



Development Plan

Madari Rural Residential Estate

Twenty-first Street, Koorlong

Prepared for

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Prepared by:



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1. INTRODUCTION

This is a Development Plan relating to the future development of land described as Lot 1 on PS 712037G located in Twenty-first Street at Koorlong (“the subject land”) for low density residential purposes.

The subject land is zoned Low Density Residential (LDRZ) within the Mildura Planning Scheme (“the planning scheme”) and is subject to the requirements of Development Plan Overlay – Schedule 2 (DPO2). DPO2 specifically applies to low density residential areas.

The need for a Development Plan is instigated by the Development Plan Overlay (DPO). The purpose of a Development Plan is:

- to identify areas that require the form and conditions of future use or development to be shown on a plan before a permit can be granted to use or develop land; and
- to exempt a planning permit application from notice and review if it is generally in accordance with an approved plan.

In accordance with Clause 43.04-7 of the planning scheme, a Development Plan must be prepared to the satisfaction of the responsible authority (Council) before a planning permit for development (including subdivision) can be considered.

The structure and content of this Development Plan is dictated by the general requirements at Clause 43.04-3 and specific requirements of DPO2 within the planning scheme.

2. DEVELOPMENT PLAN PREPARATION

This section addresses the general preparation requirements for a Development Plan set out in Clause 43.04-3 of the DPO.

The land to which the plan applies.

The subject land is described as Lot 1 on PS712037G and straddles Twenty-first Street (see Figure 2) south of the intersection with Benetook Avenue.

The subject land has an area of approximately 12 hectares and in the past was planted to vines, but has been cleared of such for some time. There are currently no water rights attached to the property. The site has frontage to Benetook Avenue, Twenty-first Street and the Cowra Avenue extension. Only Benetook Avenue is sealed.

The land is flat and consequently has no topographical features such as ridgelines. Without slope there is no erosion risk. The land is cleared of vegetation and therefore has no landscape or habitat value. It is not bushfire or flood prone.

There are no structures on the land other than a transportable building used in association with the landowners business as a professional fisherman.

There are no views from the land with the exception of what is immediately adjacent and there are no buildings or works present. Reticulated potable water is available to the land. Although there is currently no reticulated sewer, Lower Murray Water advises that the land can be made available.

To the west of the site across Benetook Avenue is an existing low density residential estate. The adjoining land to the north, east and south is contained within the Farming Zone but is not currently used for horticulture or viticulture. Land further south east of the subject site currently contains vines.

Along Benetook Avenue to the south of the site is the centre of the Koorlong locality providing a store and post office, primary school, community hall and tennis courts.

There is a vast amount of Crown land accessible to the community within close proximity of the site.

