



Navy Blue Planning

Urban and Regional Planning Specialists

2456 GOULBURN VALLEY

HIGHWAY, ALEXANDRA

PLANNING REPORT

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VERSION HISTORY

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ATTACHMENT 1 – PROPOSED PLAN OF SUBDIVISION

1 INTRODUCTION

This planning report has been prepared by Navy Blue Planning Pty Ltd to support a planning permit application for subdivision of the subject land at 2456 Goulburn Valley Highway, Alexandra. The report and the supporting Plan of Subdivision provide the details and justification for the proposal.

2 THE PROPOSAL

This proposal seeks a two-lot subdivision of land at 2456 Goulburn Valley Highway, Alexandra. Navy Blue Planning is applicant for this proposal.

The subject land is currently owned and managed by the Dame Pattie Menzies Centre (DPMC). The land is contained within two parts, separated by Ultima Thule Creek (UT Creek). Land north of the creek is currently vacant and has been identified by DPMC as surplus to its needs. Land south of the creek is used by DPMC and is to be retained without change as part of this proposal. Prior to the potential sale of the northern parcel, this planning application seeks to subdivide the land so as the land north of the creek is contained within its own lot. No Buildings or Works are proposed.

The proposal would result in the creation two lots follows:

Lot No.	Area (ha)
1	12.98
2	10.39

The proposed lot configuration is influenced by the creek alignment, access to the existing street network, and surrounding subdivision pattern. The proposed lot configuration is consistent with the surrounding neighbourhood and will provide for the sale of land north of the creek for future industrial purposes.

2.1 Summary of planning requirements

A planning permit is required for Subdivision under Clause's 32.08-3, 33.01-3, 33.02-3, 43.01-1, 44.03-3, 44.04-3 of the Murrindindi Planning Scheme.

2.2 Proposed Plan of Subdivision

A proposed Plan of Subdivision (PS920440Q) has been prepared and is provided in **Figure 1** *overleaf*.

