

45 CAREY ROAD, YEA

(LOT 2 PS 604590)

DRAFT DEVELOPMENT PLAN

1. INTRODUCTION

The 45 Carey Road Development Plan (DP) comprises this document and the accompanying plan. It has been prepared for this parcel of land located on the northeast side of the Yea Township in an area zoned for Rural Living purposes.

The Development Plan has been prepared in accordance with the requirements of the Development Plan Overlay (DPO) provisions of Clause 43.04 of the Murrindindi Planning Scheme and Schedule 3 to the Overlay. The DP is consistent with the Yea Structure Plan (December 2014) that also forms part of the Murrindindi Planning Scheme.

A planning permit for the subdivision, use and development of land must be generally in accordance with the Development Plan.

2. CAREY ROAD DEVELOPMENT PLAN AREA

This development plan applies to 45 Carey Road, Yea. The subject land is located approximately 2.5 kilometres north east of the Yea Township via Killingworth Road.

The land is bound to the southwest by Carey Road and to the northwest by Williamsons Road.

The site has a total land area of hectares 123 hectares, comprising one land parcel (Vol.11591 Fol. 342) and is in one ownership.

Under the Murrindindi Planning Scheme, the subject land is zoned Rural Living with a Development Plan Overlay (DPO) Schedule 3. The site also has a small portion of land in its northeast corner covered by the Erosion Management Overlay and is therefore subject to the requirements of Clause 44.01.

The subject land is not within the existing water or sewerage districts for Yea and will be serviced by water tanks and septic systems. Mains power is available.

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.

3. DEVELOPMENT PLAN OBJECTIVES TO BE ACHIEVED

The planning objectives of this Development Plan are to:

- Achieve a rural residential outcome that respects and responds to the physical and environmental conditions and restraints.
- Provide a road network that affords good levels of accessibility and safety for vehicles and pedestrians.
- Provide an open space network along Williamsons Road and the main subdivision road.
- Provide servicing to the appropriate service authority standards.
- Provide access and drainage infrastructure in accordance with the Infrastructure Design Manual.
- Ensure bushfire risk and bushfire protection measures are considered.
- Ensure opportunities for future open space and linkages are considered.
- Protect existing native vegetation and provide landscaping and streetscape treatment.
- Provide for the staging of subdivision and development.
- Assess need for an open space contribution in accordance with the Subdivision Act 1988.

In addition to the above objectives further provisions that need to be addressed prior to the issuing of a planning permit are as follows:

- Provision of design controls to be included in a Section 173 Agreement. These design controls to include:
 - all roofing materials to be non-reflective and of muted tones
 - boundary fencing to be post and wire
 - building and effluent exclusion zones to protect waterways, slopes over 15% and setbacks with a minimum of 20 metres from street boundaries and 5 metres from other lot boundaries.
 - Management of land within internal drainage line
- Protection of mature paddock trees.

The internal drainage line that runs in a north south direction throughout the site is to be stabilised in accordance with the Goulburn Broken Catchment Management Authority requirements and planted with native indigenous plants in accordance with an approved plan.

4. ROADS AND OTHER INFRASTRUCTURE UPGRADES

Provide infrastructure to meet Murrindindi Shire Council and relevant service authority standards, including roads, rural pathways and drainage in accordance with the provisions of the Infrastructure Design Manual.

A Traffic Impact Assessment Report will be required at planning permit stage. Infrastructure upgrades on adjoining roads shall be informed by the approved Traffic Impact Assessment Report, and include Williamsons Road and Carey Road

5. PUBLIC OPEN SPACE

Open space contributions may be required in accordance with the Subdivision Act 1988 at the relevant subdivision stage.

6. RURAL LIVING DEVELOPMENT GUIDELINES

Implement the Rural Living Development Guidelines to guide development of the site and achieve an environmental benefit from the subdivision.

