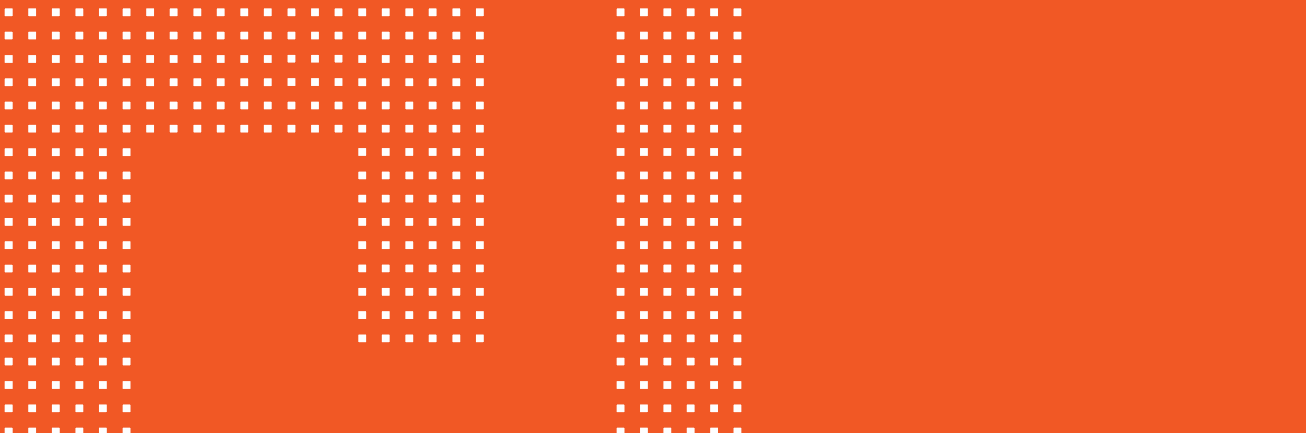
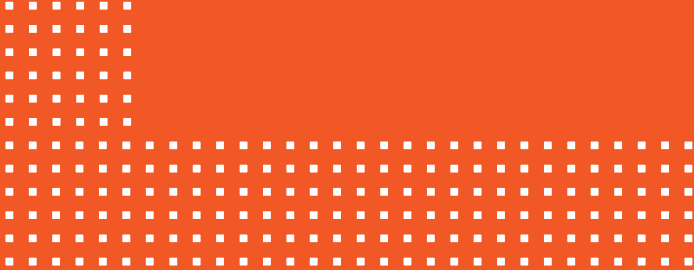


habitat planning

Development Plan

McEdward Street, Cabarita
Development Plan – Hawthorn Ridge Estate

April 2020





Prepared for
Regional Building Consultants

Habitat Planning

Suite 1, 622 Macauley Street
ALBURY NSW 2640
p. 02 6021 0662 f. 02 6021 0663
habitat@habitatplanning.com.au
habitatplanning.com.au

Document Control

Version	Comments	Author	Reviewed	Approved
A	Draft to client	MJ	MJ	31/07/2018
B	Draft to client	MJ	MJ	09/08/2018
C	Final	MJ	MJ	25/09/2018
D	Post Lodgement Revision	MJ	MJ	15/01/2019
E	Post Lodgement Revision 2	MJ	MJ	10/04/2019
F	Post Lodgement Revision 3	MJ	MJ	11/07/2019
G	Post Lodgement Revision 4	MJ	MJ	17/01/2020
H	Post Lodgement Revision 5	MJ	MJ	29/04/2020



Planning
Institute
Australia

The information contained in this document produced by Habitat Planning is solely for the use of the person or organisation for which it has been prepared and Habitat Planning undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Habitat Planning.

Contents

1.	Introduction.....	3
2.	Site and Context Description	5
3.	Background & Planning Context.....	9
4.	Development Plan Preparation	34
5.	Development Plan Requirements	35
6.	Conclusion	54

Attachments

- A. Development Plan
- B. Road Design Cross Section
- C. Drainage Plan & Servicing Details
- D. Comments from Lower Murray Water and Mallee Catchment Management Authority
- E. Aboriginal Cultural Heritage Due Diligence Assessment
- F. Land Capability Assessment
- G. Community Engagement Plan and Project Timeline
- H. Concept Landscaping Plan and Planting Schedule
- I. Land Contamination Investigations
- J. Titles & Agreements
- K. Copies of Letters of Support

1. Introduction

1.1 Overview

This is a Development Plan relating to the future development and use of land generally bordered by McEdward Street, the Mildura railway line, Lake Hawthorn and a low density residential estate ('Lakeside Park Estate') ("the subject land") for low density residential purposes ("Hawthorn Ridge").

The subject land is zoned Low Density Residential – Schedule 2 (LDRZ2) within the Mildura Planning Scheme ("the planning scheme") and is subject to Development Plan Overlay – Schedule 5 (DPO5). DPO5 specifically applies to the Cabarita low density residential area.

1.2 Need for a Development Plan

The need to prepare a Development Plan is triggered by the Development Plan Overlay (DPO) applicable to the subject land.

In accordance with Clause 43.04-2 of the Mildura Planning Scheme ("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 has been prepared based on the general requirements of Clause 43.04-4 and the specific requirements of DPO5.

In accordance with Clause 43.04, the purpose of a Development Plan is:

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

1.3 Intent and Purpose of the Development Plan

The Hawthorn Ridge Development Plan will become the key strategic planning document that will provide the long-term vision for the future planning and development of this low density residential area. The intention of the Development Plan is to allow for the future subdivision of this land for low density residential purposes with a 0.4 hectare minimum lot size as outlined in **Attachment A**.

The plan will coordinate development and provide a framework for the future development of this area and will also:

- identify and address opportunities and constraints that will affect the development of the land;
- provide direction about the preferred development outcomes and form of development; and
- provide certainty to Council, landowners and the general public alike about the form of the future development of this area.

The Plan will guide both short and long term planning and development within the area. Implementation of this Development Plan is expected to begin in the short to medium term following endorsement of the Development Plan, which will allow for the continued supply of low density residential land within close proximity to the main urban area of Mildura into the future.

