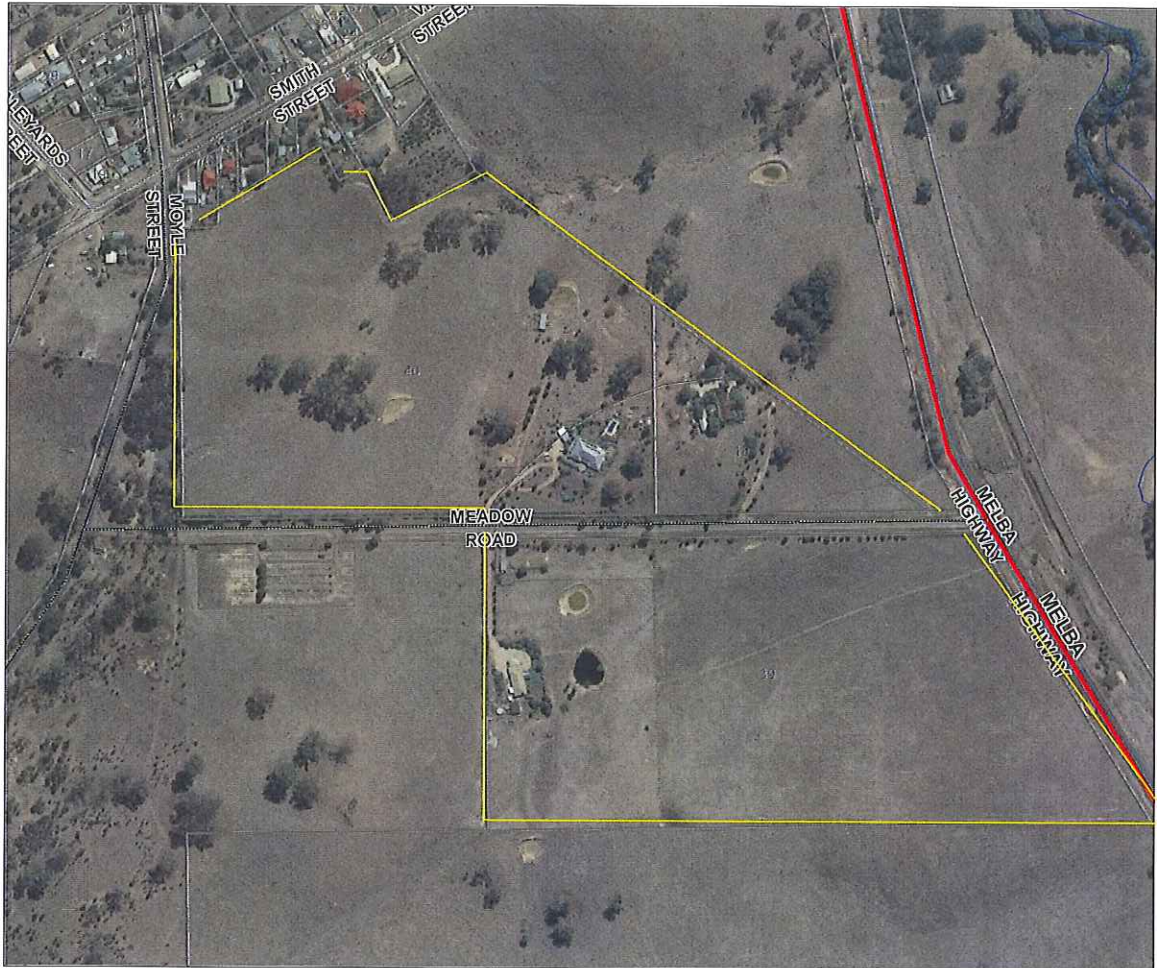


DEVELOPMENT PLAN

MEADOW ROAD, YEA



August 2011

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Appendices:

1. DEVELOPMENT PLAN, MEADOW ROAD, YEA

1. THE LAND:

This development plan applies to three titles, Lot 2 L.P. 73498 (No. 39) located on the southern side of Meadow Road and Lots 1 and 2 L.P. 206399H (Nos. 40 & 18) located on the northern side of Meadow Road.

Lot 2, L.P. 73498 has slopes between 3.5% and 11% and can be described as gentle sloping grazing land.

Lots 1 & 2 L.P. 206399H has slopes between 6% and 14%, approximately and consists of gently to moderately sloping grazing land. Lot 1 L.P. 206399H has access from both Meadow Road and Moyle Street.