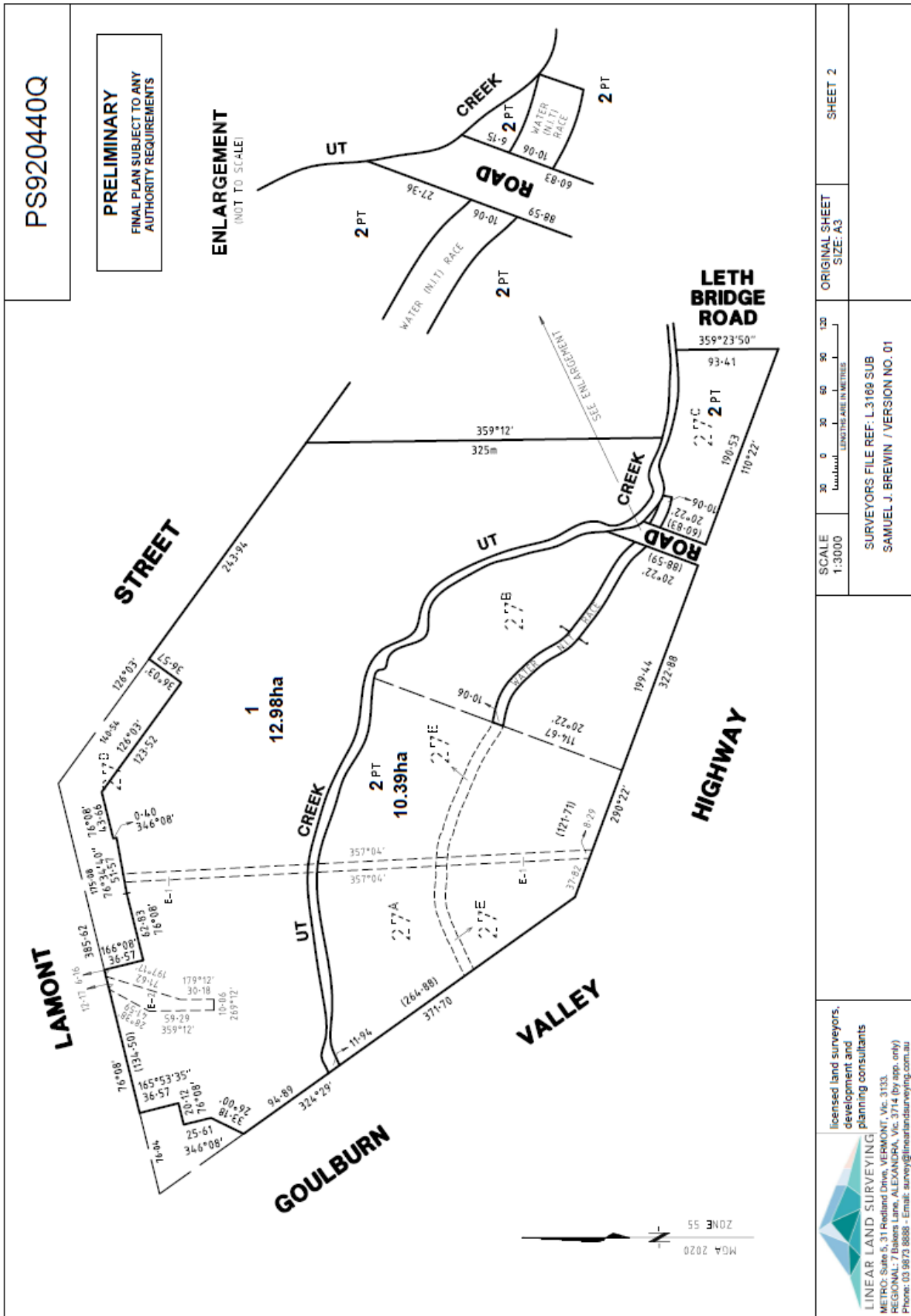


Figure 1 – Proposed Plan of Subdivision

3 BACKGROUND

The subject land is located at 2456 Goulburn Valley Highway, Alexandra. A background regarding the site and its use is provided below.

3.1 Dame Pattie Menzies Centre, Alexandra

The subject land is currently owned and managed by the Dame Pattie Menzies Centre (DPMC). The DPMC is located to the east of Alexandra. Menzies Support Services have operated from the property since 1979 providing a not-for-profit service to support people in the Murrindindi and Mansfield Shires.

The land is contained within two parts, separated by UT Creek. Land north of the creek is currently vacant and has been identified by DPMC as surplus to its needs. Land south of the creek is used by DPMC and is to be retained without change as part of this proposal.

3.2 Heritage significance – The Mount

The Dame Pattie Menzies Centre (formerly known as “The Mount”) is of local social, historic and aesthetic significance to the Shire of Murrindindi.

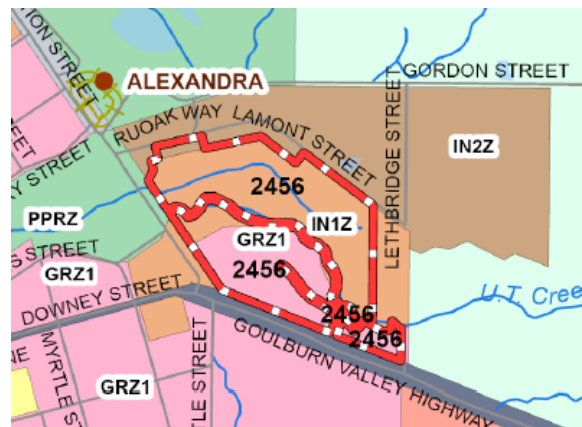
John Frederick Webb (1861-1939) selected property at the head of the Ultima Thule Creek (UT Creek) shortly before 1890 and worked it as a dairy farm. He built the homestead, called The Mount after its site on a high hill, in 1888. The original building was added to and extensively altered in 1907 after being gutted by fire. The house is a landmark building in Alexandra and one of the grandest former private residences. The Dame Pattie Menzies Centre was established in 1979 and named after its sponsor, who was born in Alexandra.

The Mount is a grand brick Victorian residence of c1888 with sandstone foundations, and an extension to the west of 1907, creating an L-shaped plan. Significant trees on the site include a number of oaks; one immediately to the north-east of the house and several in the paddock between the house and the highway. Some other, larger specimens are on the flats close to the river.

Source: [Murrindindi-Heritage-Study-Volume-3-Heritage-Place-and-Precinct-Citations \(1\).pdf](#)

3.3 Zoning of the land

The land is contained within three different zones. The proposed subdivision would have the effect of creating an industrial parcel north of UT Creek and a Residential zoned parcel on the south side of the creek. The exception is a small section of land to the west of the site and south of UT Creek which remains in an Industrial Zone. The zoning reflects the flood prone land on the south side of the creek. The land is unlikely to be developed in future. Please refer Zoning Map in **Figure 2 right**.