The principles of the Development Plan support the Planning Scheme and guidelines that are relevant to the planning and development of a low density residential area.

The principles of the Development Plan support the Municipal Planning Strategy and the Planning Policy Framework, including the Mildura Planning Scheme, Municipal Strategic Statement and local planning policies and will ensure that any future development is required to be undertaken 'generally in accordance' with the approved Development Plan.

1.4 Vision and Objectives

The vision for the Hawthorn Ridge Development Plan is to achieve:

A low density residential development that is high quality and respectful of the rural, low density residential and environmental values of the area, including the nearby Lake Hawthorn

In order to achieve this vision, the following key objectives apply to the Development Plan:

- To provide for low density residential development opportunities that are consistent with the rural, low density residential and environmental character of the area;
- To promote residential development that is compatible with the surrounding low density residential characteristics of the area and that is respectful to existing dwellings that have already been constructed;
- To provide a road hierarchy and structure that is well connected and is highly accessible for motorists, pedestrians and cyclists alike and that encourages other forms of alternative transport;
- To provide residents with easy access to adjoining recreational reserves and Lake Hawthorn;
- To limit the number of new driveway access points that directly connect onto the wider road network in McEdward Street to ensure the continued efficient operation of this roadway;
- To create an attractive environment with a strong sense of place through well-designed and coordinated landscaping of road reserves, estate entrances and adjoining open space areas;
- To encourage landscaping treatments within the public realm and adjoining public recreation reserves, which can act to minimise the impact of Mildura's hot climate;
- To support the revegetation, landscaping and embellishment of the adjoining Lakeside Park, which will support healthy lifestyles, encourage community interaction and inclusion and provide recognition of traditional landowners;
- To provide for the orderly and efficient delivery of infrastructure, including the staging of residential development;
- To ensure that the development provides an appropriate residential interface to adjoining farming lands and public reserves through appropriate fencing, landscaping treatments and building setbacks, which will encourage passive surveillance and community interaction;
- To ensure that there is ample capacity available within the existing infrastructure network in order to service the development of the area; and
- To manage stormwater quality and quantity generated from the subject land and ensure that it does not pollute downstream waterways or the adjoining Lake Hawthorn.

2. Site and Context Description

2.1 Plan Area

Subject Land

The land to which this Development Plan applies to is described in **Table 1** below, being undeveloped land generally bordered by McEdward Street to the west, the Mildura railway line to the north, Lake Hawthorn to the east and a low density residential estate ('Lakeside Park Estate') to the south (see **Figure 1**).

For the sake of completeness, it is also proposed to include the six (6) residential properties that have previously been excised and developed that make up the remainder of the land subject to DPO5.

Whilst it is acknowledged that due to the size of these properties (approximately 4,000m²), they do not have any further subdivision opportunities, the subject Development Plan has been prepared to have regard to these pre-existing properties and seeks to integrate, where possible, with these properties.

Table 1: Land to which this plan applies

Lot and Plan Number	Property Number	Street Address	Suburb
Lot 2, PS322657	22844	181 McEdward Street	Cabarita
Lot 2, PS524024	22844	181 McEdward Street	Cabarita
Lot 2, PS347080	25197	207 McEdward Street	Cabarita
Lot 2, PS749651	22847	239 McEdward Street	Cabarita
Lot 1, PS322657	22843	167 McEdward Street	Cabarita
Lot 1, TP683851	22845	183 McEdward Street	Cabarita
Lot 1, PS524024	30255	193 McEdward Street	Cabarita
Lot 1, LP215429	22846	197 McEdward Street	Cabarita
Lot 1, PS347080	25198	221 McEdward Street	Cabarita
Lot 1, PS749651	22847	239 McEdward Street	Cabarita

Site Context and Surrounds

The subject land is located approximately 3.5 kilometres to the north-west of the Mildura Central Business District in the suburb of Cabarita. The land adjoins McEdwards Street to the west and Lake Hawthorn to the east (see **Figure 1**) and is located within a peri-urban area of Mildura characterised by both rural and low density residential properties, which have developed around Lake Hawthorn.

The land has an area of approximately 18 hectares and has historically been used for agricultural purposes (horticulture and viticulture) in the production of grapes, dried fruit and citrus fruits, which have since been cleared or are proposed to be cleared.

The land is gently undulating and slopes down towards Lakeside Park and Lake Hawthorn to the east. The land is generally cleared of vegetation with the exception of a number of scattered paddock/landscape screening trees along the eastern boundary of the site that were planted by the current owner, as well as several portions of the land, which still contain vines, which are proposed to be removed.

The land contains an existing dwelling and associated outbuildings such as farm sheds and the like, which have previously been erected. For the most part however, the land is unimproved and former agricultural lands. Reticulated potable water, electricity and telecommunications are available to the land and the property has access to the sealed McEdward Street to the west. An unmade road (Robertson Street) adjoins the property to the east.

The subject land is located within an area comprising farming zoned land, low density residential zoned land and public conservation and resource zoned land, which is reflective of the historically rural and environmental nature of Cabarita due to the areas' close proximity to the adjoining Lake Hawthorn.

This area has gradually undergone change over time as development has extended outwards from the main urban centre of Mildura.

To the north of the subject land is the Mildura railway line, whilst land located further north on the opposite side of this railway line is zoned Rural Living (RLZ) with a 1 hectare minimum lot size. The small township of Merbein is also located approximately 3.5 kilometres further north of the subject land.

To the immediate east of the subject land is the unmade Robertson Road, whilst land further east includes parklands and passive open space areas contained within Lakeside Park, which is located adjacent to Lake Hawthorn, which is zoned Public Conservation and Resource (PCRZ). The main urban and commercial centre of Mildura is located on the opposite side of this lake.

To the south of the subject land is an existing established low density residential subdivision ('Lakeside Park Estate') containing up to 70 lots, which are also zoned LDRZ. The average size of these lots is approximately 4,000m² and the area is characterised by large dwellings and associated outbuildings on landscaped residential allotments. Land located further south includes the Merbein Golf Club and Recreation Reserve, as well as the Mildura Airport.

To the west of the subject land is the sealed McEdward Street and on the opposite side of this roadway is agricultural land located within the Farming Zone (FZ).