2. SITE AND TOWNSHIP CONTEXT:

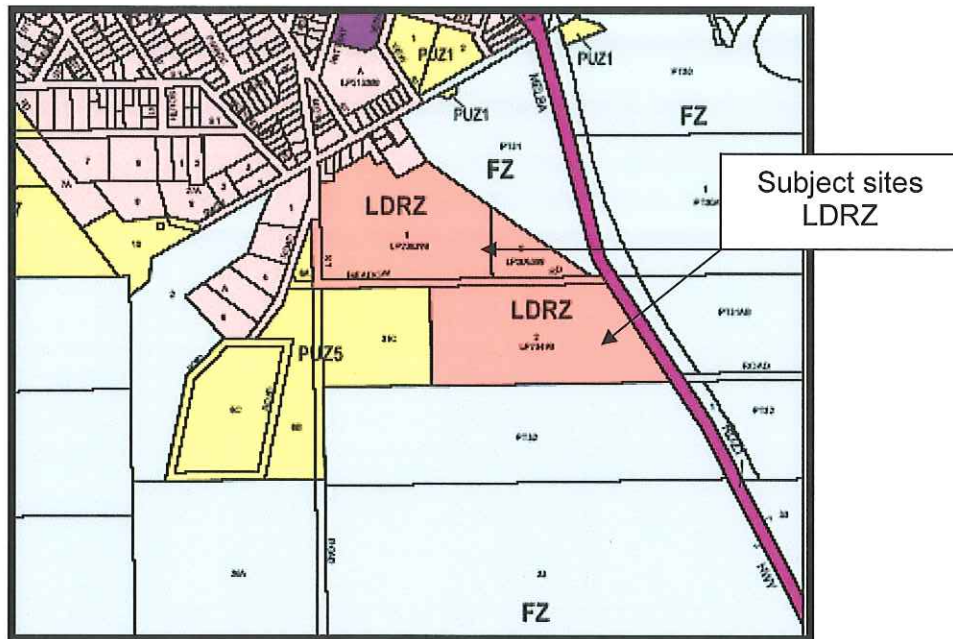
The land to which this development plan applies is located to the southeastern side of the Yea township. Under the Murrindindi Planning Scheme, the land is zoned Low Density Residential Zone, with the Development Plan Overlay 3 (Low Density Residential Zone) also applying to the land.

The land has the following attributes:

- Very attractive views to higher ranges particular to the north, east and south.
- Both sites are undulating to moderate slopes.
- Land capability assessments have been for both sites and found them to be able to accommodate on-site effluent disposal systems in accordance with subdivision layouts.
- Very little vegetation, being consistent with the use of the land for grazing purposes.
- Exposure to prevailing winds and morning to late afternoon sunshine
- Small clumps of native vegetation are located along boundary lines on all lots and along a natural drainage line that runs through Lot 1 P.S. 206399H.
- Meadow Road and Moyle Street are sealed roads.

The land is surrounded by the following features and land uses (refer to the locality map):

- Lot 1 L.P. 206399H is bound to the north by land zoned Residential 1, to the west by Moyle Street, the south by Meadow Road and the east Low Density Residential land. A small triangular piece of land located on the south east side of Lot 1 is zoned Public Utility Zone 5 which is for the purpose of cemetery/cremation. This area consists of eucalypts up to 15 metres in height. The Yea cemetery is located opposite the site on the south side of Meadow Road.
- Lot 2 L.P. 206399H is bound to the north by the Farming Zone to the east by the Melba Highway, to the south by Meadow Road and further LDRZ land.
- Lot 2 L.P. 73498 is bound to the south by Farming Zone to the east the Melba Highway and to the west by the Yea Cemetery.



The Yea Township is located approximately 100 kilometres north east of Melbourne. The Township is located at the junction of the Melba Highway, the Goulburn Valley Highway and the Yea - Whittlesea Road. The township is located at the gateway for regional tourism in the north east of Victoria that has developed around rivers, lakes and the snowfields. The township provides many services for those travelling for holidays and hobby farm destinations in the region.

Prior to its growth as a major tourist centre, the Yea Township traditionally serviced the farming and the timber industry. The township is the second largest in the Murrindindi Shire and provides many services for the general area, Flowerdale and Molesworth.

The Yea township is recognised in the Murrindindi Planning Scheme as a growth area due to the availability of land, services and infrastructure.

