

204 KILLINGSWORTH ROAD, KILLINGSWORTH

DEVELOPMENT PLAN



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TABLES OF CONTENTS

1.	INTRODUCTION	3
2.	204 KILLINGSWORTH ROAD DEVELOPMENT PLAN AREA	4
3.	SITE ASSESSMENT	5 - 7
4.	PROPOSED SUBDIVISION LAYOUT AND DENSITY	7 - 10
5.	STAGING	10
6.	ATTACHMENTS	11

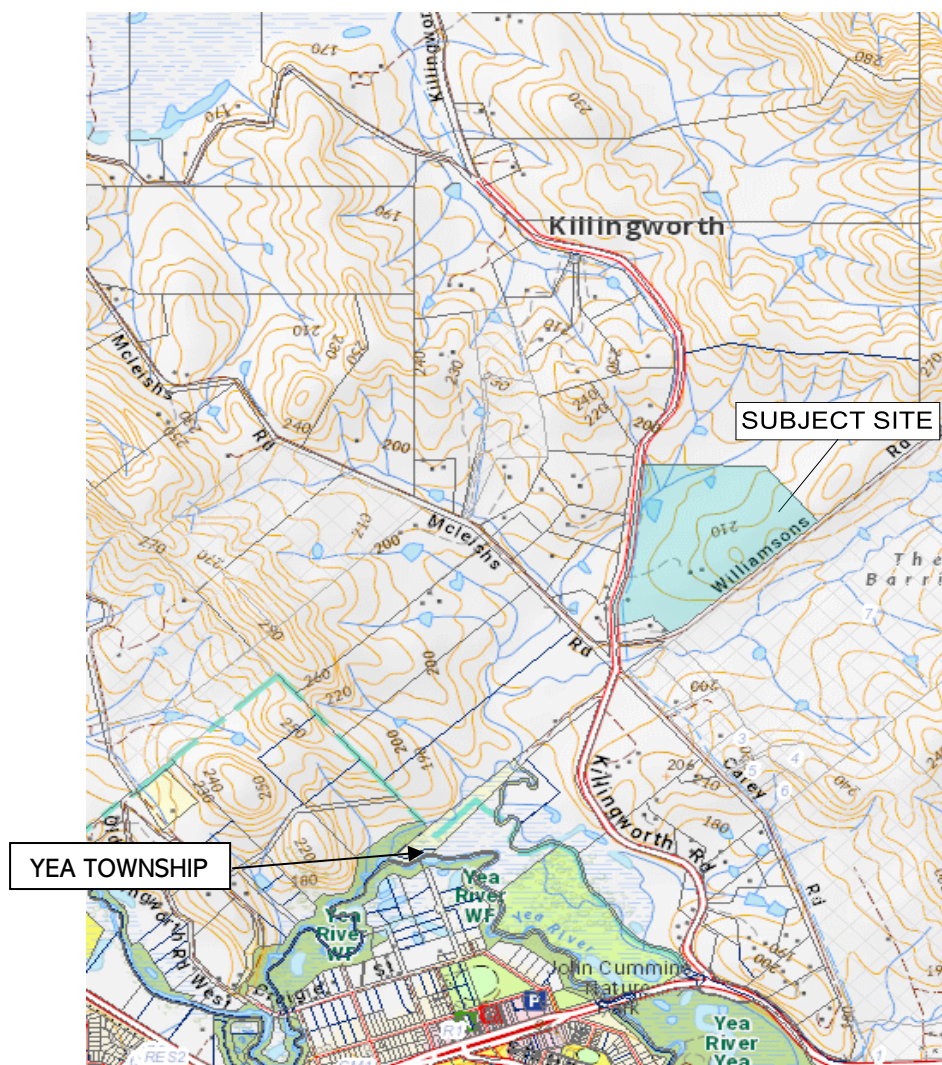
1. INTRODUCTION

This application is for the approval of a Development Plan (DP). The plan has been prepared for 204 Killingsworth Road (Lot 2 PS436440) Killingsworth. The land is located on the northeast side of the Yea Township, is zoned Rural Living and has the Development Plan Overlay 3 (Rural Living Zone) applying to it. There are no other Overlays covering the land.

