

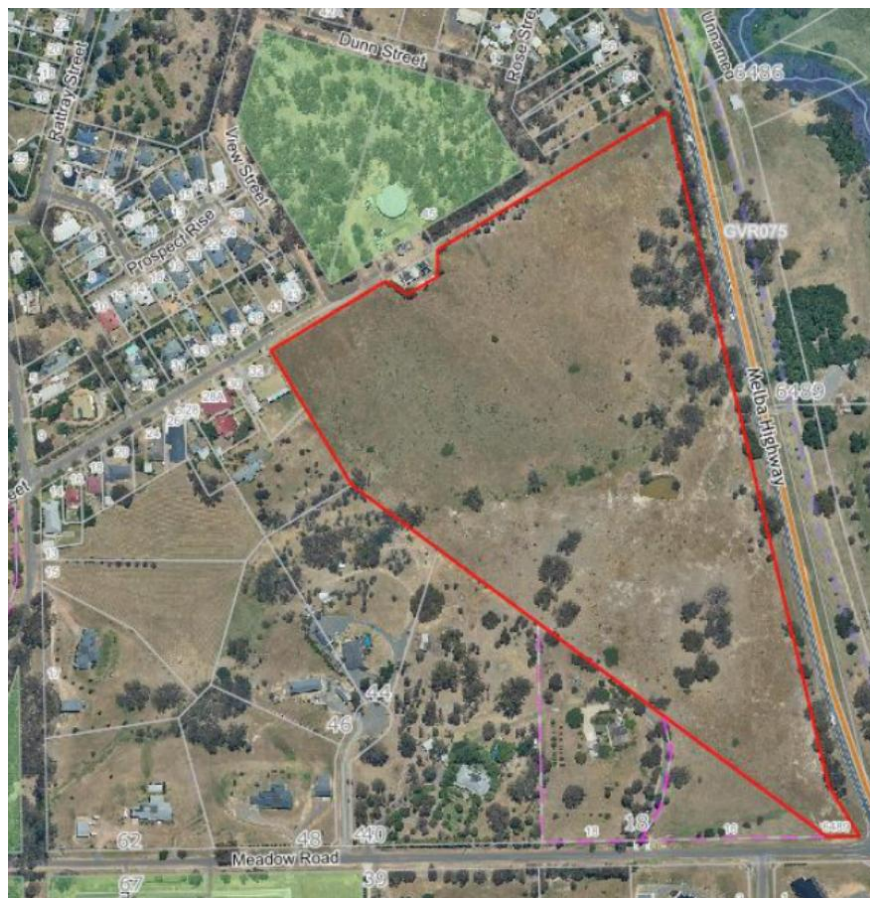
SMITH STREET DEVELOPMENT PLAN

6489 MELBA HIGHWAY, YEA

1. INTRODUCTION

The Smith Street Development Plan comprises this document and the accompanying plan. The plan has been prepared for 6489 Melba Highway, Yea, (Lot 1 on Title Plan 558411C, Volume 08955 Folio 806), this land being located on the southeast side of the Yea Township. The land is zoned Low Density and has the Development Plan Overlay 2 (Low Density Residential Zone) applying to it.

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 2 to the Overlay. The Development Plan is consistent with the *Yea Structure Plan* (December 2014), a reference document to the Murrindindi Planning Scheme and the 2025 Yea Structure Plan approved by Council on 25 October 2025.



2. DEVELOPMENT PLAN AREA

This development plan applies to 6489 Melba Highway. The subject land is located approximately 1.5 kilometres south-east of the Yea Township Meadow Road and Smith Street.

The land is vacant and is in the Low Density Residential Zone and is affected by the Development Plan Overlay. The topography of the land is undulating and falls from Smith Street to the Melba Highway and Meadow Road. There is a depression running in an east-west direction in the middle of the site where a waterway is located.

Access to the site is available from Smith Street and Meadow Road. Surrounding parcels to the south. Surrounding parcels of land to the south and west are developed for residential purposes on larger parcels of land.

North of the site is standard residential development, the Goulburn Valley Water Treatment Facility and nature reserve. East of the site, on the opposite side of the Melba Highway is the Great Victorian Rail Trail and agricultural land.

Schedule 2 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. PROPOSED USE AND DEVELOPMENT OF THE LAND

This Development Plan outlines the form and conditions for the future use and development of the land for low density purposes. The development plan for the land is attached.

Any application for the use, subdivision or development of land must:

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

4. OBJECTIVES

The planning objectives of this Development Plan are to:

- 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.
- Provide new residential areas that are accessible to the existing township of Yea
- Provide residential lots to meet the diversity of housing types and housing needs within the Yea township
- Ensure energy efficient residential development within the outskirt of the Yea township
- Provide a street network that affords good levels of accessibility, connectivity and safety for vehicles and pedestrians
- Protect the natural landscape features of the site including remnant native vegetation, hillslopes and views
- Provide an open space network that is within walking distance of residential lots and where possible, incorporates natural features

5. PERFORMANCE MEASURES:

Biodiversity

- Retention and enhancement of biodiversity and existing native vegetation to implement the objectives and no net loss principles.
- Retain and enhance biodiversity and existing native vegetation in the future subdivision and development of the land through measures that include:
 - Implementation of the objective for no net loss
 - Siting of future development, roads and services to protect remnant native vegetation
 - Use of Section 173 Agreements to protect native vegetation on private lots and any native vegetation within 30m of any waterway

Waterways

- Provide building exclusion zones from all waterways, ensuring a minimum 30 metre building setback from any waterway.