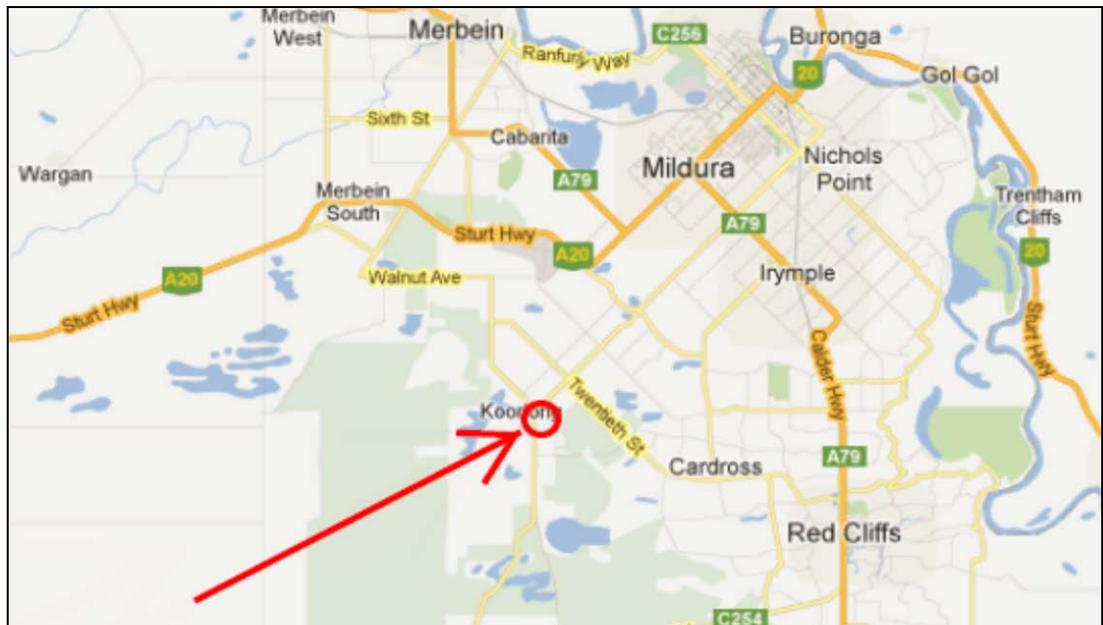


Figure 1– Location of subject land within the context of Mildura (Source: Google Maps 2011)



Figure 2 - The subject land within the context of its immediate surrounds (Source: nearmap)

The proposed use and development of each part of the land.

The proposed use of all of the subject land is for low density residential purposes (see Attachment 'A').

Any other requirements specified for the plan in a schedule to this overlay.

Each of the specific requirements in Schedule 2 (DPO2) is addressed in the following section and the Development Plan at Attachment 'A'.

3. DEVELOPMENT PLAN REQUIREMENTS

This section addresses the specific requirements for a Development Plan set out in Section 3.0 of Schedule 2 to the Development Plan Overlay (DPO2).

A clearly distinguishable road hierarchy with the differences in road function reflected in the road width, design layout and road reserve treatments.

The plan at Attachment 'A' shows an indicative road layout for the subject land. The layout shows the approximate alignment of the internal access road as well as how it links with the land immediately to the south that is indicated in the *Mildura Housing and Settlement Strategy* as future low density residential land. The layout also shows the approximate access points for the internal road layout and the existing local collector road network, namely Twenty-first Street and Benetook Avenue.

That part of the subject land to the west of Twenty-first Street will have a through road to provide interconnectivity with adjoining land and the local road network. Because of the lack of depth in the subject land on the eastern side of Twenty-first Street future lots could be serviced by either short culs-de-sac or direct frontage to Twenty-first Street.

Attachment 'B' details the design for both the internal access road and culs-de-sac as well as the upgrade of Twenty-first Street. The road cross-sections also detail the treatment of the road reserve for drainage, landscaping and footpaths (in Twenty-first Street).

Innovative design of all proposed public open spaces incorporating pedestrian and cycle paths and linking open space networks with community facilities and local neighbourhood activity centres with the surrounding residential precinct.

The Development Plan provides a low density residential environment and consequently the provision of public open space within the subject land is not required.

Pedestrian and cycle movements generated by the future development of the subject land will be undertaken within the road reserves of Twenty-first Street and Benetook Avenue. Local community facilities are readily accessible in Koorlong, which is located adjacent to the subject land.

There is no network of cycle or pedestrian paths within the Koorlong area linking with the broader Mildura environs. There is also no Council adopted cycle path network for Mildura for which the development must comply.

Rural 'post and wire' fencing will be utilised on all lot boundaries (including those adjoining open space) to reflect the low density of the residential development.

The means of servicing to lots including the provision of reticulated water and sewer to all residential lots or alternative EPA approved effluent disposal systems.

A reticulated potable water supply will be provided to the subject land from Mildura's existing system.

Wastewater can be disposed of either on-site as is the practice for other low density development in the locality or via a reticulated system which Lower Murray Water advises can be made available to the land.

Identification of the means of draining the land.

As part of the drainage investigation for this Development Plan, the future LDRZ land identified by the *Mildura Housing and Settlement Strategy* has been taken into account.

Drainage of any future development on the land will be controlled and directed to an appropriate point of discharge and/or retained within the site as per Council requirements. An indicative Drainage Plan for the subject land is provided at Attachment 'C' of the Development Plan.

The area highlighted by Mallee Catchment Management Authority as impacted by the 2011 flooding event (see below) would ideally be suited to larger allotments with a minimum floor level for proposed dwellings. The area impacted is a localised depression and significantly higher than the proposed drainage basin. This area could possibly be connected to the drainage system during final design.