The Development Plan has been prepared in accordance with the requirements of Clause 43.04, Development Plan Overlay, of the Murrindindi Planning Scheme and Schedule 3 to the Overlay. The Development Plan is consistent with the *Yea Structure Plan* (December 2014), a reference document to the Murrindindi Planning Scheme.

Schedule 3 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.

Figure 1. – Locality Map



2. 204 KILLINGSWORTH ROAD DEVELOPMENT PLAN AREA

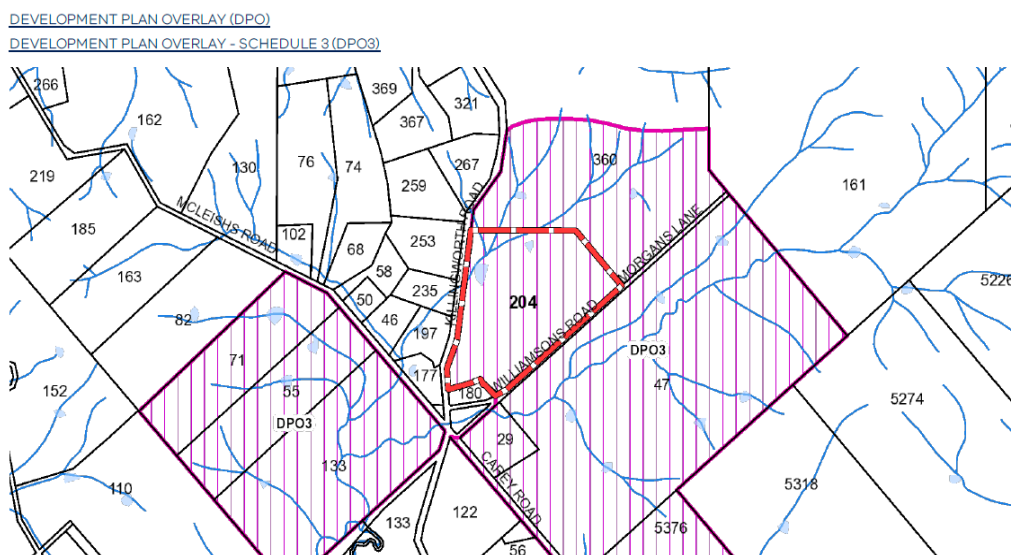
This DP – schedule 3 applies to 204 Killingsworth Road, Killingsworth. The subject land is located approximately 2.5 kilometres northeast of the Yea Township via Killingsworth Road, Killingsworth. The land is in an area where rural living development will be the predominant land use.

The land is bound to the west by Killingsworth Road and to the east by Williamsons Road. To the north another parcel of land used for grazing purposes and included in the DPO3. This parcel of land is in separate ownership and yet to be developed. A small parcel of land with an established dwelling is located at the junction of McLeish’s Road, Killingsworth Road and Williamsons Road and is separate ownership.

Access/egress to the site will be via Killingsworth Road at the location of the existing accessway. Access/egress will also be from Williamsons Road as some of the allotments proposed will have direct road frontage.

The subject site is not within the existing water or sewerage districts for Yea, or a Special Water Supply Catchment, and will be serviced by rainwater tanks and effluent disposal systems. Mains power is available.

Figure 2 – Development Plan Overlay Map – Schedule 3



3. SITE ASSESSMENT

The site can be described as a grazing paddock with little vegetation cover other than pasture grass. An existing dwelling is on the site with supporting infrastructure.