A site issues and context plan is provided in **Figure 2** identifying the subject land in the context of the wider area.



proposal
Hawthorn Rise Estate Development Plan
 McEdward Street, Cabarita

drawing
 Site Plan

scale
 @ A3

revision
 A

date
 30/07/2018

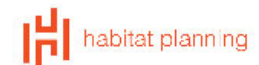


Figure 1 Site plan showing the land subject to this Development Plan (red outline)

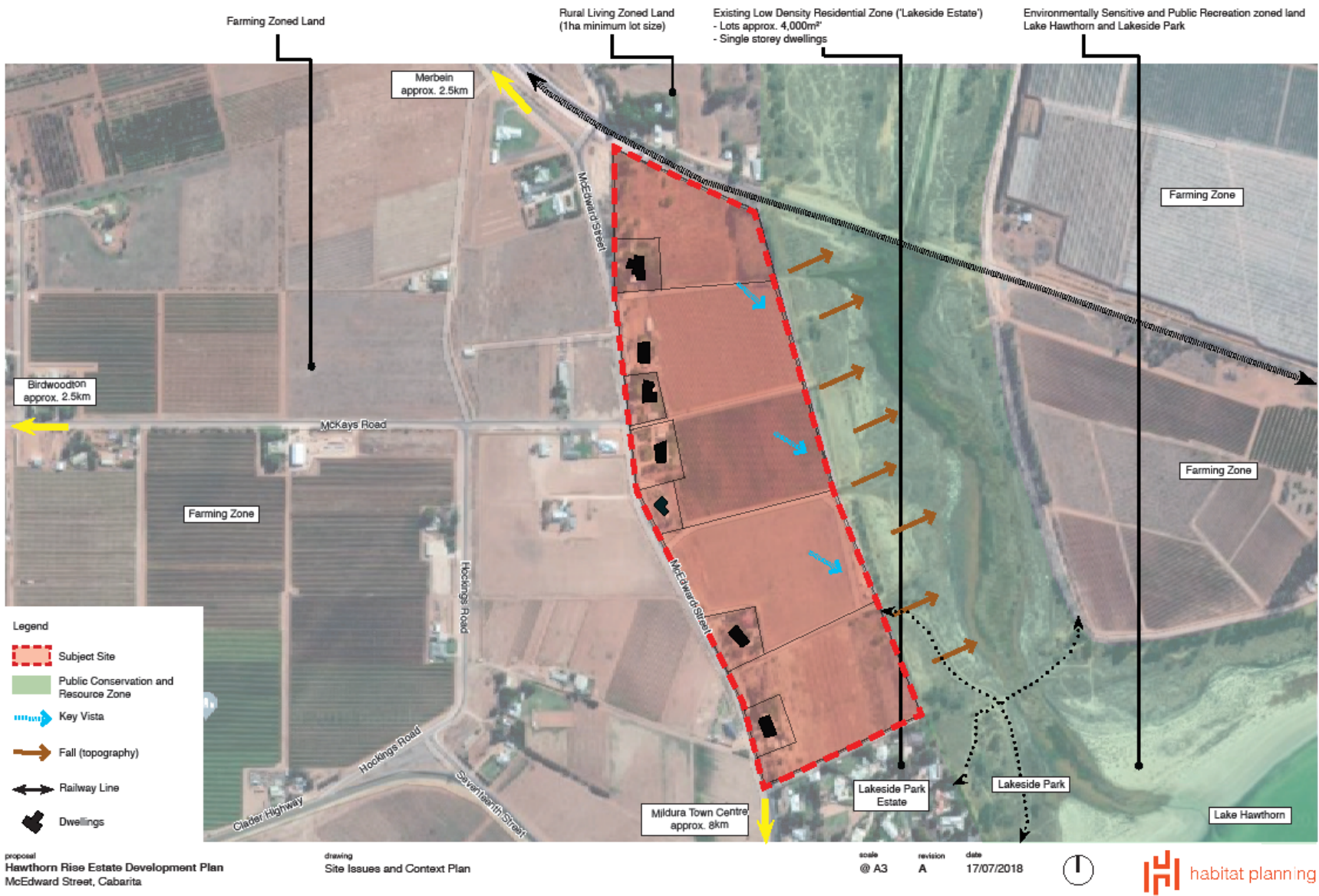


Figure 2 Site Issues and Context Plan

3. Background & Planning Context

3.1 Planning Policy Framework

The Development Plan needs to ensure that it is consistent with established State and Local policies and guidelines. Some of the key elements of planning policy that have informed the preparation of this Development Plan are outlined below:

- **Planning Policy Framework (PPF)**

All planning schemes in Victoria include the Planning Policy Framework (PPF) which has been developed by the State Government. Councils must take these policies into account and give effect to them when making planning decisions. State planning policies aim to provide for the fair, orderly, economic and sustainable use and development of land.

- **Local Planning Policy Framework (LPPF)**

Clause 21 of the Mildura Planning Scheme contains the Municipal Strategic Statement and outlines the key strategic planning, land use and development objectives for the Mildura Rural City Council area, and the strategies and actions for achieving the objectives. It includes statements about a wide range of areas and issues and outlines key issues and trends and includes the following policies of relevance to Cabarita and its development.

3.1.1 Clause 11.01-1S Settlement Networks

The objective of clause 11.01-1S is:

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

In order to achieve this objective, the strategy seeks to focus investment and growth in places of state significance including, amongst other places, major regional cities such as Mildura.

The proposed development responds to this strategy and seeks to provide for low density residential opportunities that are generally consistent with the local area and that are located within close proximity to the main urban centre of Mildura.

3.1.2 Clause 11.02-1S Supply of urban land

The objective of clause 11.02-1S is:

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.*
- *Ensure that sufficient land is available to meet forecast demand.*
- *Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.*

- *Planning for urban growth should consider:*
 - *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
 - *Neighbourhood character and landscape considerations.*
 - *The limits of land capability and natural hazards and environmental quality.*
 - *Service limitations and the costs of providing infrastructure*
- *Restrict low-density rural residential development that would compromise future development at higher densities.*

The proposed development responds to the objective and strategies of this clause as:

- It will ensure an ongoing supply of urban land (low density residential) to meet forecast demand and population growth in the short to medium term;
- It seeks to achieve urban development that is generally consistent with the neighbourhood character of the area, including adjoining residential zoned land and will not create any adverse impacts with regards to the environment or the provision of services; and
- The development does not compromise future higher density development as the land has been identified and zoned for low density residential purposes.