Infrastructure:

- Provide infrastructure to meet Murrindindi Shire Council and relevant service authority standards, including:
 - Upgrading and provision of roads, pathways, crossovers and drainage in accordance with the *Infrastructure Design Manual*;
 - Onsite water provision;
 - Electricity and telecommunications, including the undergrounding of electricity for new electricity supply.
 - Provision of pedestrian access to Meadow Road.
- Roads to be designed and constructed to meet Country Fire Authority standards, including:
 - 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.
 - Provision of temporary emergency access into adjoining parcel also contained within the Development Plan 2.
 - Only one access point on to Meadow Road
- 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.

- *Provide for separation between dwellings and the Goulburn Valley Water water treatment plant on Smith Street*

Waterways and drainage lines:

- Provide building exclusion zones from all waterways, ensuring a minimum 30 metre building setback from any waterway.

Public open space:

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

Bushfire risk:

- New dwellings to be built to a minimum BAL 12.5 construction standard (the development plan area is area is within a designated bushfire prone area).

Environment:

- Any removal, destruction or lopping of native vegetation on the land and offsetting requirements as a result of vegetation loss is to meet the three-step approach under *Guidelines for the removal, destruction or lopping of native vegetation*, DELWP, 2017.
- 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.
 - Consideration of the use of Section 173 Agreements to protect native vegetation on private lots and any native vegetation within 30 metres of a waterway.
 - Provide a biodiversity report prior to issue of any planning permit for subdivision that identifies remnant native vegetation and ongoing requirements for the protection and management measures for this vegetation and the control of weeds.
- Avoid future development on slopes greater than 15 percent.

Design and siting:

- As part of any application for planning permit for subdivision or development, consider the application of a Section 173 Agreement to implement design controls such as:
 - Dwellings and outbuildings to be constructed in accordance with relevant approved design guidelines;
 - Boundary fencing to be post and wire;
 - Building exclusion zones to protect waterways, slopes over 15% and setbacks to be a minimum of 20 metres from road boundaries and 5 metres from other lot boundaries;
 - Protection and management of land within internal drainage lines;
 - Protection of environmental features, such as mature paddock trees.
 - Planting and maintenance of screening vegetation along Melba Highway prior to release of lots

6. STAGING

This development plan does not restrict or provide for any staging of development. Any subdivision or development of land affected by this development plan that may occur in stages must retain the ability for other land within the plan to be subdivided or developed in accordance with the objectives and performance measures of this development plan.

7. LIFE OF THE DEVELOPMENT PLAN AND PLAN REVIEW

This plan will expire fifteen (15) 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. In considering any new proposal for development plan, notification may 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, performance measures and provisions 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.
- Retention of the land for future use and development for residential purposes.

NOTE: This plan is subject to the approval of various statutory authorities

View Street provides good connectivity for walking and cycling to the public open space at Yea Railway Reserve and to the main town.

GVW facility prevents any scope for through access linking Smith Street with Rose Street.

Building exclusion zone provided around GVW facility to ensure compliance with AS2927.

This section of Rose Street is a gravel track and no road link is considered necessary. Due to the location of the GVW facility, the location of the proposed internal road is fixed and there are no opportunities for residents to access Rose Street to connect through to town. Rather, access to town is available via View Street for pedestrians and cyclists.

Unmade road reserve adjacent to site not utilised to avoid the need for a new intersection with Melba Highway

Lot configuration and road alignment responds to topography however earthworks will be required

Lots have no abuttal or road access to Melba Highway through use of a narrow strip of reserve

Consistent with development to the west, the waterway is contained within allotments with a 20m wide easement to be applied.

Existing dam to be filled.

All lots to be provided with sewer to the satisfaction of the responsible authority at the subdivision stage.

Smith Street to be extended to provide road access

Building Envelopes are ~500sqm, located on high side of allotments and meet BAL-12.5 setbacks.

All lots exceed the minimum required lot area of 0.4ha and a density of 1.9 lots per hectare has been provided

A small section of carriageway easement can be utilised to enable lots 17 and 18 to use a single access point from Meadow Road in the location of the existing gate

Notes:

1. Lot boundaries, building envelopes, driveways and effluent envelopes shown hereon area are indicative only. A minimum lot size of 4,000sqm must be achieved.
2. Refer to the Bushfire Management & Vegetation Plan for details of bushfire setbacks and vegetation retention/removal.

Legend

- Drainage line with 30m offset
- Proposed 20m wide waterway easement
- Dwelling envelope
- No ground disturbance area
- Indicative driveway
- Contours to AHD, 10m intervals
- 8m wide building exclusion zone

FOR APPROVAL

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SMITH STREET DEVELOPMENT PLAN

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Murrindindi Shire
29787DP1
Version 3
October 2025

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