3.4 Transition of industrial use

The northern part of the subject land has been used for industrial purposes, including timber processing. Timber processing was an integral feature of Alexandra’s industrial base and identity. Timber from the Rubicon forests was transported by tramways and transferred to the railway station at Alexandra to the site’s north. The station was the terminus of the branch line from Cathkin to Alexandra along the Tallarook to Mansfield line which connected with Melbourne. The line closed in 1978. Much of the sawmilling and timber processing in Alexandra has now closed. This industrial area has been in transition for some time. The former mill on Station Street is has been replaced by Trade Supplies business. Steel manufacturing, some timber processing and storage

business operate on Lamont Street. The subject land has frontage to Lamont Street to the north and is currently vacant. The land may further assist the transition of industrial and employment uses in this part of Alexandra.

3.5 Surplus Land

DPMC is a not for profit organization and has no use for the industrial land north of UT Creek. The cost of maintaining and holding this land is not viable. The land north of UT Creek is surplus to needs and may be suitable for sale in future. Prior to sale, the land is proposed to be subdivided from the balance of the land south of UT Creek.

4 EXISTING CONDITIONS

4.1 The Subject Land

The subject land is located at 2456 Goulburn Valley Highway, Alexandra. The land is bordered by Lamont Street to the north, an unmade Government Road to the west, the Goulburn Valley Highway to the south, and Station Street to the west.

The land is bisected by UT Creek which runs east/west through the site. The creek corridor is occupied by native vegetation and provides visual and physical separation between the north and south sides of the subject land.

On the southern side of UT Creek, the land is partly occupied by the Dame Pattie Menzies Centre which sits on an elevated plateau overlooking the river flats of UT Creek. The land falls from the plateau towards the creek. Buildings are largely clustered around a central driveway with access to the Goulburn Valley Highway. Two farm/maintenance sheds sit on the river flats. The land has been used for grazing and is well maintained. No other buildings are present on the land.

On the northern side of the creek, the subject land is vacant. The land is partly cleared and partly occupied by a mix of native and exotic vegetation. Industrial buildings are present on land fronting Lamont Street. The subject land has access to Lamont Street in multiple locations. The land is zone Industrial 1 and may be suitable for future industrial uses (subject to approval).

Please refer **Figure 3** showing the subject land below. **Figure's 4-8** provide photos of the site.



Figure 3 – Aerial photo 2456 Goulburn Valley Highway

Description

Figure 4 - Western boundary looking north towards Dame Pattie Menzies Centre



Figure 5 - Southern paddock looking east from western boundary.



Figure 6 - Western boundary looking north towards UT Creek.



Figure 7 – Proposed northern lot looking north towards Lamont Street.



Figure 8 – View from Lamont Street facing south towards UT Creek.



4.2 Title details

Address	Title Details
2456 Goulburn Valley Highway	Title Plan 875977D

4.3 Site servicing

It is assumed that service connections will be available given the site's location within the Alexnadra township area.

4.4 Surrounding context

The subject land is located to Alexandra's east. Land surrounding the site may be described as follows:

North	Land to the north is used for industrial purposes.
East	Land to the east is used for agricultural and rural living purposes
South	Land to the south is used for rural living and agricultural purposes.
West	Land to the west is used for Trade supplies. The Alexandra Tennis Club is located further to the north.

5 PLANNING ASSESSMENT

The Murrindindi Planning Scheme seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The planning framework applicable to the site is described below.

The following provides an assessment of the merits of the planning permit application against the relevant requirements of the Murrindindi Planning Scheme. The assessment has been undertaken having regard to consistency with:

- The Municipal Planning Strategy
- The relevant Zones & Overlays
- The Planning Policy Framework
- The Particular & General Provisions
- Relevant local planning strategies and guidelines

Please refer tables below and overleaf.

