

Multi Lot Subdivision of the Land, Associated Works, Adjacent to the Principal Road Network

1 Peterkin Street, Alexandra



August 2022

Quality Assurance Record

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1 Introduction

Urban Design and Management (UDM) represent the Warne Family, the owners of the land in relation to this planning permit application for a multi lot residential subdivision, associated works, adjacent to the principal road network at 1 Peterkin Street, Alexandra. The proposal seeks approval to subdivide the land into twenty (21) lots.

Under the Murrindindi Planning Scheme, the subject site is included in the General Residential Zone 1 (GRZ1) and is not affected by any overlays.

This report provides details on the proposed development of the subject site including how it accords with the requirements of the Murrindindi Planning Scheme.

ADDRESS	1 Peterkin Street, Alexandra
Title Details	<ul style="list-style-type: none"> ▪ Crown Allotment 3 Section 68 Township of Alexandra, ▪ Lot 1 TP808517U, ▪ Lot 1 PS727873J (refer Attachment A).
Covenants/Restrictions	Nil
Land Area	2.65ha
Zoning	General Residential Zone – Schedule 1 (GRZ1)
Overlays	None
Planning Permit Triggers	Clause 32.08-3 Subdivide land Clause 52.29-2 Subdivide land adjacent to Transport Zone 2
Area Of Cultural Heritage Sensitivity?	No
Bushfire Prone Area?	Yes
Relevant Planning Policy	PPF: <ul style="list-style-type: none"> ▪ Clause 02.03 Strategic Directions: ▪ Clause 02.04 Strategic Framework Plan ▪ Clause 11.01-1S Settlement ▪ Clause 11.01-1R Settlement ▪ Clause 11.02-1S Supply of urban land ▪ Clause 11.02-2S Structure planning ▪ Clause 11.02-3S Sequencing of development ▪ Clause 11.03-6S Regional and local areas ▪ Clause 12.01-1S Protection of biodiversity ▪ Clause 12.05-2S Landscapes ▪ Clause 13.01-1S Natural hazards and climate change ▪ Clause 13.02-1S Bushfire ▪ Clause 13.02-1L Bushfire management ▪ Clause 15.01-1S Urban design ▪ Clause 15.01-3S Subdivision design ▪ Clause 15.01-4S Healthy neighbourhoods ▪ Clause 15.01-5S Neighbourhood character

	<ul style="list-style-type: none"> ▪ Clause 15.01-6S Design for rural areas ▪ Clause 16.01-1S Housing supply ▪ Clause 16.01-2S Housing affordability ▪ Clause 16.01-2L Residential development in serviced and non-serviced towns ▪ Clause 18.01-1S Land use and transport integration ▪ Clause 18.02-3S Sustainable and safe transport ▪ Clause 18.01-3L Sustainable personal transport ▪ Clause 18.02-1S Walking ▪ Clause 18.02-4S Roads ▪ Clause 19.03-2S Infrastructure design and provision ▪ Clause 19.03-2L Infrastructure design and provision
Other key considerations	<ul style="list-style-type: none"> ▪ Clause 52.29 Land Adjacent to the Principal Road Network ▪ Clause 53.01 Public Open Space Contribution and Subdivision ▪ Clause 56 Residential Subdivision ▪ Clause 65.01 Approval of an application or plan ▪ Clause 65.02 Approval of an application to subdivide land ▪ Alexandra Urban Design Framework ▪ Murrindindi Council Plan 2021-2025

2 Site and Context Description

2.1 Subject Site



Figure 1 - Subject site (source: LASSI)

The subject site is known as 1 Peterkin Street, Alexandra and consists of three parcels:

- Crown Allotment 3 Section 68 Township of Alexandra,
- Lot 1 TP808517U,
- Lot 1 PS727873J (refer **Attachment A**).

One dwelling is currently located on the property.

Pursuant to **Clause 32.08-3** a planning permit **is required** to subdivide land, and in accordance with **Clause 52.29-2**, a planning permit **is required** to subdivide land adjacent to a road in a Transport 2 Zone.