3.1.3 Clause 13.04-1S Use of contaminated and potentially contaminated land

The objective of clause 13.03-1 is:

To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

In order to achieve this objective, clause 13.03-1 contains the following strategy:

- *Require applicants to provide adequate information on the potential for contamination to have adverse effects on the future land use, where the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel*

It is acknowledged that the subject land has historically been used for horticultural activities (viticulture) and therefore consideration of land contamination is considered necessary.

Consequently, matters regarding land contamination have been investigated, including a review of the AECOM document titled: *Risk Assessment – Residual Effects of Spraying* (July 2016), which is based around five key risk assessment steps including:

1. *Issues identification*
2. *Development of a conceptual site model (CSM)*
3. *Toxicity (hazard) assessment*
4. *Exposure assessment*
5. *Risk characterisation.*

AECOM prepared this risk assessment to assess a selection of the highest risk Chemicals of Potential Concern (CoPC) to reduce uncertainties.

Upon investigation, the report concluded that concentrations of chemicals reported are not considered to represent a risk for future use of the land for residential purposes. A further quantitative health risk assessment is not considered to be required.

The results of the investigation indicate that specific contaminated land planning controls are not warranted.

Notwithstanding, council is still required to exercise its obligations under Section 60 of the Planning & Environment Act 1987, which requires that the planning authority consider any significant effects the environment may have on the use or development of land. Council may include in its usual evaluation of any planning applications, a basic desktop assessment of land contamination which may trigger further investigation as per the *Ministerial Direction No. 1* and *General Practice Note Potentially Contaminated Land*. If the desktop evaluation does not identify any unusual risks (such as land filling or bulk fuel/chemical storage) then no further investigation would be required.

In response, further details have been sought from the current landowners of the previous agricultural activities conducted on-site and their potential for land contamination. More specifically, the approximate 3 hectare parcel of land located immediately adjacent to the railway line and the very southern approximate 3.5 hectare parcel of land have not been used for productive agricultural purposes for the past 15 and 20+ years respectively.

Prior to this, when the land was used for horticultural purposes, the range of chemicals applied to the land was limited to sulphurs, mancozeb, glyphosate and sprayseed (paraquat and diquat) all of which have been used on land previously used horticultural purposes, which has been developed for residential purposes. Sulphur and mancozeb are fungicide sprays applied to the vine canopy only. These chemicals remain approved for use on horticultural land today and would be used on the vast majority of vineyards in the district.

Landowners' of the remaining properties have confirmed that their properties have used similar products and always utilised these materials in accordance with recommended label rates and applied by an accredited worker (Chem Cert certificate).

In addition, an extensive agrochemical residue test program was undertaken in relation to horticultural activities conducted on-site as part of the *Safe Grapes (Food Safety) Program* whereby grapes were tested for chemicals. Following completion of these investigations, it is noted that the report did not record any residues above the Maximum Residue Limits (MRL's).

Furthermore, the MRL screening of the 'Maynard Family Vineyard' from 2016 confirmed that of all analytes screened per APDF guidelines, only one (1) returned a residue level greater than undetectable. This compound was Iprodione, detected at a level of 0.83mg/kg which is negligible when compared with the federally established limit of 20mg/kg for grapes.

Accordingly, it is confirmed that no heavy metals or highly toxic chemicals have previously been used on the subject land and the land was not identified as being contaminated as part of the preparation of the Land Capability Assessment for the site.

Therefore, the likelihood of land contamination being present on-site is considered low given the previous use of the site (horticulture in the production of grapes, dried fruit and citrus) and the fact that no hazardous chemicals, liquids or gas were stored on-site. Furthermore, it is also noted that the subject land was previously considered appropriate for residential purposes and was rezoned LDRZ.

3.1.4 Clause 13.04-3S Salinity

The objective of clause 13.04-3S is:

To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers

In order to achieve this objective, clause 13.03-1 contains the following strategy:

- *Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions.*
- *Prevent inappropriate development in areas affected by groundwater salinity.*

The land is not subject to salinity issues as the water table is comparatively quite low (5m-10m).

Whilst it is acknowledged that the subject land does adjoin Lake Hawthorn to the east, which has experienced issues of salinity in the past, the land is not subject to salinity as the previous agricultural activities conducted on-site utilised drainage lines and aggregate drains that drained directly into the adjoining lake, which avoided the creation of potential salinity impacts on-site.

Notwithstanding, as a means of addressing potential salinity issues within the Lake Hawthorn area, the adjoining Lakeside Park will be revegetated and landscaped with salt tolerant species such as salt bush, rosewood and other species to help improve the issues of salinity. These works will be undertaken by the proponent in accordance with a landscape plan prepared for this public reserve.

3.1.5 Clause 14.02-2S Water quality

The objective of clause 14.02-2S is:

To protect water quality

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Protect reservoirs, water mains and local storage facilities from potential contamination.*
- *Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.*
- *Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.*
- *Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.*

The proposed development is consistent with these strategies and will not adversely affect the nearby Lake Hawthorn as:

- The development is well setback from Lake Hawthorn, thereby ensuring that it will not become polluted;
- Stormwater will be collected via individual stormwater points, which will then drain into a number of larger stormwater drainage basins contained within the development site;

- A Land Capability Assessment has been prepared for the site confirming that individual dwellings can discharge effluent on-site without causing environmental harm;
- Appropriate sediment and erosion control measures will be installed and maintained prior to works commencing on either the subdivision or the construction of dwellings on individual allotments; and
- The subject land is not located in a known aquifer recharge or salinity discharge area.

