

Development Plan, Wattle Street, Alexandra

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 Wattle Street Area, Alexandra 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 Wattle Street Area which was approved by Murrindindi Shire Council in December 2001 but has now expired.

The land to the immediate east is zoned Low Density Residential and is subject to the approved *Development Plan, Goulburn Valley Highway, Alexandra*, August 2014.

The Land

This development plan applies to an area of approximately 46 hectares, located on the eastern side of Alexandra township. Under the Murrindindi Planning Scheme, the land is zoned General Residential and Urban Floodway with the Development Plan Overlay Schedule 1 (Residential 1 Zone) applying to the land.

The land is located approximately 0.8 km from the central business area of Alexandra township, with direct access on its northern side via the Goulburn Valley Highway which abuts the land. The site's highway frontage is part of the eastern entrance to Alexandra township.

The site is bounded by Goulburn Valley Highway to the north, Wattle Street to the west, Pendlebury Street to the south and private land (subject to the *Development Plan, Goulburn Valley Highway, Alexandra*) to the east.

The site comprises cleared land on the majority of the site with planted fence lines and individual paddock trees although a stand of remnant native vegetation is located in the northwestern corner of the area. Significant roadside vegetation is evident. A tributary of U.T. Creek flows to the north along the east side of Wattle Street. The land is in a valley which slopes from the south to the north, rising to the east and west, with a more prominent hill to the south.

Several dwellings are located in the north-eastern corner of the development plan area, with isolated dwellings elsewhere, typically associated with the agricultural use of the land.

Site and Township Context

The site is on the eastern edge of Alexandra township; traditional grid-style residential development abuts it to the west and to the south is a nature reserve. Undeveloped land to the east is zoned for low density development. Further to the east, the land is in the Farming Zone.

To the north of the site, on the northern side of the Goulburn Valley Highway, the land closest to the site is zoned General Residential, while further north the land is in the Industrial 2 Zone. Alexandra Hospital is located close to the site to the west.

The site has good access to the township with all east-west streets in the southern section of the township including Pendlebury, Cooper, Nihil and Downey Streets (Goulburn Valley

Highway) providing access from the locality. Pedestrian access is available along existing residential street footpaths.

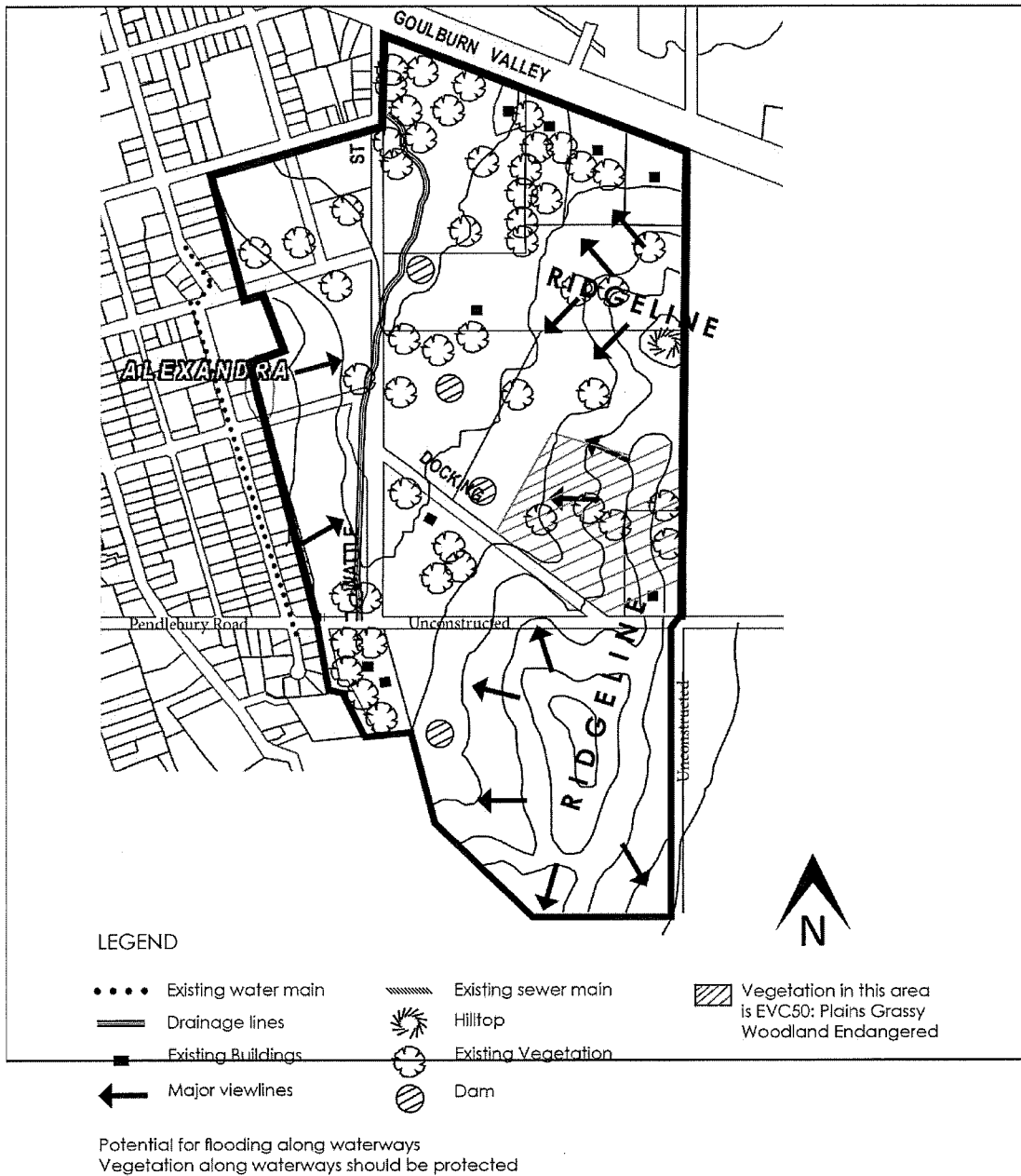
The locality is within the water supply and sewerage district for Alexandra. Reticulated town water and sewerage services are available at the nearby residential streets and in the Goulburn Valley Highway reservation. Depending on the extent and density of development, augmentation of the existing water supply distribution system may be required to ensure an adequate supply in the future.