Drainage is to be directed to the Koorlong Lake with re-shaping of existing open channels/drainage where required. The gravity drainage system is to interconnect the proposed drainage reserves and discharge into the Koorlong Lake system. The Koorlong Lake system is located approximately 1.1km to the east of the proposed development. The stormwater discharge from the reserves is to be directed generally down Twenty-First Street via a piped system to the existing earthen Lower Murray Water channel to the satisfaction of the Responsible Authority. Lower Murray Water

have agreed that the maintenance and operation of the channel will remain their responsibility.

Roadside swales are to be incorporated within the road reserve and landscaped to create an aesthetic look that enhances the character of the neighbourhood. The swales should be grassed (or similar) to help prevent erosion.

The low density of development will ensure that the quality of stormwater discharged from the subject land is of a standard that will not be detrimental to the downstream catchment. The impact from stormwater will be significantly less than a standard urban subdivision that would have a much higher proportion of hardstand areas.

The need for open space and any other community infrastructure as considered necessary by the responsible authority.

Due to the rural residential nature of the proposed development, it is not considered necessary to provide any areas of open space and recreation as the lots themselves will provide substantial opportunity for these elements.

The relatively small scale of the development potential of the subject land and the low density residential environment of Koorlong does not warrant the provision of community infrastructure as a direct result of the subject land being developed.

The impact of the development on any sites of flora or fauna significance, archaeological significance or significant views that may affect the land.

The subject land exists on the fringe of Mildura and has been substantially modified through historical agricultural activities, including land clearing, irrigation and soil cultivation. Consequently there are no sites of significance for flora or fauna, archaeology or views.

The only substantive development associated with future subdivision of the land will be construction of the roads and culs-de-sac. The alignment of these access ways will not result in the removal of any trees and will only extend across existing cleared land. The roads and culs-de-sac will introduce a new element into what is predominantly a rural landscape, however the future development character being low density residential is not considered likely to result in any significant detrimental impacts upon the overall character of the area.

Retention of any existing tree stands of value and an appropriate landscaping theme for nature strips and public open space including the use of salt tolerant plants.

There are no existing stands of trees within the subject land.

Street landscaping will be undertaken in accordance with Council requirements for new low density residential subdivisions.

Identification of common trenching of compatible services.

Common trenching shall be undertaken where the opportunity exists. It is common practice in the Mildura area for electricity and telephone services to share a trench, and the same for water and gas.

The comments of Lower Murray Water.

Lower Murray Water confirm that water supply and sewerage services can be provided to the subject land and will need to meet the Authority's *Standard Conditions for the Provision of Water Supply and Sewerage Infrastructure in Subdivisions*.

If lots less than 4,000m² are proposed, consideration needs to be given to a gravity system with pump station for a sewerage service rather than a low pressure system.

Details of service provision will be provided with the planning permit application for subdivision.

Wastewater treatment is to be provided to the satisfaction of the Responsible Authority.

The comments of the Mallee Catchment Management Authority.

The Authority has no issue with the development of the subject land and specifically to:

- include retention basins to initially collect stormwater;
- connect the retention basins to existing stormwater drains which flow to Koorlong Lake; and
- upgrade existing stormwater pipes to cater for increased flows.