3.1.6 Clause 15.01-1S Urban design

The objective of clause 15.01-1S is:

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Promote good urban design to make the environment more liveable and attractive.*
- *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.*
- *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.*
- *Require development to include a site analysis and descriptive statement explaining how the proposed development responds to the site and its context.*
- *Ensure sensitive landscape areas such as the bays and coastlines are protected and that new development does not detract from their natural quality.*
- *Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects.*
- *Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.*

The proposed development is consistent with these strategies as:

- The proposed development generally responds to the context and setting of the area and proposes a subdivision layout and density (0.4ha) that is consistent with the planning scheme and adjoining residential land located to the south in Lakeside Park Estate;
- This development plan provides details of how the proposed development responds to the site and its context;
- The development will not have any adverse environmental impacts, including any impacts on the nearby Lake Hawthorn; and
- The development seeks to integrate with the existing transport network and encourages walking and cycling through the provision of footpaths/access tracks that connect with adjoining open space areas.

3.1.7 Clause 15.01-4S Healthy Neighbourhoods

The objective of clause 15.01-4S is:

To achieve neighbourhoods that foster healthy and active living and community wellbeing

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:*
 - *Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.*
 - *Streets with direct, safe and convenient access to destinations.*
 - *Conveniently located public spaces for active recreation and leisure.*
 - *Accessibly located public transport stops.*
 - *Amenities and protection to support physical activity in all weather conditions*

The proposed development is consistent with these strategies as:

- The proposed framework plan will foster community interaction and encourage healthy lifestyles via the construction of a number of new footpaths throughout the estate, which will connect with the wider footpath network. More specifically, the development will connect with the adjoining Lakeside Park, which will be embellished with bench seating, walking paths and trails for use by future residents.
- The subdivision provides a clear and legible road network that will encourage walking, but can also accommodate public transport.

3.1.8 Clause 15.01-3S Subdivision design

The objective of clause 15.01-3S is:

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Creating urban places with a strong sense of place that are functional, safe and attractive.*
- *Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people*
- *Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.*
- *Protecting and enhancing native habitat.*
- *Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution*

The proposed development is consistent with these strategies as:

- The proposed development adds to the variety of lot sizes across the city and provides larger lifestyle type properties with close proximity to infrastructure and services;

- The development proposes landscaped streets and provides a number of connections, including footpaths/trails to adjoining public open space areas; and
- The development will not have any adverse environmental impacts, including any impacts on the nearby Lake Hawthorn and will not have an undue impact on natural resources.

3.1.9 Clause 15.01-4S Healthy Neighbourhoods

The objective of clause 15.01-4S is:

To achieve neighbourhoods that foster healthy and active living and community wellbeing

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:*
 - *Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.*
 - *Streets with direct, safe and convenient access to destinations.*
 - *Conveniently located public spaces for active recreation and leisure.*
 - *Accessibly located public transport stops.*
 - *Amenities and protection to support physical activity in all weather conditions*

The proposed development is consistent with these strategies as:

- The proposed framework plan will foster community interaction and encourage healthy lifestyles via the construction of a number of new footpaths throughout the estate and in the adjoining Lakeside Park, which will promote walking and cycling;
- The layout will provide direct and safe road access given the physical dimensions and shape of the subject land; and
- The development will promote healthy lifestyles via the embellishment of the adjoining Lakeside Park.

3.1.10 Clause 15.03-2S Aboriginal Cultural Heritage

The objective of clause 15.03-2S is:

To ensure the protection and conservation of places of Aboriginal cultural heritage significance

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.*
- *Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.*
- *Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006.*

The proposed development is consistent with these strategies as the land does not have a high conservation value, is highly disturbed and contains little vegetation or trees due to its historical use for agricultural purposes. A due diligence assessment of Aboriginal Cultural has also been undertaken, which has confirmed that the site is not an area of cultural heritage sensitivity.

3.1.11 Clause 16.01-1S Integrated Housing

The objective of clause 16.01-1S is:

To promote a housing market that meets community needs.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*
- *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*

The proposed development is consistent with these strategies as it will increase the supply of developed residential zoned land to satisfy demands in the short to medium term and the development will integrate with infrastructure and services available within the general area.

3.1.12 Clause 16.01-3S Housing Diversity

The objective of clause 16.01-3S is:

To provide for a range of housing types to meet increasingly diverse needs.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs*
- *Support opportunities for a wide range of income groups to choose housing in well-serviced locations.*
- *Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.*

The proposed development is consistent with these strategies as it will provide for a variety of residential lot and housing types, namely low density residential opportunities and the subject land has access to infrastructure and services.

3.1.13 Clause 18.02-1S Sustainable Personal Transport

The objective of clause 16.01-3S is:

To promote the use of sustainable personal transport.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Ensure development and the planning for new suburbs, urban renewal precincts, greyfield redevelopment areas and transit-oriented development areas (such as railway stations) provide opportunities to promote more walking and cycling.*
- *Encourage the use of walking and cycling by creating environments that are safe and attractive.*

- *Develop high quality pedestrian environments that are accessible to footpath-bound vehicles such as wheelchairs, prams and scooters.*
- *Ensure cycling routes and infrastructure are constructed early in new developments.*
- *Provide direct and connected pedestrian and bicycle infrastructure to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.*
- *Ensure cycling infrastructure (on-road bicycle lanes and off-road bicycle paths) is planned to provide the most direct route practical and to separate cyclists from other road users, particularly motor vehicles*

The proposed development is consistent with these strategies as:

- The development encourages walking and cycling by persons of all ages and abilities via the construction of new footpaths and cycle paths throughout the estate;
- The proposed pedestrian and cycle ways are clear, legible and safe and will be provided initially up front as part of the development;
- The development will connect with the wider pedestrian and off-road network and seeks to construct and create a number of new off road paths within the adjoining Lakeside Park. These paths will connect to the wider network and will provide access to key facilities and services including schools and the main commercial centre of Mildura;
- The construction of these off-road footpaths and cycle paths will avoid persons needing to access and utilise the higher order McEdward Street, which has greater traffic safety and access concerns.