2.2 Surrounds and Context



Figure 2 - Housing density in area (source: Near Map)

The subject site is located in the north western residential area that consists mainly of detached dwellings (as seen in **Figure 2**). The site is surrounded by a variety of lot sizes from smaller single dwelling lots to rural residential lots. Lots along Aitken Street are as small as 257m² and increase in size along Peterkin Street with a minimum of approximately 500m².

Land to the east and south east of the site lies within the General Residential Zone (GRZ) apart from Alexandra Showgrounds and Recreation Reserve located in the Public Park and Recreation Zone (PPRZ), approximately 310m from the subject site on the eastern side of Grant Street. The Farming Zone (FZ) and Rural Living Zone (RLZ) are located to the north of the site while the Maroondah Highway adjacent the site is within the Transport 2 Zone (TR2).

There are numerous medical, education and community facilities close to the site including; Alexandra Police Station (650m), Rotary Park (690m), Secondary School (810m), Community Hub (1.06km), Swimming Pool (1.1km), Golf Course (1.17km), Alexandra Primary School (1.19km), and medical services at the District Hospital (1.65km). The town centre of Mansfield that provides local retail needs is within 980m of the subject site.

Public transport options include the McKenzies bus service from Melbourne to Thornton, which include major stops East Melbourne, Bundoora, Ringwood, Lilydale and Healesville, the Fallons bus service from Alexandra to Marysville and the Dysons bus service from Alexandra to Seymour.

2.3 Site Analysis

The contours of the land are shown within Figure 3 below and the survey plan included as **Attachment B**:

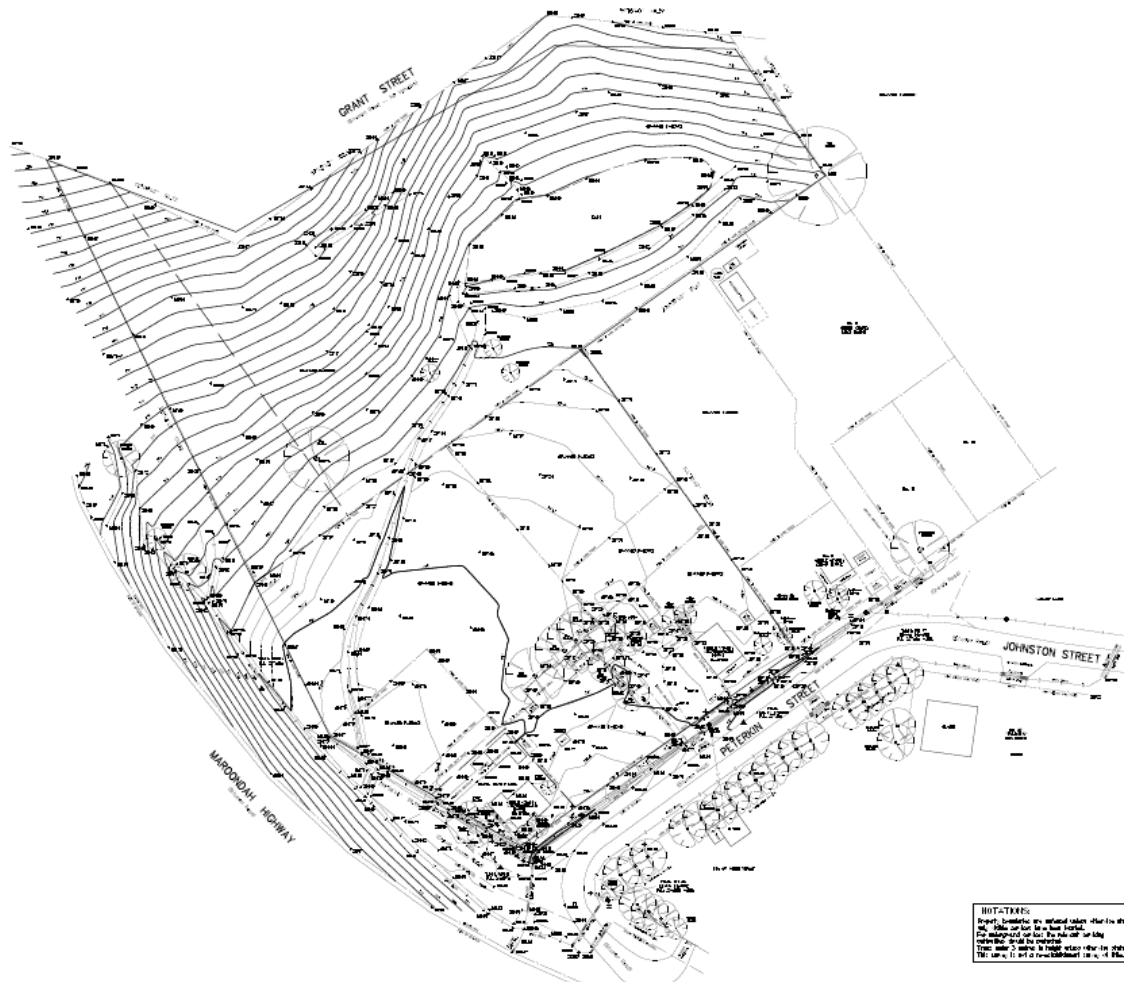


Figure 3 – Survey Plan

The site falls from the north west (rear boundary) to the south of the site (Peterkin Street frontage). Existing services including electricity and water run along the frontage to Peterkin Street.

Peterkin Street is sealed, and access to the subject site is provided by a 16m wide road reserve for entry to most of the proposed allotments. Lots 3 and 4 will have entry from the west of Peterkin Street. There is also a proposed court bowl which will allow vehicles and emergency services to access each proposed lot safely and turn around safely.

There is no native vegetation located on the subject site, therefore there is no requirement for a planning permit to remove, destroy or lop a tree that was either planted or has grown as a result of direct seeding.

3 Proposal

The application seeks approval for a multi lot subdivision of the land, associated works and subdivision adjacent to the principal road network at 1 Peterkin Street, Alexandra.

Subdivision Features

The land is identified as General Residential and is not affected by any overlays. The lots will provide housing for numerous styles of dwellings as lot sizes range from 521m² to 2,272m². The entrance to the subdivision is provided along Peterkin Street within a proposed road reserve which allows lots to encourage a diverse range of housing product and to continue the streetscape theme along Peterkin Street and surrounding residential streets.

There is no native vegetation located on the subject site. The removal of vegetation will not adversely affect the existing streetscape, nor is a permit required for the removal in accordance with Clause 52.17-7 due to the vegetation being either exotic or planted on the subject site. There is a minimal amount of vegetation to be removed on site.

The Subdivision Concept Plan is shown in Figure 4 below and included as **Attachment C**.



Figure 4 – Site Plan

Public Open Space

Public open space is provided on site and is 797m² in size. It is located adjacent to the Alexandra Lookout which is a recreational destination which allows views across the township of Alexandra and will provide the public with a destination open space area which will allow for upgraded community engagement.

Servicing

A preliminary review of existing servicing advice received from Dial Before You Dig, it appears that the required services (sewer, water, drainage, electricity and telecommunications) are available either within or proximate to the site to enable efficient servicing of the subdivision. The letterbox location for each lot will be provided along each street frontage for ease of access for Australia Post.

4 Planning Policy

4.1 Municipal Planning Strategy (MPS)

Clause 02 Municipal Planning Strategy

Clause 02.03 Strategic Directions

Settlement states that established townships offer opportunities to expand, especially Alexandra for potential residential growth due to having all servicing required for further subdivision.

The proposal will allow for growth near the centre of town, and services are provided along the Peterkin Street frontage including fire plugs.

Housing seeks to offer significant opportunity to expand and provide living opportunities in locations with infrastructure and leisure facilities.

The subject site is proximate to the Alexandra Showgrounds and Recreation Reserve to the easy of the site which promotes passive surveillance and creates a sense of community through engagement of residents within the use of the walking tracks/footpaths and sporting field and training facilities.

Open space aims to improve its open space network by seeking the provision of open space through residential subdivision of land and providing improved walking and cycling connections and public spaces.

In accordance with the Urban Design Framework of Alexandra open space is provided with a combination of topography on the town edge which gives Alexandra its character and strong open space components. The proposed open space to the north of the site will adjoin the Alexandra Lookout which will provide the public with a destination open space area which will allow for upgraded community engagement.