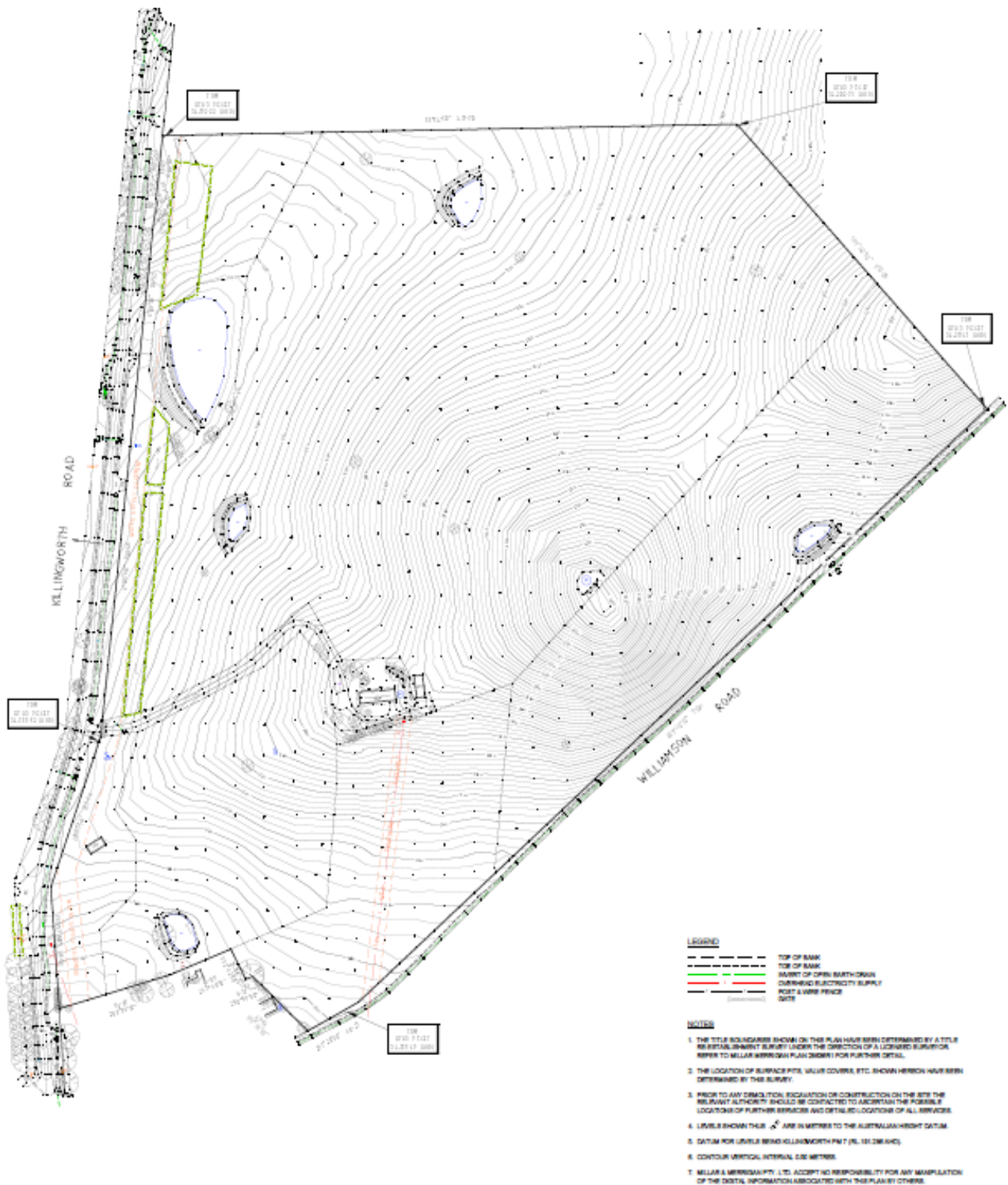
An easement (E-2) in favour of Melbourne Water runs the full length of the eastern boundary abutting Killingsworth Road. Another Easement E-1 is in favour of a power line to the existing dwelling. See title plan attached. These easements are indicated on the proposed DP lot layout plan.

A line of planted trees runs parallel with Killingsworth Road north of the existing access way adjacent to the Easement E-2. All other scattered native trees are to be retained.



There are five dams spread throughout the site. All but one dam is to be retained in individual allotments. See subdivision plan with natural features included. The dam located on the boundary of Lots 3 & 4 will be filled in and made redundant. A small system of waterways traverses the land on the northwest boundary.