A Site Assessment and Response is shown as **Figure 1** of this Development Plan. Key salient features are the landscape features of a gentle valley, slopes and hillsides, the transition between the existing residential land use pattern of the township to the west and the open grazing land to the east, and the relative accessibility and proximity to the central part of the town.

Figure 1: Site Assessment and Response – Wattle Street Area

WATTLE STREET AREA, ALEXANDRA

SITE ANALYSIS



Use and Development of Land

Any use and development of land must be generally in accordance with the plans forming part of this development plan, outlined as **Figures 2 and 3**.

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.

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.
- Provide residential development which provides a transition between the urban residential densities to the west and the abutting low density zoned land to the east.
- 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.

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 Pendlebury and Wattle Streets as shown on the plan.

- Minimum setback distances from street boundaries should be generally be applied for new dwellings with frontage to the following existing roads:
 - Wattle Street: 15 metres;
 - Pendlebury Street: 10 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, with a drainage system provided by:
 - Full assessment of drainage functions and options for each land parcel at future application for planning permit stage;
 - Provision of drainage easements as required (likely to be a minimum of 15 metres width) along drainage lines;
 - Implementation of either or both of the following drainage systems:
 1. Onsite detention and treatment, with drainage discharge to the northwest of Wattle Street into the existing drainage system (this option will require the use of a drainage reserve, probably Lot 3 in the northwestern corner of Goulburn Valley Highway and Wattle Street, as indicated in the development plan inset);
 2. Drainage outfall to the north of the land through a drainage system flowing under the Goulburn Valley Highway;
 - Ensuring no increased impact on downstream properties, particularly limiting peak flow runoff to predevelopment levels.
 - Use of best practice water sensitive urban design principles for water conservation, stormwater / drainage design, treatment and management of existing waterways and dams;
- Provision of a minimum building setback of 30 metres 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 drainage lines and other existing native vegetation is incorporated into the development, with replanting of indigenous species to enhance existing stands in accordance with an overall landscape plan to the satisfaction of the responsible authority.
- Protect the natural landscape features of the site, including waterways, remnant native vegetation (including paddock trees), hill slopes 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.

Fencing:

Fencing of lots in the eastern and southern lower-density portions of the site is to be farm-style post and wire type.

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;
- Interim 'superlots' of 4 hectare minimum lot size when it can be demonstrated that:
 - There will be a clear benefit for interim subdivision into larger lots, to the satisfaction of the responsible authority and relevant service authorities.
 - The interim subdivision will not compromise the ability of land to be subdivided into conventional sized residential lots in accordance with this development plan.
 - Interim and future infrastructure provision can be satisfactorily determined between the applicant, the responsible authority and relevant service authorities.