5.1 Municipal Planning Strategy

Clause	Requirements	Response
2.02 Vision	<i>“Residential growth will be provided in established townships and settlements with existing communities and infrastructure, where natural environment is protected, and a high level of community safety is achieved.”</i>	The proposal provides for the separation of residential and future industrial uses on the site through the subdivision the land into two lots, broadly consistent with the existing zoning of the land. This will in-turn improve planning certainty and improve the likelihood of the industrial land being developed in future. The proposal is consistent with the broad Vision statements contained within the Planning Scheme, encouraging growth in serviced, strategic locations.
2.03 Strategic Directions	<p>A summary of relevant directions is provided here:</p> <p><i>Alexandra, Yea, Eildon and Marysville are fully serviced with a range of community and physical services, including reticulated water, drainage and sewerage. These towns play a significant role as service centres to surrounding areas, contributing to the economic and social vitality of the municipality. All of these towns have potential for further residential expansion with Yea and Alexandra having potential for significant growth.”</i></p> <p><i>The established townships and settlements offer a significant opportunity to expand and provide living opportunities in locations with infrastructure and leisure facilities, where</i></p>	<p>The proposal will provide for industrial land on the northern parcel to service Murrindindi Shire’s largest township.</p> <p>The proposal will also provide for separation of industrial and residential activities consistent with the relevant strategic directions of the Planning Scheme.</p> <p>Lots will be of a suitable size to provide the potential for further development as well as protection of the sensitive environs around UT Creek which bisects the site.</p>

	<i>natural environment is protected and where a high level of community safety is facilitated.</i>	
2.04 Strategic Framework Plans	The Alexandra Framework Plan reflects existing zoning and future directions for growth.	The proposal is consistent with the Alexandra Framework Plan. The subdivision reflects the alignment of UT Creek and broadly reflect the existing zoning, as reflected in the Alexandra Framework Plan.

5.2 Planning Policy Framework

Clause	Requirements	Response
11 - Settlement	<p><i>Objectives - Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure</i></p> <p><i>Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services</i></p>	<p>The proposal supports many of the broad directions identified within the Municipal Planning Strategy & Planning Policy Framework.</p> <p>The land is currently surplus to needs. The proposal would assist in creating a standalone parcel of industrial land suitable for future use, subdivision and development within the Alexandra township area.</p>
11.02-1S Supply of urban land	<i>Objective - The ensure sufficient supply of land is available for residential use.</i>	The subject land north of UT Creek is currently underutilised (vacant). The proposed subdivision will assist in increasing the supply of land within the Alexandra township. The subject land can be serviced.
12.01-1S - Protection of Biodiversity	<i>Objectives - To protect and enhance Victoria's biodiversity.</i>	No native vegetation is proposed to be removed as a result of the proposal. Future planning applications will be assessed on their merits.
12.05-1S - Environmentally sensitive areas & 12.05-2S - Landscapes	<p><i>Objectives</i></p> <ul style="list-style-type: none"> - <i>To protect and conserve environmentally sensitive areas.</i> - <i>To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.</i> 	No native vegetation is proposed to be removed as a result of the proposal. Any future planning applications will be assessed on their merits.
13.02-1S - Bushfire	<i>Objective - To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. This policy must be applied to all planning decisions relating to land within a designated bushfire prone area.</i>	The proposal is limited to the on-paper subdivision of one lot into two lots. No buildings, works, or use of the land is proposed. There is no increase in bushfire risk arising from the proposal. The proposal will encourage future development of the northern lot (Lot 1). This will may in-turn

		lead to improvements in the maintenance of the northern lot to manage the risk from bushfire.
14.02-1S – Catchment Planning and Management	Objective - <i>To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.</i>	The subject land is located in a township location and can be serviced without compromising water quality and environmental health. The proposal creates two parcels of land of sufficient size to provide for future development and catchment protection.
15.01-3S Subdivision Design	Objective - <i>To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.</i>	The proposal is confined to a two-lot subdivision, reflective of the zoning of the site and alignment of UT Creek which bisects the site. The design is logical and will enable further subdivision applications to be developed to deliver the objectives of this Clause.
15.01-4S Healthy Neighborhoods	Objective - <i>To achieve neighbourhoods that foster healthy and active living and community wellbeing.</i>	The proposed subdivision will create lots with access to social and recreational infrastructure, services, and amenities. It will be possible for future occupants to access these amenities through walking or cycling. This in turn will foster the healthy and active living and community wellbeing objectives sought by this Clause.
17.03 Industrial Land Supply	Objectives - To ensure availability of land for industry Strategies include: <i>Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment. Identify land for industrial development in urban growth areas where:</i> <ul style="list-style-type: none"> • <i>Good access for employees, freight and road transport is available.</i> • <i>Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.</i> • <i>Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.</i> 	The subject land is currently underutilised (vacant) but zoned for industrial purposes. The separation of the property from the residential zoned part of the land will enable its sale and will encourage development for industrial uses in future.
18.02-3S Road System	Objective - <i>To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.</i>	The proposed subdivision is an infill site and can make appropriate use of the existing local road system.
19.03-3S Integrated water management	Objective is to <i>“sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.”</i>	Reticulated water and sewerage supply to the property is available.