3. PROPOSED USE AND DEVELOPMENT OF LAND:

This development plan defines an area and the form and conditions for the future use and development of the land for low density residential purposes.

Any application for use, buildings and works must:

- Be generally in accordance with this development plan.
- Consider the objectives and performance measures outlined in this development plan.

The Development Plan for Meadow Road, Yea is attached as Appendix 1.

4. DEVELOPMENT PLAN OBJECTIVES AND PERFORMANCE MEASURES:

Objectives of this development plan are:

- Facilitate a low density residential subdivision that will provide a sensitive and appropriate interface with the Yea Township.
- Provide a range of low density residential lots and development that responds to the characteristics and capability of the land.

The following performance measures are outlined to measure the standards that have been considered and met for any proposed use and development of the land for low density residential purposes. These performance measures address the schedule requirements ('Requirement before a permit is granted' and 'Conditions and requirements for permits') in the current Development Plan Overlay Schedule 4 (Low Density Residential Zone) that applies to the land.

Site and building design:

- Provision of a range of allotment sizes (ranging from 3.454 hectares to 4,500 m² on the southern side of Meadow Road and from 1.524 hectares to 5431m² on the northern side of Meadow Road).
- Design subdivision to achieve excellent solar access for lots and buildings.
- A high level of connectivity to the Yea township for pedestrians and vehicles.
- Maintain views from the land and views of the land as an attractive backdrop and approach to the Yea township.

Services:

- Provision of a range of urban services, including reticulated water, sealed roads, drainage, electricity and telecommunications to meet service authority and Murrindindi Shire Council standards.
- Appropriately sized drainage easement to apply to all waterways and watercourses to contain the Q100 flow rate through each lot on the subdivision plan.
- Satisfactory onsite effluent disposal to comply with the Septic Tank Code of Practice, including the use of a Land Capability Assessment, an Onsite Domestic Wastewater Management Plan, water reuse and ongoing management and monitoring of the system.

Environment:

- Assessment of general land capability, natural landscape features and views, environmental resources and land constraints for any subdivision or development of the land.
- Protection of water quality of any waterway, including provision of a minimum building setback of 30 metres from any waterway and native vegetation planting along riparian corridors.
- Riparian planting to be undertaken in the waterway on the northern side of Meadow Road to provide a native vegetation corridor with fencing to provide a continuous riparian strip along the waterway rather than allow private fencing across the waterway.

-
- Retain and enhance biodiversity and existing native vegetation to implement the objectives and 'net gain' principles of the *Victoria Native Vegetation Management – A Framework for Action*.

General development:

- Encouragement of post and wire fencing and discouragement of colourbond fencing, other than small areas of high fencing adjacent to dwellings or sheds for pet enclosure.

Roading:

- Provision of a Traffic Impact Assessment Report to consider the impacts and needs for the Melba Highway, Meadow Road and Moyle Street prior to the granting of a planning permit as well as determine the costing sharing arrangements between owners for any required works. Costs for any future road upgrading that is attributable to the use, subdivision or development of land will be equitably apportioned between all landowners in the area.

5. LIFE OF THE DEVELOPMENT PLAN AND PLAN REVIEW:

This plan will expire ten (10) years after the date that it is approved by Murrindindi Shire Council.

After the expiry of this development plan, the responsible authority may review and approve a new development plan.

An approved development plan may be reviewed. Murrindindi Shire Council intends that notification of any proposed amendment to this approved development plan will be given to potentially affected landowners, relevant service and government agencies and the general community.

In considering whether to amend this existing development plan, the responsible authority should consider the following:

- Whether the amendment meets the objectives and performance measures of the original development plan.
- Current Murrindindi Planning Scheme strategies, policies and controls for the use and development of the land.
- Relevant council directions, strategies and guidelines.
- The need for co-ordinated and efficient use and development of land.
- The need to provide development and lot supply for the purpose of the applicable zone.
- Retention of the land for future use and development for low density residential purposes.