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**

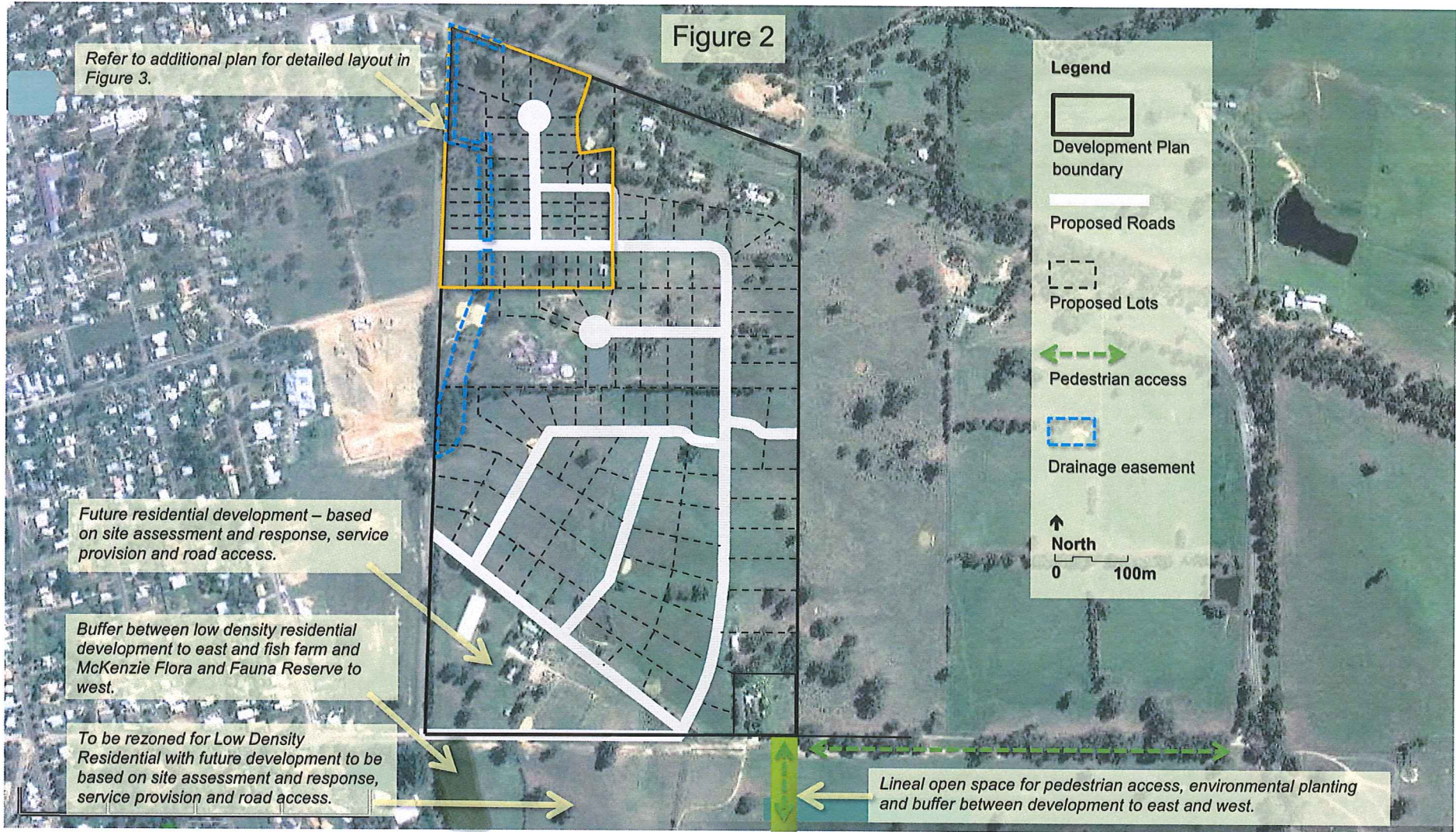
SIGNED:

Margaret Abbey

MARGARET ABBEY, CHIEF EXECUTIVE OFFICER

DATE:

4/9/14



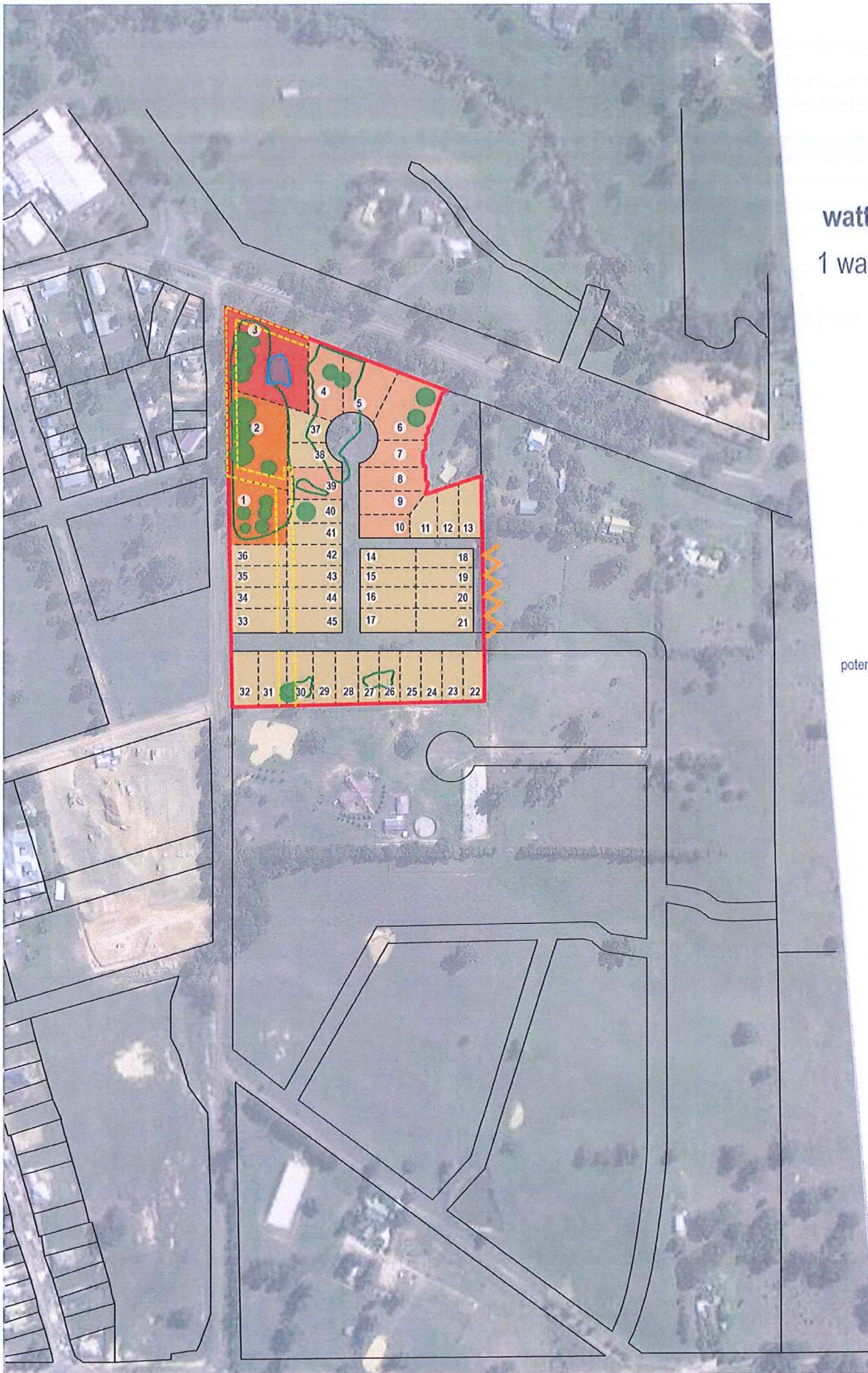
**Development Plan
Wattle Street, Alexandra**

General Note: Road and lot layout is indicative, will be considered on its merits based on land characteristics and servicing requirements. The layout may be amended generally 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.

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


SIGNED: Margaret Abbey DATE: 4/9/14
MARGARET ABBEY, CHIEF EXECUTIVE OFFICER

figure 3
development plan
wattle street, alexandra
 1 wattle street, alexandra
 potential subdivision
 (45 lots)



legend

- property boundary 
- surrounding property boundary 
- future subdivision 
- drainage easement 
- Dam 
- Native vegetation patch 
- Existing trees (vlots/lots) 
- potential for lots to front proposed road 
- allocated open space 


Summary of yield analysis		
OPTION 2		
Lot Size		Yield
800m2 - 1000m2		34
1000m2 - 3000m2		8
3000m2 - 5000m2		2
5000m2 or more		1
TOTAL yield		45

general note: road and lot layout is indicative, will be considered on its merits based on land characteristics and servicing requirements and may be amended in accordance with the approved development plan

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MARGARET ABBEY, CHIEF EXECUTIVE OFFICER

DATE: 4/9/14

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hansen partnership pty ltd
 melbourne | vietnam
 level 4 136 exhibition st
 melbourne vic 3000
 t 61 3 9654 8844 f 61 3 9654 8088
 e info@hansen-online.com.au
 w hansen-online.com.au