3.1.14 Clause 19.03-3S Water Supply, Sewerage and Drainage

The objective of clause 19.03-3S is:

To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Ensure water quality in water supply catchments is protected from possible contamination by urban, industrial and agricultural land uses.*
- *Provide for sewerage at the time of subdivision, or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot*
- *Plan urban stormwater drainage systems to:*
 - *Coordinate with adjacent municipalities and take into account the catchment context.*
 - *Include measures to reduce peak flows and assist screening, filtering and treatment of stormwater, to enhance flood protection and minimise impacts on water quality in receiving waters.*
 - *Prevent, where practicable, the intrusion of litter.*

The proposed development is consistent with these strategies as:

- The proposed development is well setback from the nearby Lake Hawthorn, thereby limiting any potential impacts on this waterbody;

- Reticulated water will be provided to each proposed lot within the subdivision and there is ample capacity available in the network to accommodate the proposed development;
- Sewerage will be disposed of on-site and each proposed lot is at least 4,000m² in size. A Land Capability Assessment has been prepared for the site confirming that the land can accommodate the disposal of effluent without causing any environmental harm; and
- Individual stormwater points will be provided to each property to eliminate the need for on-site drainage retention areas. Consolidated drainage basins are proposed within the subject land within a centralised reserve.

3.1.15 Clause 19.03-4S Stormwater

The objective of clause 19.03-4S is:

To reduce the impact of stormwater on bays, water bodies and catchments.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Manage stormwater quality through a mix of on-site measures and developer contributions.*
- *Mitigate stormwater pollution from construction sites*
- *Incorporate water-sensitive urban design techniques into developments to:*
 - *Protect and enhance natural water systems.*
 - *Integrate stormwater treatment into the landscape.*
 - *Protect quality of water.*
 - *Reduce run-off and peak flows.*
 - *Minimise drainage and infrastructure costs*

The proposed development is consistent with these strategies as drainage of any future development of the land will be controlled and directed to an appropriate point of discharge as per council's requirements. More specifically, stormwater run-off from McEdward Street and the future internal allotments will be controlled via the construction of roadside swale drains and a stormwater gravity piped network that will discharge into two (2) proposed shallow detention basins to be constructed within a centralised public reserve within the estate.

3.1.16 Clause 21.03-1 Vision

Council has adopted a Vision for the year 2025 that includes:

Making this the most liveable, people friendly community in Australia.

In order to achieve this vision, a number of land use planning visions have been adopted to complement the more broad vision for the municipality. Of particular relevance to the development of Cabarita for low density residential purposes include:

Land Uses:

- *Low density development will be provided in clearly defined areas where this does not compromise long term growth, and with appropriate minimum subdivision sizes to respond to environmental or infrastructure constraints or to existing neighbourhood character.*
- *Rural residential development will be provided for in planned and well located estates at Merbein, Cabarita and Cardross.*

- *The towns will maximise the use of infrastructure and services in a staged and orderly manner avoiding out of sequence development and avoiding development in environmentally sensitive or prime agricultural areas.*
- *Residents will be living in a variety of housing styles and environments. They will range from attractive and consolidated medium density clusters in the major towns, to rural living in low density allotments in clearly defined rural settings that are in harmony with the environment and that are not inhibiting the productivity of agricultural and horticulture activities*

Built Form and Amenity:

- *The design of neighbourhoods will facilitate and support healthy lifestyle choices and social interaction.*
- *Development of new low density estates will support a distinct local character in Koorlong, Cabarita and Nichols Point.*
- *Land use conflicts will be minimised.*

The proposed development is consistent with these strategies as it will support low density residential development within an identified growth area (Cabarita). This in turn will support a distinct local character that will be consistent with adjoining low density residential development already established to the south of the subject land.

3.1.17 Clause 21.03-2 Strategic Framework Plans

Clause 21.03-2 identifies the regional and sub-regional framework plans.

Cabarita is identified as a 'low density settlement' within Figure 2: Settlement Structure Plan and 'Low density and rural residential settlement' within Figure 3: Sub regional context plan (see **Figures 3 & 4**).