5.3 Zones & Overlays

The site is located within Murrindindi Shire Council. The Murrindindi Planning Scheme is the relevant planning instrument. The key planning provisions applicable to the application are detailed below.

Zone	Description	Response
General Residential Zone	<p>The General Residential Zone has been applied to part of the land.</p> <p>Purposes include:</p> <ul style="list-style-type: none"> • <i>To encourage development that respects the neighbourhood character of the area.</i> • <i>To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.</i> • <i>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</i> <p>A permit is required to subdivide land under Clause 32.08-3.</p>	<p>The proposal is confined to the subdivision of land. No buildings or works or use of the land is sought. It is submitted that the proposed subdivision is consistent with the purposes of the Zone:</p> <p>The proposed subdivision design provides for two large lots. Any future subdivision or development will be subject to assessment to ensure that it respects the prevailing character of the area.</p> <p>The location can be considered an infill site with walkable access to town services and amenities within the Alexandra township.</p>
Industrial 1 Zone	<p>Purposes include:</p> <ul style="list-style-type: none"> • <i>To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.</i> <p>A permit is required to subdivide land under Clause 33.01-3.</p>	<p>The subdivision of land would create two lots. The intention is to sell the northern industrial lot. The northern industrial lot is currently vacant and underutilised. Anecdotal market evidence suggests there is demand for serviced industrial land in this location. The proposed subdivision of land creates the potential for use, development, and/or further subdivision of the land for industrial purposes, consistent with the purpose of the zone.</p>
Industrial 2 Zone	<p>Purposes include:</p> <ul style="list-style-type: none"> • <i>To provide for manufacturing industry, the storage and distribution of goods and associated facilities in a manner which does not affect the safety and amenity of local communities.</i> • <i>To promote manufacturing industries and storage facilities that require a substantial threshold distance within the core of the zone.</i> • <i>To keep the core of the zone free of uses which are suitable for location elsewhere so as to be available for manufacturing industries and storage facilities that require a substantial threshold distance as the need for these arises.</i> 	<p>The subdivision of land would create two lots. The intention is to sell the northern industrial lot. The northern industrial lot is currently vacant and underutilised. Anecdotal market evidence suggests there is demand for serviced industrial land in this location. The proposed subdivision of land creates the potential for use, development, and/or further subdivision of the land for industrial purposes, consistent with the purpose of the zone.</p>

	<p>A permit is required to subdivide land under Clause 33.02-3.</p>	
<p>Development Plan Overlay – Schedule 4 (part)</p>	<p>Part of the land is located within the Development Plan Overlay.</p> <p>Requirements before a permit is granted:</p> <ul style="list-style-type: none"> • <i>Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.</i> • <i>A permit may be granted before a development plan has been prepared for:</i> • <i>Subdivision of the land into two allotments or re-subdivision of existing allotments.</i> 	<p>The proposed subdivision of land into two lots is an “on paper” subdivision. No buildings or works are proposed. The Development Plan Overlay allows a two-lot subdivision in this circumstance, prior to the preparation of a Development Plan. A future purchaser of Lot 1 will be required to satisfy the requirements of the Development Plan Overlay when lodging an application for use, development or further subdivision of the land on the proposed Lot 1 area.</p>
<p>Floodway Overlay (Part)</p>	<p>Objectives include:</p> <ul style="list-style-type: none"> • <i>To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.</i> • <i>To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.</i> • <i>To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.</i> • <i>To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.</i> • <i>To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.</i> <p>A permit is required to subdivide land under Clause 44.03-3.</p> <p>A permit may only be granted to subdivide land if the following apply: <i>The subdivision does not create any new lots, which are entirely within this overlay. This does not apply if the subdivision creates a lot, which by agreement between the owner and the relevant floodplain management</i></p>	<p>A small section of the subject land in the north-western edge of the site is mapped within the floodway overlay. The mapping of this hazard is likely be caused by water banking prior to leaving the site under the Station Street Bridge.</p> <p>This proposal is limited to an on-paper two lot subdivision. No development which may contribute to flooding or be impacted by flood hazards is proposed. As such, there is to be no impact on water quality, river or wetland health arising from the proposal.</p> <p>Any future application within the Floodway Overlay would be assessable against these provisions.</p> <p>The proposed subdivision is limited to the creation of two large lots. Buildings are already present on the southern lot. The proposed northern lot is 12.98ha in area. Most of the land is located outside of the Floodway Overlay, providing the opportunity for future development as well as river protection.</p> <p>The subject land already comprises a number of Crown Allotments. UT Creek already provides physical separation between the proposed Lots 1 and 2.</p> <p>The objectives, requirements, and conditions of the Overlay can be met.</p>