Clause 02.04 Strategic Framework Plan – Alexandra

The subject site is located within the township boundary of Alexandra and within close proximity to the existing peripheral business precinct and the open space and recreation area of the Alexandra Showgrounds.



Figure 5 - Alexandra Strategic Framework Plan

4.2 Planning Policy Framework (PPF)

Clause 11 Settlement

Clause 11.01-1S Settlement aims to promote sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements by developing sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Clause 11.01-1R Settlement aims to facilitate growth and development in existing urban settlements and foster the sustainability of small town rural settlements. This provides for growth in population and development of facilities and services across regional areas

The proposed subdivision produces choice and opportunities for affordable residential lots in close proximity to the Alexandra Town Centre.

Clause 11.02-1S Supply of urban land aims to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. This also ensures the ongoing provision of land and supporting infrastructure to support sustainable urban development.

The subdivision will create more allotments for smaller developments in accordance with the provisions of the zone with all lots being provided services to the lot frontages.

Clause 11.02-2S Structure planning aims to facilitate the orderly development of urban areas to ensure effective planning and management of the land use and development of areas through the preparation of relevant plans.

Through strategic planning, the Alexandra Urban Framework facilitates where development opportunities can be located. The proposed subdivision creates a logical and efficient design where the location for dwellings can be utilised effectively.

Clause 11.02-3S Sequencing of development seeks to manage the sequence of development in areas of growth so that services are available from early in the life of the new communities.

All services available to Alexandra will be provided to the frontage of each proposed allotment.

Clause 11.03-6S Regional and local places seeks to facilitate integrated placed-based planning by considering the distinctive characteristics and needs of regional and local places in planning for future land use and development.

The landscape is provided with steep slopes to the north, this has can be addressed by locating building envelopes within these allotments so that the characteristics of the landscape can be supported by future dwellings to the residential lots.

Clause 12 Environmental and Landscape Values

Clause 12.01-1S Protection of biodiversity aims to assist the protection and conservation of Victoria's biodiversity by avoiding impacts of land use and development on important areas of biodiversity.

The subject site has been predominately cleared of all vegetation, therefore cannot retain any significant vegetation within the proposed subdivision. Wildlife habitat is retained within the road reserve to the north of the subject site.

Clause 12.05-2S Landscapes seeks to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments by ensuring important natural features are protected and enhanced.

The subdivision aims to provide building envelopes on the steeper sloped allotments (to the north) to allow for residential opportunities to all proposed lots.

Clause 13 Environmental Risks and Amenity

Clause 13.01-1S Natural hazards and climate change seeks to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

The risks to human life from natural hazards have been addressed, with separation distances from significant vegetation to the residential subdivision being provided. Also, the addition of future dwellings, roads and maintained gardens to lot frontages will decrease the risk to bushfire for the subject site.

Clause 13.02-1S Bushfire seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 13.02-1L Bushfire management also seeks to provide necessary bushfire protection measures, including through the design and construction of buildings, the creation of defensible space, the provision of a dedicated fire-fighting water supply and the need for fire authority access to and on the land.

The protection of human life can also be achieved through construction standards within building construction and design. This can be used to minimise the impact of ember attack and radiant heat on a building. Construction requirements for buildings are expressed as a Bushfire Attack Level (BAL) as prescribed in Australian Standards AS3959-2018 Construction of buildings in bushfire prone areas.

It can be reasonably assumed that vegetation on adjacent allotments will be maintained or cultivated in accordance with bushfire safety measures and the Murrindindi Municipal Fire Management Plan 2020-2023.

Future land use and development will ensure that there is more fire protection measures across the subject site, as buildings and maintained grasslands would mitigate bushfire measures to combat bushfire. The proposed road within the subdivision allows for access through the subject site to all allotments for emergency service vehicles.

Clause 15 Built Environment and Heritage

Clause 15.01-1S Urban design seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity which promote good urban design to make the environment more liveable, safe and attractive.

The subject site is located within the Alexandra Township area, and provides continuity of amenity from the residential area to the south of the site and will ensure that the allotments have ample space to provide landscaping which provides attractiveness to the locality.