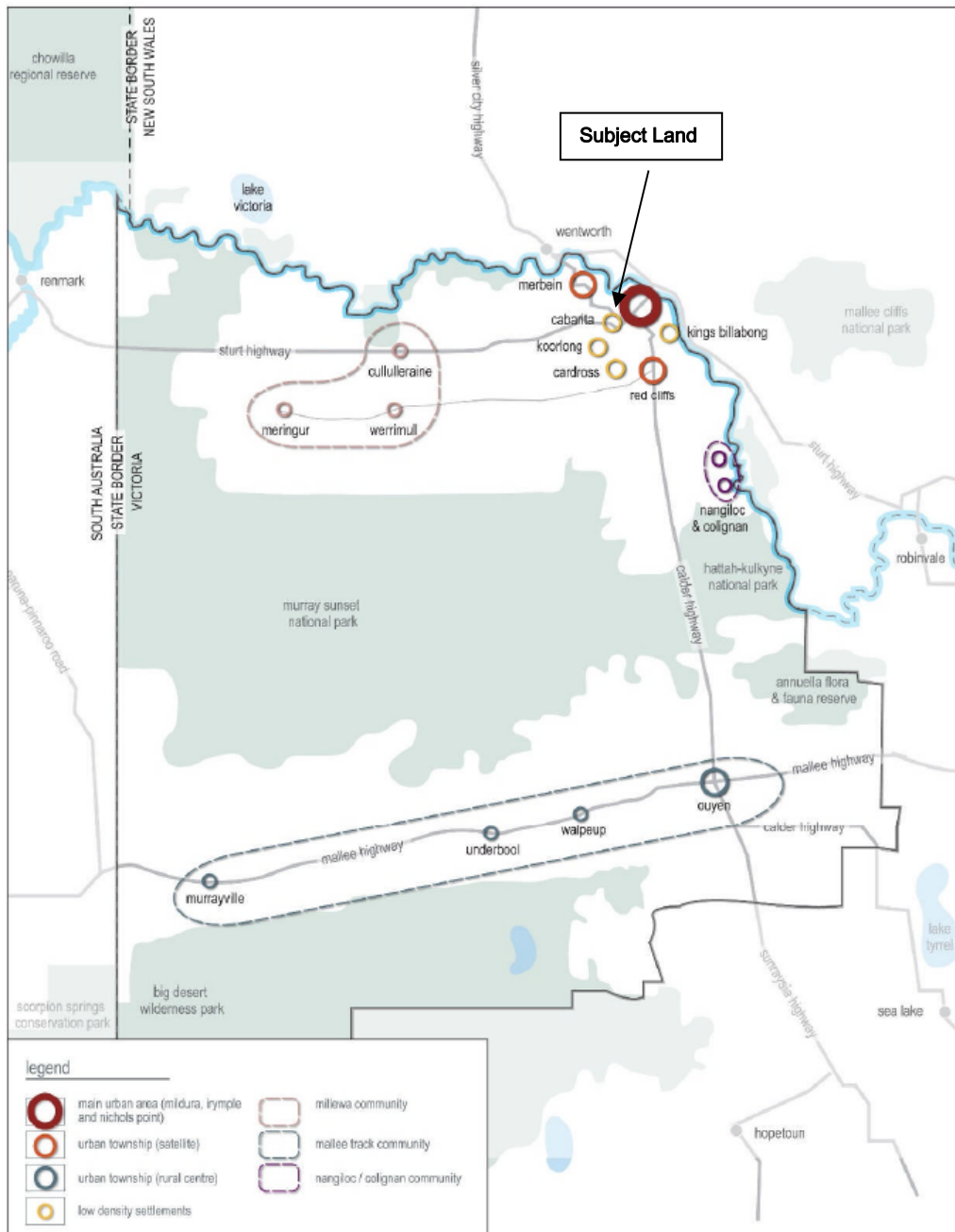


Figure 3 Settlement Structure Plan identifying Cabarita as a 'low density settlement'

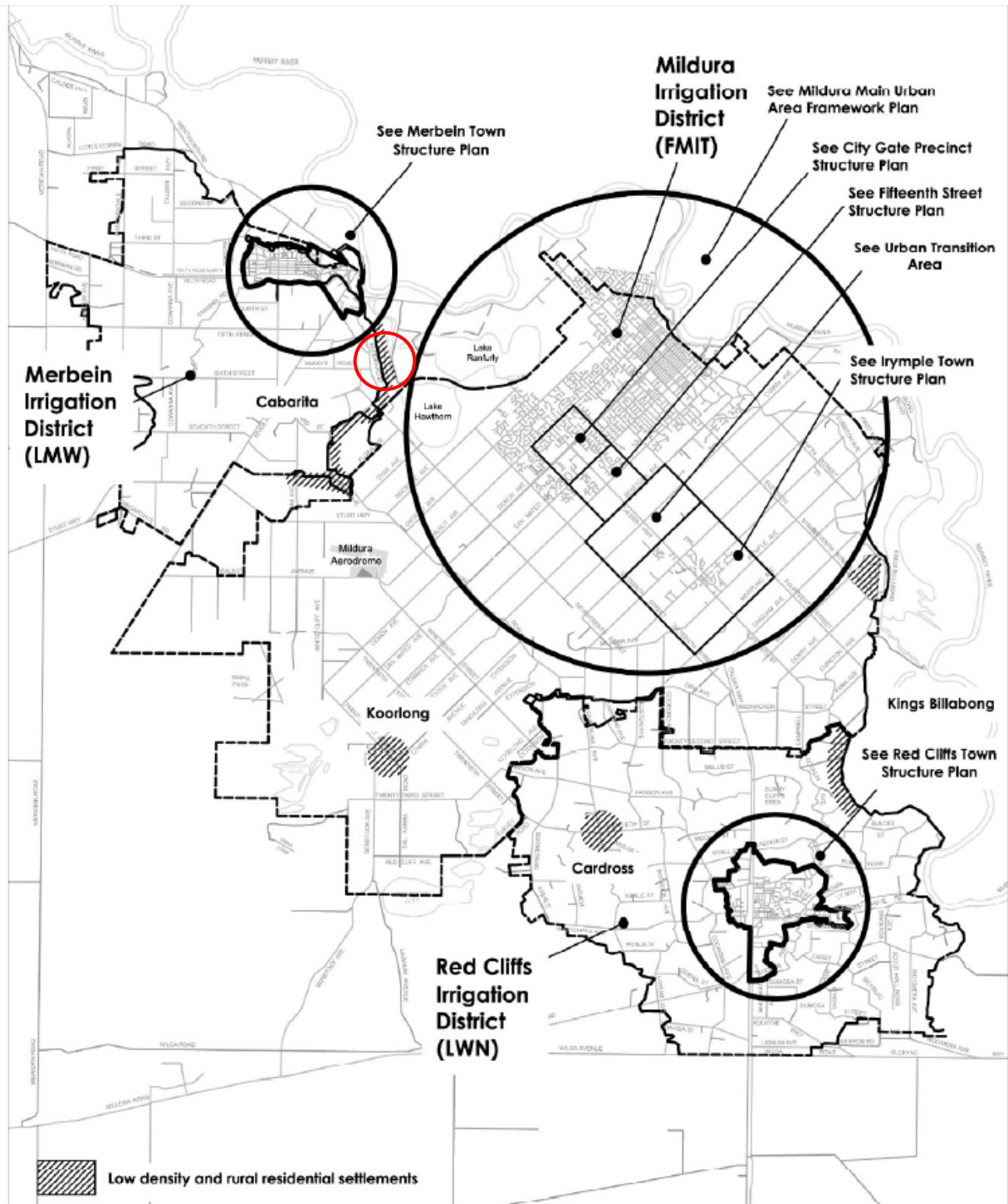


Figure 4 Sub regional Context Plans identifying the subject land (red outline)

3.1.18 Clause 21.04-1 Settlement Hierarchy

The objective of this clause is:

To recognise the different roles and functions of settlements within the Rural City of Mildura.

In order to achieve this objective, Strategy 1.3 of this clause recognises the role of lower density settlements in supporting the Main Urban Area. Therefore, the proposed development of Cabarita for low density residential is considered to be consistent with the objective and relevant strategy of this clause.

3.1.19 Clause 21.04-2 Urban residential land supply and growth areas

Clause 21.04-2 outlines that population projection analysis undertaken for the municipality in 2011 has identified that by 2032 the municipality's population under high growth scenarios will be approximately 65,000...To accommodate the 2032 growth projections, it is estimated that an additional 370 dwellings per annum will be built throughout the municipality. The majority of these new dwellings will be constructed in the identified Main Urban Area and associated low density settlements.