	<p>authority, is to be transferred to an authority for a public purpose.</p>	
<p>Heritage Overlay – Schedule 36 (HO36) (part)</p>	<p>HO 36 applies to part of the subject land “The Mount (former)” 2456 Goulburn Valley Highway.</p> <p>Purposes include:</p> <ul style="list-style-type: none"> To conserve and enhance heritage places of natural or cultural significance. To conserve and enhance those elements which contribute to the significance of heritage places. To ensure that development does not adversely affect the significance of heritage places. To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place. <p>A permit is required to subdivide land under Clause 43.01-1.</p> <p>No permit is required under this overlay for anything done in accordance with an incorporated plan specified in a schedule to this overlay.</p>	<p>The Dame Pattie Menzies Centre, formerly “The Mount”, is of local social, historic and aesthetic significance to the Shire of Murrindindi.</p> <p>The individual property citation provides direction for the subdivision of land as follows: <i>“In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.”</i></p> <p>No building or works or vegetation removal is required but this proposal. There is no potential for impact on the heritage values of the property.</p>
<p>Land Subject to Inundation Overlay (LSIO)</p>	<p>Purposes include:</p> <ul style="list-style-type: none"> To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority. To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity. To minimise the potential flood risk to life, health and safety associated with development. To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989. To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater. To ensure that development maintains or improves river, marine, coastal and 	<p>The UT Creek corridor is mapped as within the Land Subject to Inundation Overlay.</p> <p>This proposal is limited to an on-paper two lot subdivision. No development which may contribute to flooding or be impacted by flood hazards is proposed. As such, there is to be no impact on water quality, river or wetland health arising from the proposal.</p> <p>Any future application within the LSIO would be assessable against these provisions.</p> <p>The proposed subdivision is limited to the creation of two large lots. Buildings are already present on the southern lot. The proposed northern lot is 12.98ha in area. Most of the land is located outside of the LSIO, providing the opportunity for future development as well as river protection.</p> <p>The subject land already comprises a number of Crown Allotments. UT Creek already provides physical separation between the proposed Lots 1 and 2.</p> <p>The objectives, requirements, and conditions of the Overlay can be met.</p>

	<p><i>wetland health, waterway protection and floodplain health.</i></p> <p>A permit is required to subdivide land under Clause 44.04-3 of the Murrindindi Planning Scheme.</p>	
Other		
Areas of Aboriginal Cultural Heritage Sensitivity	The subject land is mapped as an area of Aboriginal Cultural Heritage Sensitivity owing to its location within 200m of a watercourse.	<p>The proposal is limited to the on-paper subdivision of land into two lots. No earthworks, buildings, use of the land, or vegetation removal are proposed. There is no potential for impact on Areas of Aboriginal Cultural Heritage Sensitivity.</p> <p>Any future planning permit application will be required to provide an assessment against the Aboriginal Heritage Act.</p>
Bushfire Prone Area	The subject land (along with most surrounding land) is located in a Bushfire Prone Area.	<p>The proposal is limited to the on-paper subdivision of one lot into two lots. No buildings, works, or use of the land is proposed. There is no increase in bushfire risk arising from the proposal. The proposal will encourage future development of the northern lot (Lot 1). This will may in-turn lead to improvements in the maintenance of the northern lot to manage the risk from bushfire.</p>