Clause 15.01-3S Subdivision design sets out to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods. This also seeks to achieve a range of lot sizes to suit a variety of dwelling and household types to meet the needs of different groups of people.

The design of the subdivision allows for landscaped frontages to the proposed road with a mix of lot sizes for developments of varying sizes that allow for dwellings and outbuildings.

Clause 15.01-4S Healthy neighbourhoods seek to achieve neighbourhoods that foster healthy and active living and community wellbeing through design and create community interaction for people of all ages and abilities.

The proposal creates residential allotments which allow for a walkable and cyclable commute into the Alexandra Town Centre. The subject site promotes the use of active transportation with community and sporting facilities under 350 metres of the subject site.

Clause 15.01-5S Neighbourhood character aims to recognise, support and protect neighbourhood character, cultural identity and sense of place. Also ensures development responds to its context and reinforces special characteristics of local environment and place by emphasizing the values, needs and aspirations of the community.

The character of the area consists of single storey detached dwellings with landscaped front gardens. All lots will allow for detached dwellings and a landscaped garden within each allotment.

Clause 15.01-6S Design for rural areas seeks to ensure development respects valued areas of rural character by ensuring that the siting, scale and appearance of development protects and enhances rural character.

The visual amenity of the area will be maintained through the provision of building envelopes on the steeper sloped allotments to the north, and open space provided adjacent to the Alexandra Lookout which can be utilised by the public. The subdivision will not affect natural scenery such as hill tops or ridgelines.

Clause 16 Housing

Clause 16.01-1S Housing supply aims to facilitate well-located, integrated and diverse housing that meets community needs by planning for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

The subdivision provides lot sizes from 521m² to 2,272m², that allows for residential development in an area proximate to the Alexandra Town Centre and many community and sporting facilities. The diversity in lot sizing allows for an assorted range of housing needs for the growing community.

Clause 16.01-2S Housing affordability seeks to improve housing affordability by ensuring land supply continues to be sufficient to meet demand.

Clause 16.01-2L Residential development in serviced and non-serviced towns also aims to locate housing in serviced towns that offer a range of community and physical services by facilitating residential expansion in established, serviced townships that have potential for further growth, in particular Yea and Alexandra.

The proposal will be fully serviced by all utilities that are provided to Alexandra including fire plugs which will increase community safety from potential bushfire.

Clause 18 Transport

Clause 18.01-1S Land use and transport integration seeks to facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport by planning improvements to public transport, walking and cycling networks to coordinate with the ongoing development and redevelopment of urban areas.

The subdivision is designed to support active living by allowing sustainable transport options to be used from the subject site to shopping, community and sporting facilities within Alexandra.

Clause 18.01-3S Sustainable and safe transport seeks to facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing by designing development to promote walking, cycling and the use of public transport, in that order, and minimise car dependency.

Clause 18.01-3L Sustainable personal transport also sets out to facilitate development that improves linkages between open space reserves and key community facilities such as schools through improved paths and trails.

Footpaths added to the subject site will provide direct linkages from each allotment to open space and community facilities in the locality.

Clause 18.02-1S **Walking** aims to facilitate an efficient and safe walking network and increase the proportion of trips made by walking by providing pedestrian routes that are safe, direct and comfortable to use.

The subject site is located approximately 45 metres from dedicated concrete paths which connects to many community facilities, schools, open space areas and the Alexandra Town Centre.

Clause 18.02-4S **Roads** seek to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure by improving road connections for all users.

The proposed road will allow for access to all proposed lots within the subdivision for residents, visitors, service vehicles and emergency service vehicles.

Clause 19 Infrastructure

Clause 19.03-2S **Infrastructure design and provision** seeks to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community by an integrated approach to the planning and engineering design of new subdivision and development.

Clause 19.03-2L **Infrastructure design and provision** also aims to provide a consistent approach to the design and construction of infrastructure across the municipality.

All services provided to the subject site will be provided to the frontage of each lot within the proposed subdivision in accordance with the Infrastructure Design Manual (Local Government Infrastructure Design Association, 2018).