A feature survey is attached showing the natural features including slope, orientation and drainage lines.



Miller Merrigan survey plan

There are no known places of heritage or archaeological significance on the site or referenced in the Murrindindi Planning Scheme.

The site consists of gentle to steep slopes with grades ranging from less than 5% to 30%. The highest point on the land is located towards the eastern boundary, see contour plan above.

The site is exposed to prevailing wind patterns and has full winter solar access. View lines are to the south, east and west, with hill country to the north.

The site is bound by two roads, Killingsworth Road to the west and Williamsons Road to the east. Land to the north is undeveloped rural living land also in the DPO3 and currently used for grazing purposes.

More of the features of the site are discussed in the Land Capability Assessment prepared by Paul Williams and a Vegetation Quality Assessment report prepared by Bill Richdale, both of which are included with this application.

4. PROPOSED SUBDIVISION LAYOUT AND DENSITY

The land will be used and developed for rural living purposes.

The subject site has a total land area of 36.27 hectares comprising one land parcel (Vol.10585 Fol. 291) and is in one ownership.

The DP reflects a 16-lot subdivision with allotments ranging in size from 2.001 hectares to 3.284 hectares. The Schedule to Rural Living Zone provides the minimum subdivision area of 2 hectares. An existing dwelling on the site to be retained on proposed Lot 10. The subdivision of the land is to be undertaken in two stages. The lot layout has been designed to best suite the topography and Land Capability Assessment.

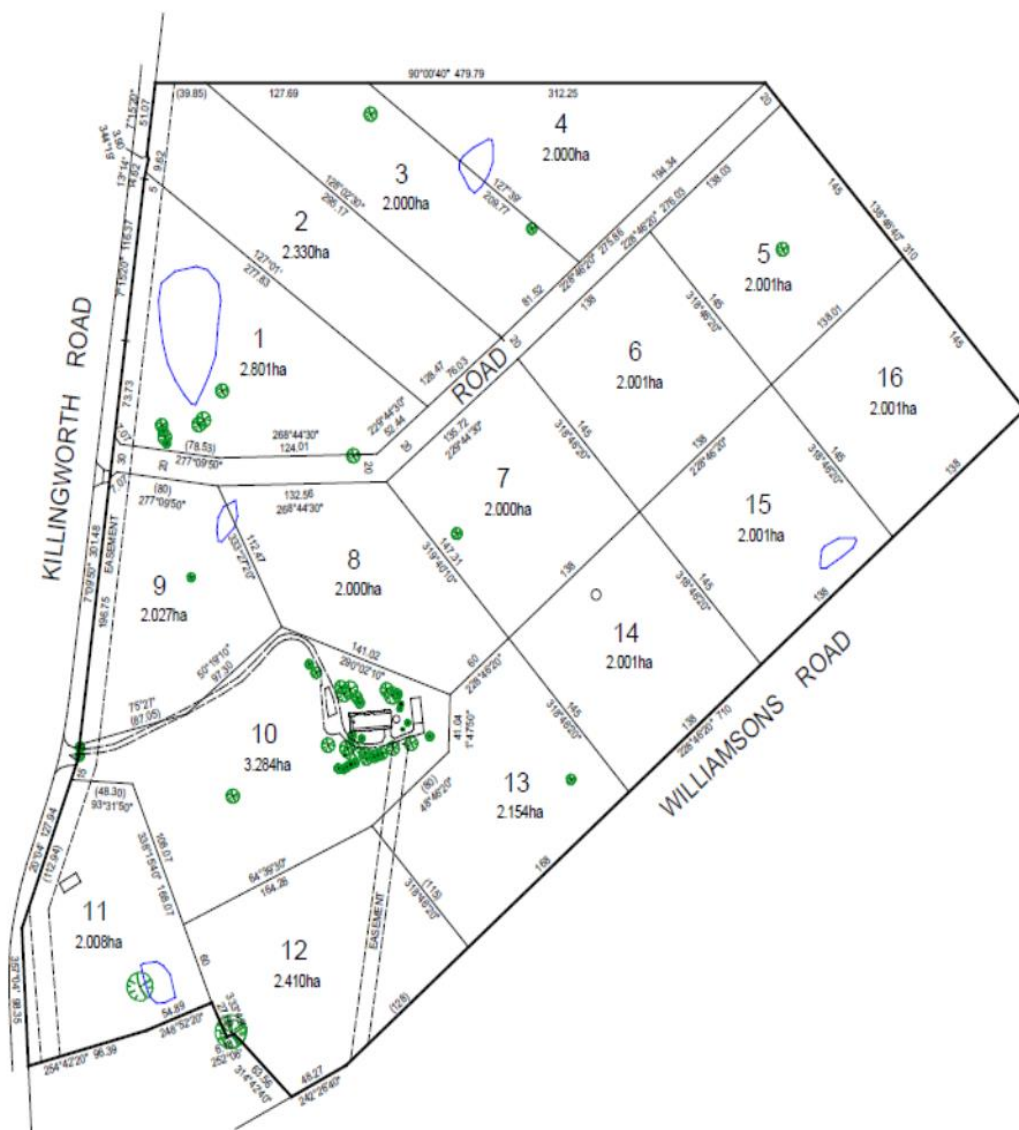
An internal road is proposed off Killingsworth Road that can provide access to the undeveloped land to the north. This was discussed at a joint meeting with Council Officers and consultants representing the adjoining landowner. If this through road is not supported a court bowl can provide the same level of access off Killingsworth Road.