7. EROSION MANAGEMENT OVERLAY

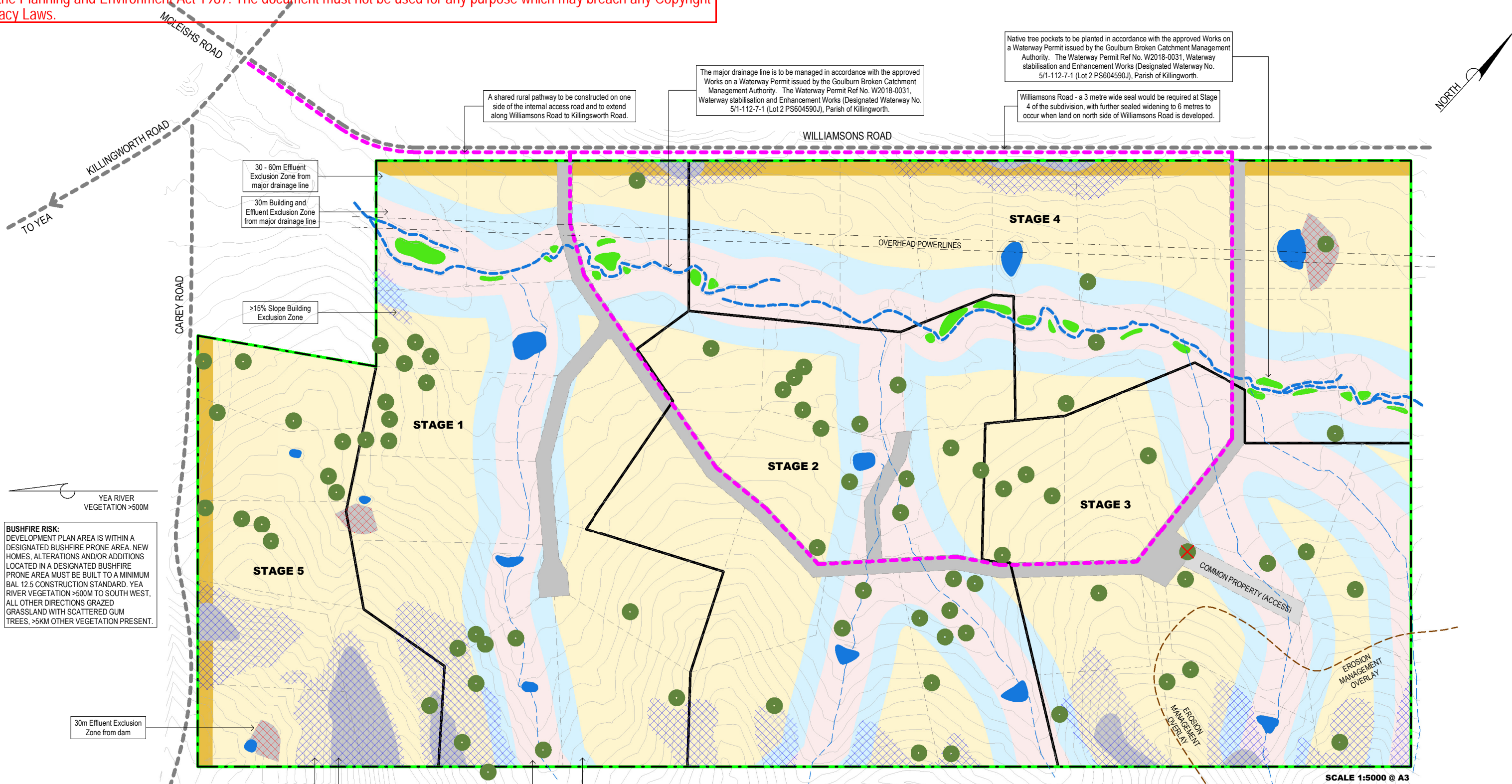
The objectives of the Erosion Management Overlay have been taken into account with slopes greater than 15 percent not approved for development.

8. BUSHFIRE RISK

The closest areas of native vegetation are approximately 500 metres to the southwest. In all other directions surrounding the site the vegetation is pastureland for grazing purposes with scattered native vegetation.

As the Development Plan area is within a designated bushfire prone area, new dwellings must be built to a minimum BAL 12.5 construction standard.





BUSHFIRE RISK:
 DEVELOPMENT PLAN AREA IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA. NEW HOMES, ALTERATIONS AND/OR ADDITIONS LOCATED IN A DESIGNATED BUSHFIRE PRONE AREA MUST BE BUILT TO A MINIMUM BAL 12.5 CONSTRUCTION STANDARD. YEA RIVER VEGETATION >500M TO SOUTH WEST, ALL OTHER DIRECTIONS GRAZED GRASSLAND WITH SCATTERED GUM TREES, >5KM OTHER VEGETATION PRESENT.

NOTES:
 DETAILED ALIGNMENT OF ROADS AND LOT BOUNDARIES TO BE DETERMINED AT SUBDIVISION STAGE EXCAVATIONS AND BUILDINGS TO BE LOCATED OUTSIDE THE BUILDING EXCLUSION ZONES, LOCAL PLANNING SCHEME BOUNDARY AND ROAD OFFSETS STILL APPLY. ALL BOUNDARIES, ROADS AND EXCLUSION ZONES ARE SUBJECT TO SURVEY.

LEGEND

- MAJOR DRAINAGE LINE
- ... MINOR DRAINAGE LINE
- - - TITLE BOUNDARY
- - - LOT BOUNDARIES
- STAGE BOUNDARIES
- - - RURAL ACCESS ROADS
- SHARED RURAL PATHWAY
- DEVELOPMENT PLAN AREA
- CONTOUR LINES
- STANDARD RURAL LIVING LOTS
- ACCESS ROAD
- BUILDING AND EFFLUENT EXCLUSION ZONE (30M BUFFER FROM DRAINAGE LINE)
- EFFLUENT EXCLUSION ZONE (60M BUFFER FROM DRAINAGE LINE)
- BUILDING EXCLUSION ZONE (>15% SLOPES)
- BUILDING AND EFFLUENT EXCLUSION ZONE (>20% SLOPES)
- EFFLUENT EXCLUSION ZONE (30M BUFFER FROM DAM NOT IN DRAINAGE LINE)
- BUILDING EXCLUSION ZONE (20M BUFFER FROM WILLIAMSON AND CAREY ROAD)
- GUM TREE TO BE REMOVED (SUBJECT TO PLANNING PERMIT)
- GUM TREES TO BE RETAINED
- NATIVE TREE POCKETS TO BE PLANTED
- EXISTING DAM