4.3 Zoning & Overlays

Zone

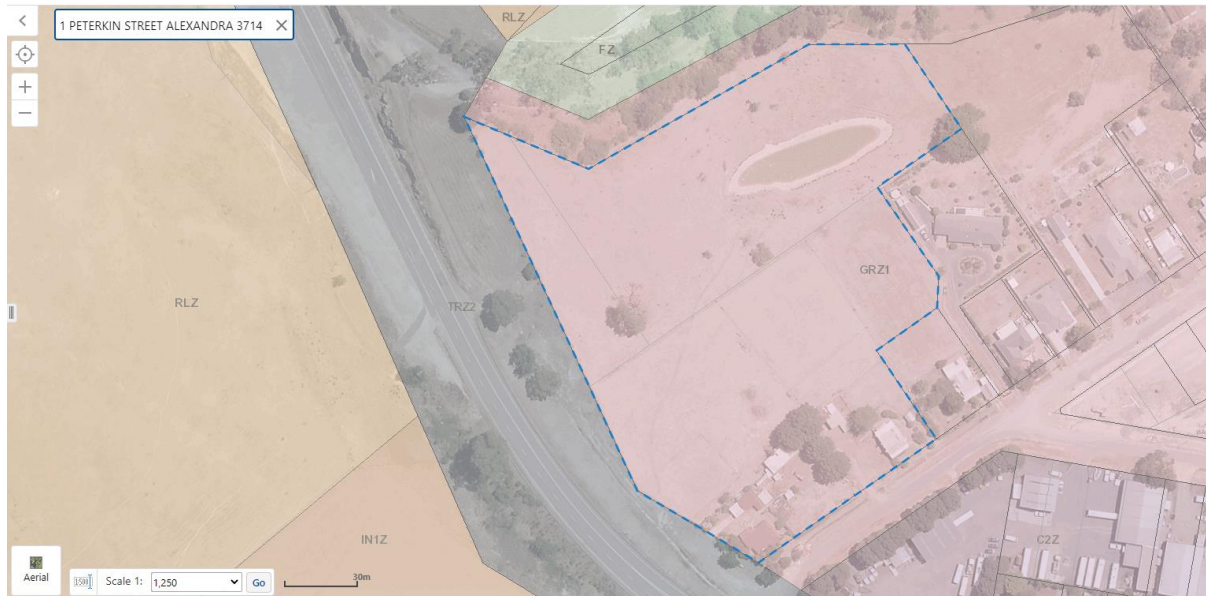


Figure 6 - Zoning Map (source: Vic Plan)

Clause 32.08 General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and limited range of other non-residential uses to serve local community needs in appropriate locations.

In accordance with **Clause 32.08-3** of the General Residential Zone, a planning permit **is required** to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots containing an existing dwelling or car parking space, must meet the requirements of **Clause 56** (refer **Attachment D**).

Overlays

No overlays apply to the site.

Cultural Heritage

The site is not located within Aboriginal culturally sensitive land.

Bushfire Prone Area

The site is located entirely within a designated Bushfire Prone Area.

The subject site is also located within the Alexandra Township where vegetation is regarded as low threat due to factors such as flammability, moisture content and fuel load. The classified grassland area and in close proximity to the site is located 33m north, upslope from the subject site and to the low threat township area of Alexandra. For the township area, it can be reasonably assumed that the vegetation will be maintained or cultivated in accordance with bushfire safety measures. The grasslands are to be managed in accordance with the Municipal Fire Management Plan and reducing fuel for potential grassfires. The forest areas are where the highest density vegetation is located, and where the canopy of trees would be the largest threat. The closest woodland area is approximately 55m to the east of the subject site along Grant Street.

4.4 Particular Provisions

Clause 52.29 Land Adjacent to the Principal Road Network

The purpose of Clause 52.29 is:

- To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network; and
- To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

In accordance with Clause 52.29-2, a permit is required to subdivide land adjacent to a road in a Transport Zone 2.

Pursuant to Clause 52.29-6, before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework;
- The views of the relevant road authority;
- The effect of the proposal on the operation of the road and on public safety; and
- Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the *Road Management Act 2004* regarding access between a controlled access road and adjacent land.