Each allotment can support a residence and associated onsite wastewater system.

Paul Williams has completed a Land Capability Assessment to ensure the lots proposed can support both a dwelling and associated an onsite wastewater management system. The report concludes that each lot can contain both on site wastewater management system and a dwelling with a maximum of 5 bedrooms. A copy of the Land Capability Assessment is attached.

Proposed Lot 10 contains an existing residence and onsite effluent disposal system. The LCA advises that the onsite system supporting the dwelling is functioning satisfactorily and there is no surficial evidence to the contrary.

Figure 3 – Proposed subdivision layout and density



Electricity and telecommunications will be available to the site with new electricity supply being underground where possible.

The internal road design and management will be in accordance with *Council's Infrastructure Design Manual*, and to meet Country Fire Authority standards, including:

- All-weather emergency and service vehicle access to all lots.
- Road turning access and widths to meet Austroads standards.
- All internal road terminations to have suitable provision for the turning and manoeuvring of emergency vehicles.

Drainage and stormwater infrastructure to achieve:

- No increase to the current level of drainage discharge from the land.
- Use of best practice integrated water management water sensitive urban design principles for water conservation, stormwater / drainage design, treatment and management and the treatment and management of existing waterways and dams.

Waterways and drainage lines setbacks can be achieved:

- Building exclusion zones from all waterways, ensuring a minimum 30 metre building setback from any waterway.
- A minimum setback of 60 metres for wastewater disposal systems from any waterway.

Bushfire risk:

- New dwellings to be built to a minimum BAL 12.5 construction standard (the development plan area is within a designated bushfire prone area).
- Country Fire Authority:
 - Vegetation management for each allotment to be in accordance with *Clause 53.02, Planning for Bushfire, Table 6 Vegetation Management Requirement*
 - A static water supply for firefighting and property protection purposes as specified in *Clause 53.02, Table 4 Water supply requirements, Murrindindi Planning Scheme*

Environment:

- There is no removal of native vegetation required under this proposal
- Retain and enhance biodiversity and existing native vegetation in the future subdivision and development of the land through measures that include:
 - Siting of future development, roads and services to protect remnant native vegetation.

- A Vegetation Quality Assessment has been prepared by Bill Richdale (March 2022) that identifies remnant native vegetation and ongoing requirements for the protection and management measures for this vegetation. The report concludes that the proposal will not have a detrimental impact on the biodiversity of the area.

5. STAGING

The subdivision will be completed in two stages as per the concept plan below



6. ATTACHMENTS:

- Title Details
- Development Plan
- Feature surveys
- Land Capability Assessment – Paul Williams
- Vegetation Quality Assessment report