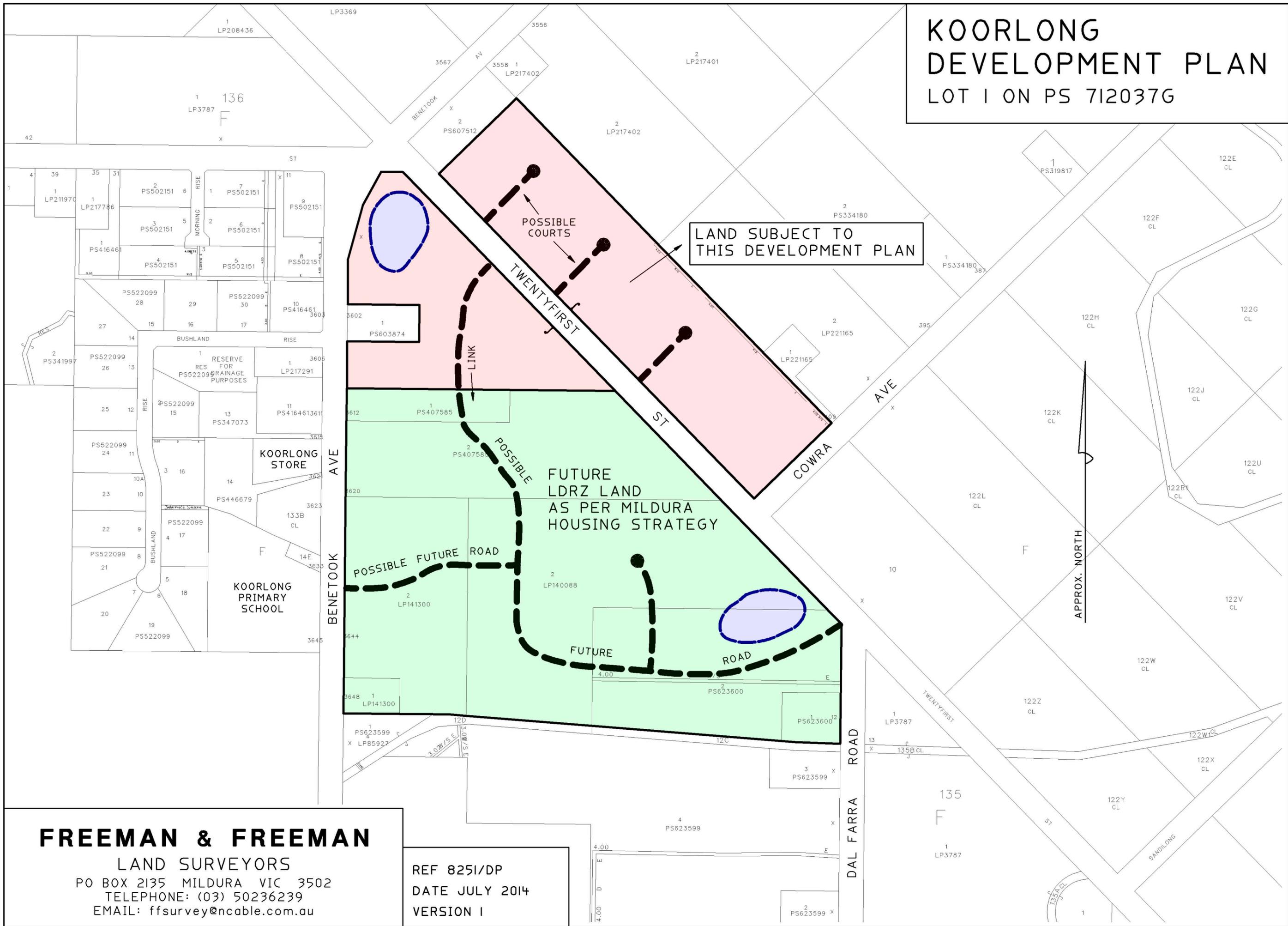
The Authority has no requirements for the Development Plan other than the need to protect the quality of stormwater discharge with the installation of a gross pollutant trap on the retention basin.

Details of this will be provided with the planning permit application for subdivision.