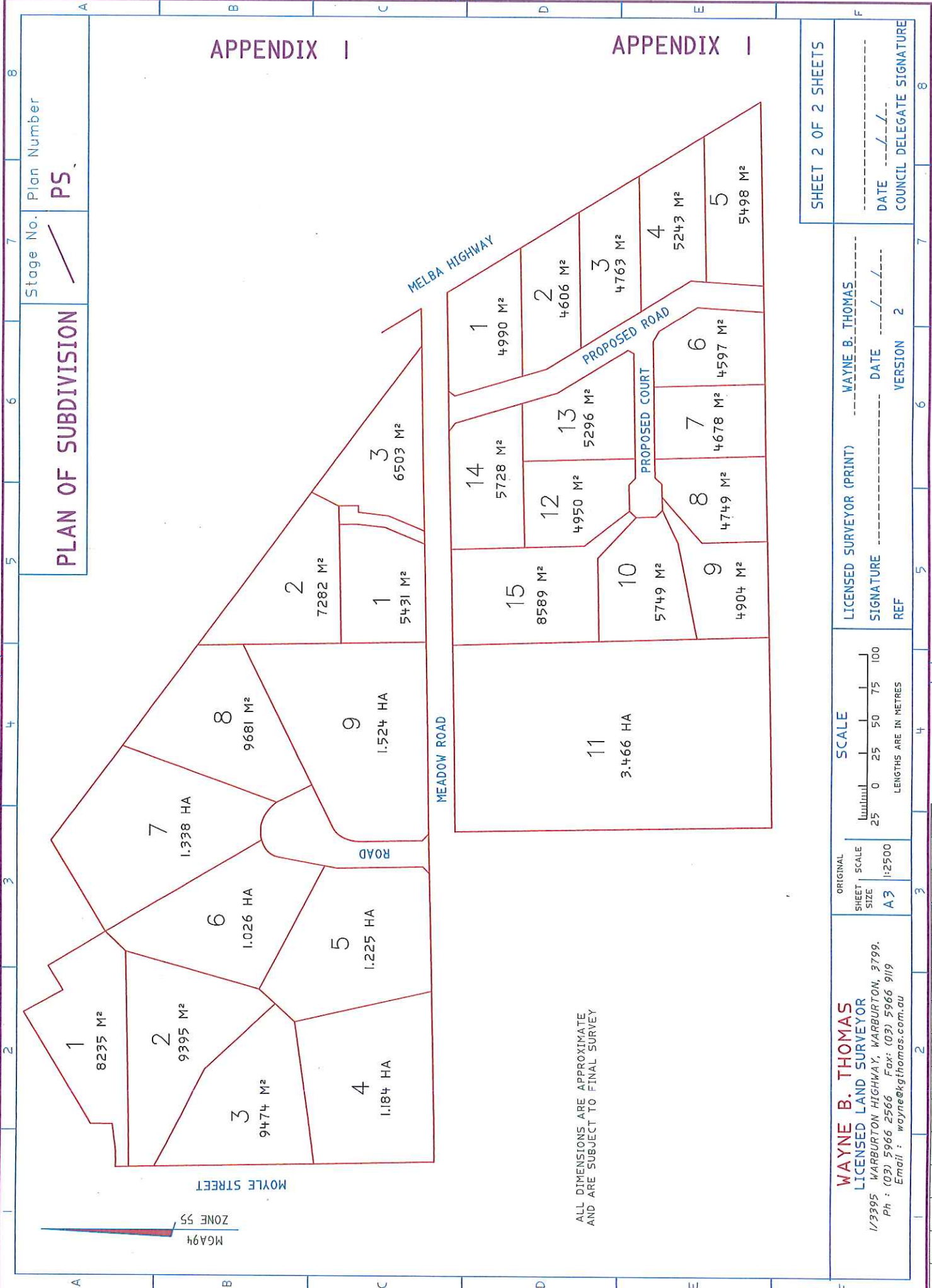
DEVELOPMENT PLAN APPROVED BY MURRINDINDI SHIRE COUNCIL ON:

27 July 2011

SIGNED: Margaret S. Abben
(CHIEF EXECUTIVE OFFICER)

DATE: 22/8/11

This Development Plan amends and replaces the plan dated May 2008.



ALL DIMENSIONS ARE APPROXIMATE
AND ARE SUBJECT TO FINAL SURVEY

PLAN OF SUBDIVISION

Stage No. **PS**
Plan Number

APPENDIX I

APPENDIX I

SHEET 2 OF 2 SHEETS
DATE **1/1/19**
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) **WAYNE B. THOMAS**
SIGNATURE _____ DATE _____
REF _____ VERSION **2**

SCALE
1:2500
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE **A3**
WAYNE B. THOMAS
LICENSED LAND SURVEYOR
1/3395 WARBURTON HIGHWAY, WARBURTON, 3799.
Ph : (03) 5966 2566 Fax: (03) 5966 9119
Email : wayne@kthomas.com.au

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