Clause 53.01 Public Open Space Contribution and Subdivision

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the *Subdivision Act 1988*. As such, the provisions of Section 18 of the *Subdivision Act 1988* apply, which state that:

“A Council acting as a responsible authority or a referral authority under the Planning and Environment Act 1987 may require the applicant who proposes to create any additional separately disposable parcel of land by a plan of subdivision to— (a) set aside on the plan, for public open space, in a location satisfactory to the Council, a percentage of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent; or (b) pay or agree to pay to the Council a percentage of the site value of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent; or (c) do a combination of (a) and (b) so that the total of the percentages required under (a) and (b) does not exceed 5 per cent of the site value of all the land in the subdivision.”

Public open space is provided on site and is 797m² in size. It is located adjacent to the Alexandra Lookout which is a recreational destination which allows views across the township of Alexandra and

will provide the public with a destination open space area which will allow for upgraded community engagement.

Clause 56 Residential Subdivision

A response to Clause 56 Residential Subdivision is provided in **Attachment C**.

4.5 Decision Guidelines

Clause 65.01 Approval of an Application or Plan

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- Any significant effects the environment, including the contamination of land, may have on the use or development.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the environment, human health and amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.
- The impact the use or development will have on the current and future development and operation of the transport system.

Clause 65.02 Approval of an application to subdivide land

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.

- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewerage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

4.6 Other Planning Policies/Documents

Bushfire Management Assessment

The subject site is at low risk from a bushfire from most directions due to managed properties and proposed gardens surrounding the site. To the north east of the site is the only 'Woodland' vegetation in close proximity to the site (55m) so fire risk is at a lower level. There is a large amount of development around the 'Woodland' area and it therefore does not form a significant risk. There are residential buildings and proposed residential buildings to the south, west and east of the subject site. The responsible management of the land can reduce the bushfire risk to an acceptable level. Continued land management, fuel reduction and compliance with the bushfire protection measures stipulated in Clause 53.02 will reduce the risk to human life and property to an acceptable level. The surrounding roads and proposed internal road will assist to leave potential bushfire risks and access safe urban areas and Neighborhood Safer Places/Bushfire Places of Last Resort (NSP/BPLR) nearest to the site (Leckie Park Cricket Oval, Alexandra) in accordance with the Municipal Fire Management Plan and CFA recommendations. The Bushfire Management Assessment is included within **Attachment E**.

Traffic Impact Assessment

The following conclusions were drawn from the assessment provided by Traffic Works on the subject site:

- The estimated traffic volumes in the vicinity of the subject site are:
 - 127 vehicles per day (VPD) and 20 vehicles per hour (VPH) along Peterkin Street
 - 382 vehicles per day (VPD) and 55 vehicles per hour (VPH) along Johnston Street
 - 452 vehicles per day (VPD) and 62 vehicles per hour (VPH) along Taylor Street
- The proposal is anticipated to generate 210 VPD and 18 VPH at full development.
- The sight distance requirements are satisfied at the internal development toad intersection with Peterkin Street.
- The traffic generated by the subject site is low and will have a negligible impact on the safety or operation of Peterkin Street or the surrounding network.
- The subdivision design satisfies the Austroads Guide, with straight road lengths less than 250m.
- The road reserve widths of the internal road network are per the IDM.

Traffic Works have provided recommendations that:

- A minimum radius of 10.0m be provided for the court bowl by the IDM;
- The Peterkin Street carriageway is upgraded along the subject site frontage to Council's satisfaction; and
- Implement appropriate sign control in consultation with the Council at the Peterkin Street intersection with Johnston Street.

The Traffic Impact Assessment is included within **Attachment F**.

Stormwater Management Strategy

A Stormwater Management Plan is currently been prepared and will be forwarded under separate cover.

Alexandra Urban Design Framework

While the Alexandra Urban Design Framework does not specifically refer to the subject site, the proposal has taken into consideration the guidelines and objectives.

The Urban Design Framework guides the key strategic documents which provide:

- Future design of buildings, landscapes, open space and streetscapes;
- Use and development of land, including gateway entrances into the towns;
- Prioritisation of capital works, budget allocations and external funding bids; and
- Changes to strategic directions, structure plans, zoning and overlays in the Murrindindi Planning Scheme as required.