ATTACHMENT A
Development Plan

KOORLONG DEVELOPMENT PLAN

LOT 1 ON PS 712037G

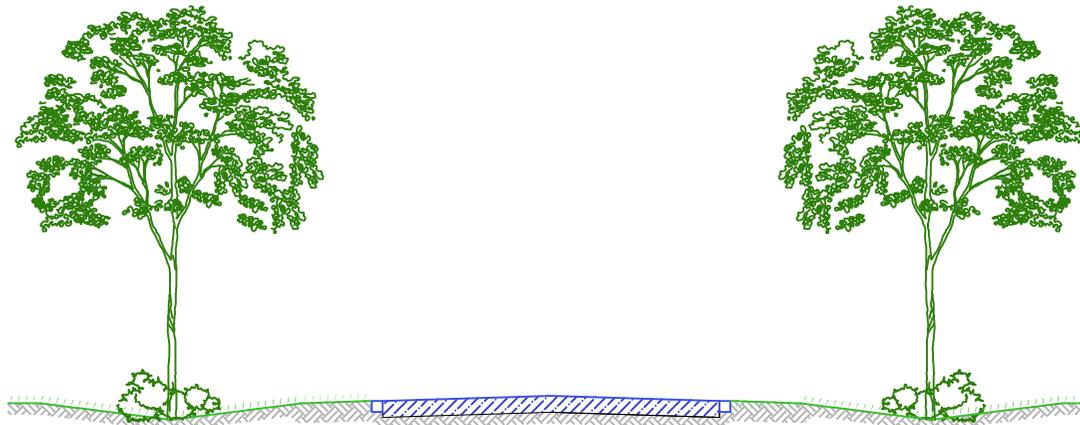


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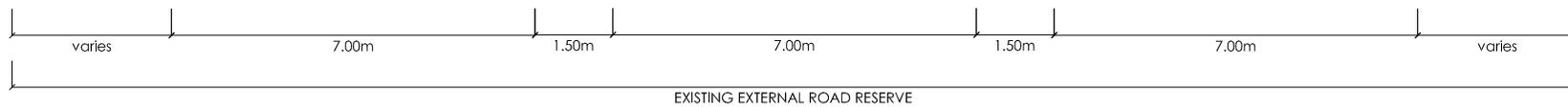
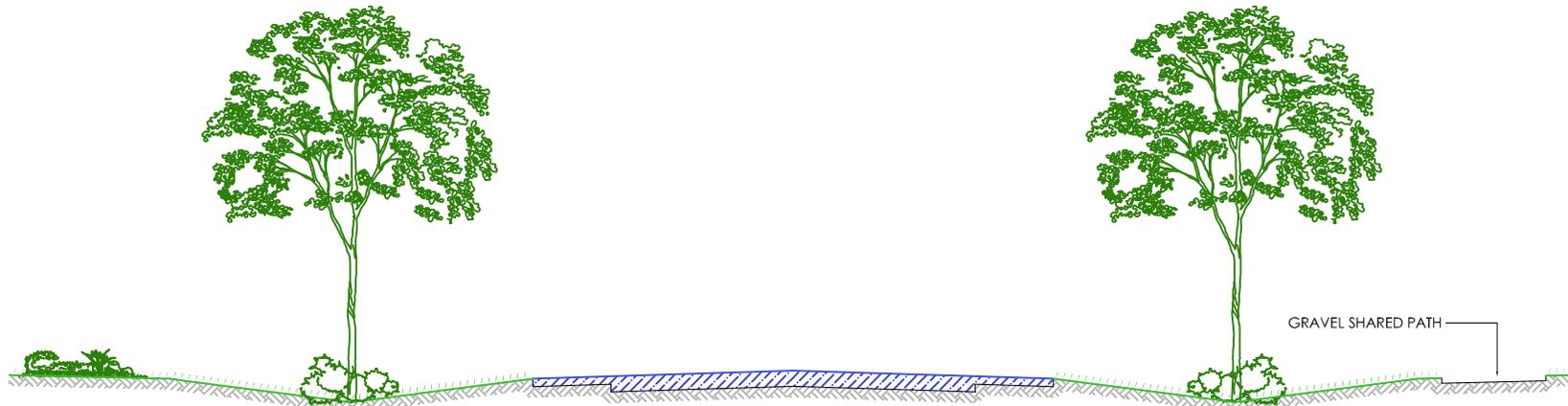
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ATTACHMENT B

Road Design



PROPOSED INTERNAL ROADS



PROPOSED TWENTY FIRST STREET

ATTACHMENT C

Drainage Plan

Stormwater Drainage:

Mildura Rural City Council (MRCC) is the relevant service authority for storm water drainage and associated infrastructure.

Mallee Catchment Management Authority (MCMA) is the authority of the Koorlong Lake.

As part of the drainage investigation for this Development Plan, the future LDRZ land identified by the Mildura Housing & Settlement Strategy has also been taken into account.

Indicative drainage catchments are shown on the "Drainage" plan in this report.

Where possible all drainage is to be directed to the Koorlong Lake with reshaping of existing open channels/drainage where required.

The gravity drainage system is to interconnect the proposed drainage reserves and discharge into the Koorlong Lake system.

The Koorlong Lake system is located approximately 1.1km to the East of the proposed development.

The detailed design for developments should follow the intent of this plan and should be formulated in conjunction with Councils Engineering Department and Mallee CMA.

Roadside swales are to be incorporated within the road reserve and landscaped to create an aesthetic look that enhances the character of the neighbourhood. The swales should be grassed (or similar) to help prevent erosion.

No onsite detention has been assumed for individual Lots.