5.4 General Provisions

Clause	Requirements	Response
65.01 – Approval of an Application or Plan	<p><i>Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:</i></p> <ul style="list-style-type: none"> <i>The Municipal Planning Strategy and Planning Policy Framework.</i> <i>The purpose of the zone, overlay or other provision.</i> <i>Any matter required to be considered in the zone, overlay or other provision.</i> <i>The orderly planning of the area.</i> <i>The effect on the amenity of the area.</i> <i>The proximity of the land to any public land.</i> <i>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</i> <i>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</i> <i>The extent and character of native vegetation and the likelihood of its destruction.</i> <i>Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</i> 	<p>The Municipal Planning Strategy and Planning Policy Framework have been addressed under separate headings in the body of the report. The land is appropriately zoned for a subdivision of this nature, which represents a logical residential infill development of land. The proposed Plan of Subdivision would provide for appropriate connectivity with surrounding land.</p>

	<ul style="list-style-type: none"> • <i>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.</i> 	
<p>65.02 Approval of an Application to Subdivide Land</p>	<p><i>Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:</i></p> <ul style="list-style-type: none"> • <i>The suitability of the land for subdivision.</i> • <i>The existing use and possible future development of the land and nearby land.</i> • <i>The availability of subdivided land in the locality, and the need for the creation of further lots.</i> • <i>The effect of development on the use or development of other land which has a common means of drainage.</i> • <i>The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.</i> • <i>The density of the proposed development.</i> • <i>The area and dimensions of each lot in the subdivision.</i> • <i>The layout of roads having regard to their function and relationship to existing roads.</i> • <i>The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.</i> • <i>The provision and location of reserves for public open space and other community facilities.</i> • <i>The staging of the subdivision.</i> • <i>The design and siting of buildings having regard to safety and the risk of spread of fire.</i> • <i>The provision of off-street parking.</i> • <i>The provision and location of common property.</i> • <i>The functions of any body corporate.</i> • <i>The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.</i> • <i>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 sewage and sullage within the boundaries of each lot.</i> • <i>Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.</i> 	<p>The majority of these matters have been addressed earlier in this report. All reticulated services available to the area will be provided. The proposal represents an opportunity to develop an underutilised site.</p>

5.5 Other

The proposal is further supported by Council’s strategic planning initiatives, including the Murrindindi Housing & Settlement Strategy which seeks to encourage housing opportunities on infill sites within serviced townships, including Alexandra.

6 SUMMARY

DPMC provide a not-for-profit service to support people in the Murrindindi and Mansfield Shires. The landholding at 2456 Goulburn Valley Highway in Alexandra is contained within two parts, separated by UT Creek. Land north of the creek is currently vacant and has been identified by DPMC as surplus to its needs. Land south of the creek is used by DPMC and is to be retained without change as part of this proposal. It is proposed to subdivide the land into two lots to enable the northern industrial lot to be considered for future sale.

Following review of the proposal against the requirements of the Murrindindi Planning Scheme, we submit that this proposal is appropriate for consideration by Council due to the following:

- The proposal supports the directions identified within the Municipal Planning Strategy, Planning Policy Framework, Zones and Overlays.
- The proposal supports directions for the Alexandra township as referenced through Council's strategic planning initiatives.
- The subdivision is limited to the on-paper subdivision of lots. No buildings or works are proposed. There is no potential for adverse impact arising from this proposal.
- The subdivision is logical in that it reflects existing conditions with the land already being separated by UT Creek. Further, the creation of a title boundary along the creek line reflects that way in which land has been used and is zoned.
- The land north of the creek may provide for industrial and employment uses in future. This is not possible without the subdivision of land to contain the land north of UT Creek on a separate title to enable its sale.
- The proposal may assist in the transition of industrial uses in this part of Alexandra, providing future employment land which is currently vacant and underutilised.
- The proposed subdivision would create two large parcels of land which each provide opportunities for further development, and protection of the UT Creek corridor and surrounding environs. This achieves many of the planning policy directions relating to waterway, river, catchment, and environmental protection.
- The proposal does not impact the heritage values of the "The Mount".

For these reasons, we submit the proposal is suitable for approval.

Navy Blue Planning

Disclaimer

This report dated 17 August 2023 incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Navy Blue Planning's opinion in this report.

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ATTACHMENT 1 – PROPOSED PLAN OF SUBDIVISION