 173 Agreements to protect native vegetation on private lots and any native vegetation within 30 metres of any waterway.

#### **Open space:**

- Open space is linked to existing open space networks. Ready access is available from all lots on the development, with no more than a 300m walking distance to open space from each lot.
- An open space area to be developed as a community park is located on the eastern side of the residential area nearby Boundary Creek.

#### **Staging Provisions**

There are no staging requirements.

Interim subdivision of land may be granted to create one additional lot for the purpose of an existing dwelling, with the area of the lot being the minimum area required for the dwelling and immediate outbuilding/s.

**Life of This Plan**

This Plan will expire fifteen (15) years after approval by Murrindindi Shire Council.

An approved development plan may be reviewed. Any major proposed modifications to this Plan during the life of the Plan will be subject to a consultation process with potentially affected landowners and other parties, and relevant service and government agencies.

**DEVELOPMENT PLAN APPROVED BY MURRINDINDI SHIRE COUNCIL  
ON 27 AUGUST 2014**

**SIGNED:**

*Margaret S Abbey*  
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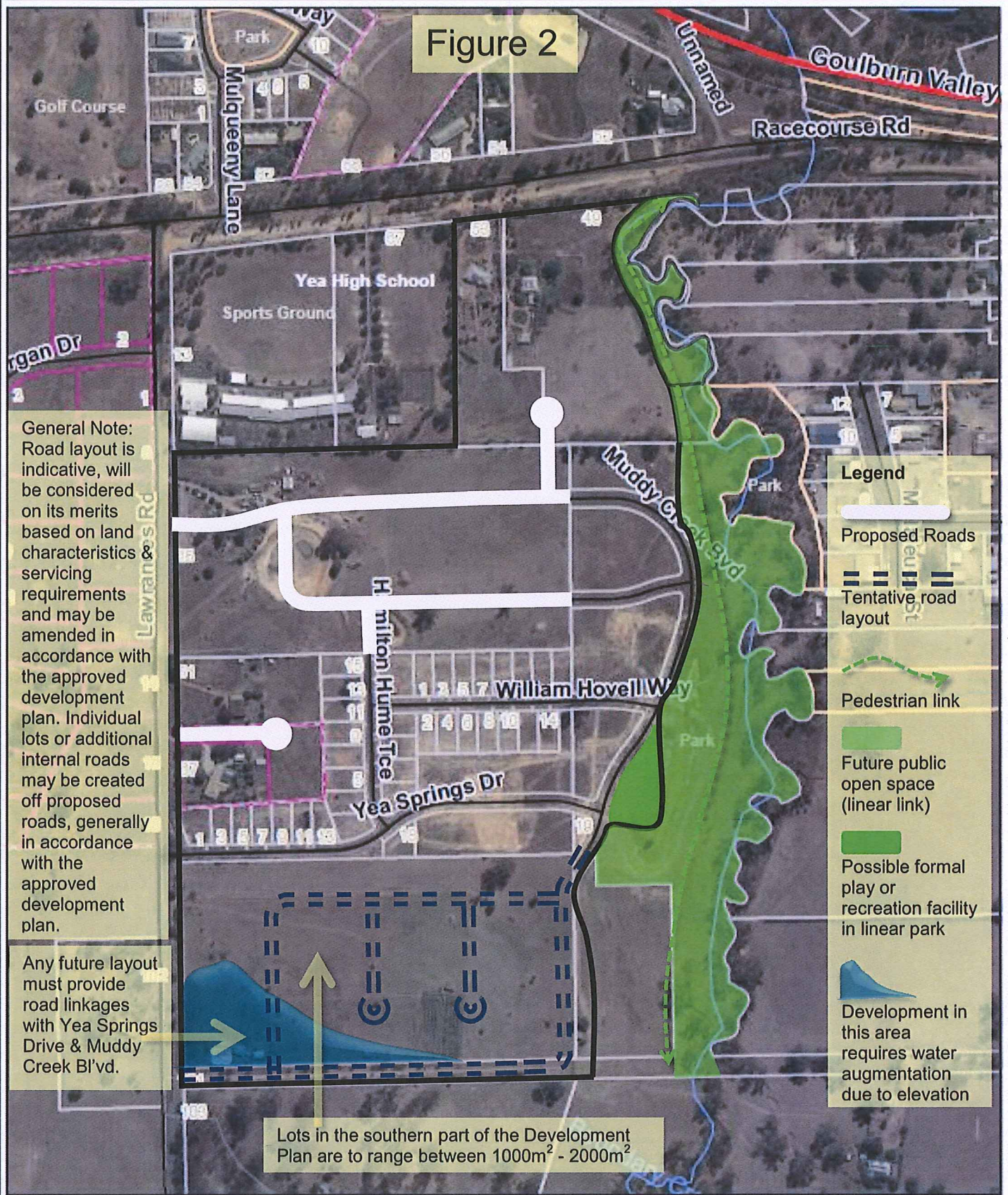
**MARGARET ABBEY, CHIEF EXECUTIVE OFFICER**

**DATE:**

*4/9/14*  
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Figure 2



General Note: Road layout is indicative, will be considered on its merits based on land characteristics & servicing requirements and may be amended in accordance with the approved development plan. Individual lots or additional internal roads may be created off proposed roads, generally in accordance with the approved development plan.

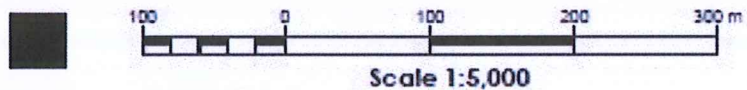
Any future layout must provide road linkages with Yea Springs Drive & Muddy Creek Bl'vd.

Lots in the southern part of the Development Plan are to range between 1000m<sup>2</sup> - 2000m<sup>2</sup>

**Legend**

- Proposed Roads
- Tentative road layout
- Pedestrian link
- Future public open space (linear link)
- Possible formal play or recreation facility in linear park
- Development in this area requires water augmentation due to elevation

**Development Plan  
Lawrances Road, Yea**



Printed 8/8/2013

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



DEVELOPMENT PLAN APPROVED BY MURRINDINDI SHIRE COUNCIL ON 27 AUGUST 2014

SIGNED: Margaret Abbey  
MARGARET ABBEY, CHIEF EXECUTIVE OFFICER

DATE: 4/9/14