The objectives of the Framework should:

- Reflect the particular characteristics, aspirations and cultural identity of the community;
- Enhance liveability, diversity, amenity and safety of the public realm; and
- Promote attractiveness of towns and cities within broader strategic contexts.

The proposal has taken into consideration the Urban Design Framework in designing the subdivision, with providing an area for open space for the public to use, accessible footpaths for walking and walking aids to access the Alexandra Town Centre and provision for landscaped gardens to be present to the frontage of each allotment.

Murrindindi Council Plan 2021-2025

The Council Plan has been guided by the ideas, priorities and feedback from the community throughout the 'Shaping Our Future' community engagement project (March to April 2021). The focal points of the Plan consist of supporting healthy and connected communities, improving access through paths and walkways and balancing growth within the Shire.

The proposal provides many focal points as nominated within the Plan, as the subdivision will create allotments that are within a walkable distance from the Alexandra Town Centre and provide footpaths to the frontages of the lots. The subject site proposes to create allotments for future dwellings which will provide affordable land close to the town centre.

5 Assessment

5.1 Assessment against Planning Policy

The proposal for new residential lots within the township boundary of Alexandra will provide additional housing needs for the community, as well as providing employment opportunities for the construction, utility services and roadwork industries in the shorter term.

The Council Plan is focussing on growth within the Alexandra and hopes to continue to grow over the next several decades with numerous Plans, Strategies and the Urban Design Framework that have been applied to the township.

The subject site is also well located being in proximity to a main arterial road within the entry to Alexandra, which connects to Alexandra north to Euroa/Mansfield and west to Yea/Seymour. Being well located within Alexandra's township area, the subdivision also maximises opportunities to utilise transport options such as being within walking and cycling distance from the commercial area and bus stop.

Council's Municipal Strategic Statement seeks to provide services to meet the needs of the regional towns within Murrindindi by connecting services by walking and cycling within the Municipality. The proposed subdivision is well positioned with respect to being located within the current township and located in close proximity to community uses such as schools, churches, medical centre and open space.

The design of the subdivision will create safe and functional spaces and access to places for pedestrians and cyclists through external footpaths which link to the Alexandra Township that contains local shops, schools, and community centres.

With the increasing population referred to in numerous municipal strategic documents, the added lots will provide an opportunity for a mix of housing to be created in proximity to the town centre.

The proposed subdivision has been assessed against the requirements of Clause 56 of the Murrindindi Planning Scheme, and a full assessment is included in **Attachment D**.

The subdivision layout provides space for dwellings and associated outbuildings within building envelopes (where provided) and protects vegetation where possible within the proposed allotments. The internal accessway allows for service and emergency service vehicles to enter and exit each lot.

6 Conclusion

The proposed subdivision will provide increased housing opportunities within Alexandra on a site with excellent access and close to existing retail, community, and shopping facilities.

The development will add lots to the short term land supply in Alexandra, with limited new opportunities currently available. This is particularly the case for the supply of smaller lots in the 500sqm to 800sqm range. This project will add to the diversity of development options in the township and compliment recent similar sized lots along Peterkin Street.

Producing a high quality development is of importance to the Warne Family who have owned this, and nearby land for many generations. They are determined to create a new boutique development that provides for future Alexandra families. The subdivision has been designed cognisant of the site's slopes and will add to the attractive streetscape along Peterkin Street. The proposed subdivision is considered appropriate for the location and complies with the strategic intent and statutory requirements of the Murrindindi Planning Scheme.

It is upon this basis that it is respectfully requested that the proposal be supported by Council.

Attachments

Attachment A – Copy of Title

Attachment B – Survey Plan

Rodney Aujard & Associates, dated October 2013

Attachment C – Plan of Subdivision

Peyton Waite, Revision 3 dated July 2022

Attachment D – Clause 56 Assessment

UDM, Revision A dated July 2022

Attachment D – Bushfire Management Assessment

UDM, Revision A dated July 2022

Attachment F – Traffic Impact Assessment

Traffic Works, Revision A dated July 2022