Objective No. 3 of this clause is to:

Provide a sufficient residential land supply to meet market demand.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Strategy 3.1 – Ensure that there is at least 15 years supply of vacant zoned residential land able to readily access required infrastructure;*
- *Strategy 3.2 – Ensure that proposal for residential development have access to stormwater infrastructure in accordance with Council's infrastructure program.*

Objective No. 4 of this clause is to:

Facilitate the orderly development of growth areas.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Strategy 4.1 – Ensure that residential growth areas of the Main Urban Area are contiguous with existing residential estates and in locations that reflect logical and cost effective infrastructure servicing options.*

The proposed development supports the objectives and relevant strategies of this clause as it supports residential development, which will increase land supply and facilitate the orderly and logical extension of infrastructure from an adjoining low density residential subdivision located immediately to the south.

3.1.20 Clause 21.04-5 Rural Residential and Low Density Development

Clause 21.04-5 outlines that rural residential and low density residential housing remains a popular choice in Mildura. It is critical to the continued economic development of the region that this type of housing is accommodated in areas where it will not compromise long term agricultural production. It is also important that opportunities for living on larger lots are provided in a range of settings to increase housing choice. The *Mildura Housing and Settlement Strategy 2013* identifies a number of existing areas where low density residential development is occurring, as well as new areas where low density residential and rural living opportunities should be provided in both the short and medium term.

The objective of this clause is to:

Accommodate the planned provision of future rural residential opportunities in appropriate locations.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Strategy 7.1 – Accommodate the demand for rural residential and low density residential development in planned estates.*

- *Strategy 7.13 – Recognise existing low density residential estates at Cabarita, and support some additional low density development to the north and east of McEdward Street.*

The proposed development is consistent with the objective and strategies of this clause as it seeks to provide additional low density residential development within the Cabarita area on land identified in Strategy 7.13.

3.1.21 Clause 21.07-1 Avoiding Land Use Conflicts

The objective of clause 21.07-1 is:

To minimise the potential for future land use conflicts.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Strategy 1.2 – Discourage housing in locations where amenity may be negatively impacted by farming and related activities, or where the location of housing may inhibit rural activities;*
- *Strategy 1.2 – Ensure that development is in accordance with the Mildura Airport Master Plan 2010, particularly in relation to noise and height restrictions.*

The proposed development of the subject land for low density residential purposes is consistent with the objective and strategies of this clause as it is well separated from nearby agricultural areas and is not located within the flight path or impact zone of the Mildura airport.

As outlined above, the *Mildura Housing and Settlement Strategy 2013* previously identified the subject land as a preferred location for the provision of low density residential development.

3.1.22 Clause 21.07-3 Heritage

Objective No. 5 of clause 21.07-3 seeks:

To acknowledge, respect, protect and appropriately manage Aboriginal places, objects and human remains.

In order to achieve this objective, the following strategy applies:

- *Strategy 5.1 – Protect Aboriginal places, objects and human remains from inappropriate development.*

The subject land has been identified as being within an area of Aboriginal Cultural Heritage Sensitivity. In response, an Aboriginal Cultural Heritage Due Diligence Assessment has been prepared for the site (see Attachment E). The report concludes that the entire area within 200 metres of a waterway has been subject to previous significant ground disturbance and the subject land does not constitute an area of cultural heritage sensitivity according to the *Aboriginal Heritage Regulations 2018*.

It was therefore concluded that the proposed low density residential subdivision does not require a mandatory Cultural Heritage Management Plan (CHMP) under Section 46 of the *Aboriginal Heritage Act 2006*.

3.1.23 Clause 21.07-4 New Residential Development

Clause 21.07-4 outlines that the growth of new residential areas within Mildura, in particular the development of the built environment, plays a key role not only in defining a 'sense of place' or character, but also contributes to the municipality's environmental performance and the physical and mental health of Mildura's current and future residents. Ensuring that new residential development considers the longer term impacts of how the built environment evolves will support the long term sustainability of the municipality

Objective number 9 of this clause outlines:

To recognise the distinct neighbourhood character that defines many of Mildura's low density residential estates.

In order to achieve this objective, a number of strategies are relevant to the development of this area:

- *Strategy 9.1 – Recognise the larger lot sizes, which define many of Mildura's low density estates and discourage re-subdivision where this is out of character with the neighbourhood.*
- *Strategy 9.2 – Encourage the design of new low density residential estates to employ 'non-urban' treatments in the provision of infrastructure, such as swale drains and post and wire fencing.*

The proposed development complies with these strategies as it provides a minimum subdivision lot size (4,000m²) that is consistent with the surrounding established low density characteristics of the area, including the adjoining Lakeside Park Estate located to the south.

The development will also employ non-urban treatments such as swale/table drains and the future dwellings will have larger building setbacks typical of a low density residential subdivision as seen in the adjoining Lakeside Park Estate.

3.1.24 Clause 21.10 Local Areas

Clause 21.10 focuses on local area implementation and relates to a particular township or precinct within the municipality. The following local areas apply to the subject land:

Main Urban Area (Mildura, Irymple and Nichols Point)(21.10.1)

The subject land is contained within the 'urban growth boundary' and is classified as a 'low density residential area' on the Mildura Main Urban Area Framework Plan (see Figure 6).

Accordingly, a number of local area objectives and strategies apply to the land as follows:

Settlement, housing and economic development

- *Continue to develop residential areas at the periphery of Mildura in line with approved development plans.*

Interface areas

- *Provide opportunities for low density residential development at the periphery of Irymple and Mildura, where these will form the long term urban edge.*
- *Ensure any future low density residential development between Irymple and Mildura seeks to improve integration through the preparation of a development plan.*

The proposed development is consistent with the objectives and strategies of this clause as it seeks to develop the land for low density residential purposes consistent with the recommendations of the Mildura Main Urban Framework Plan.

Furthermore, any future low density residential development of this land will be in accordance with the recommendations of an approved development plan (this document).

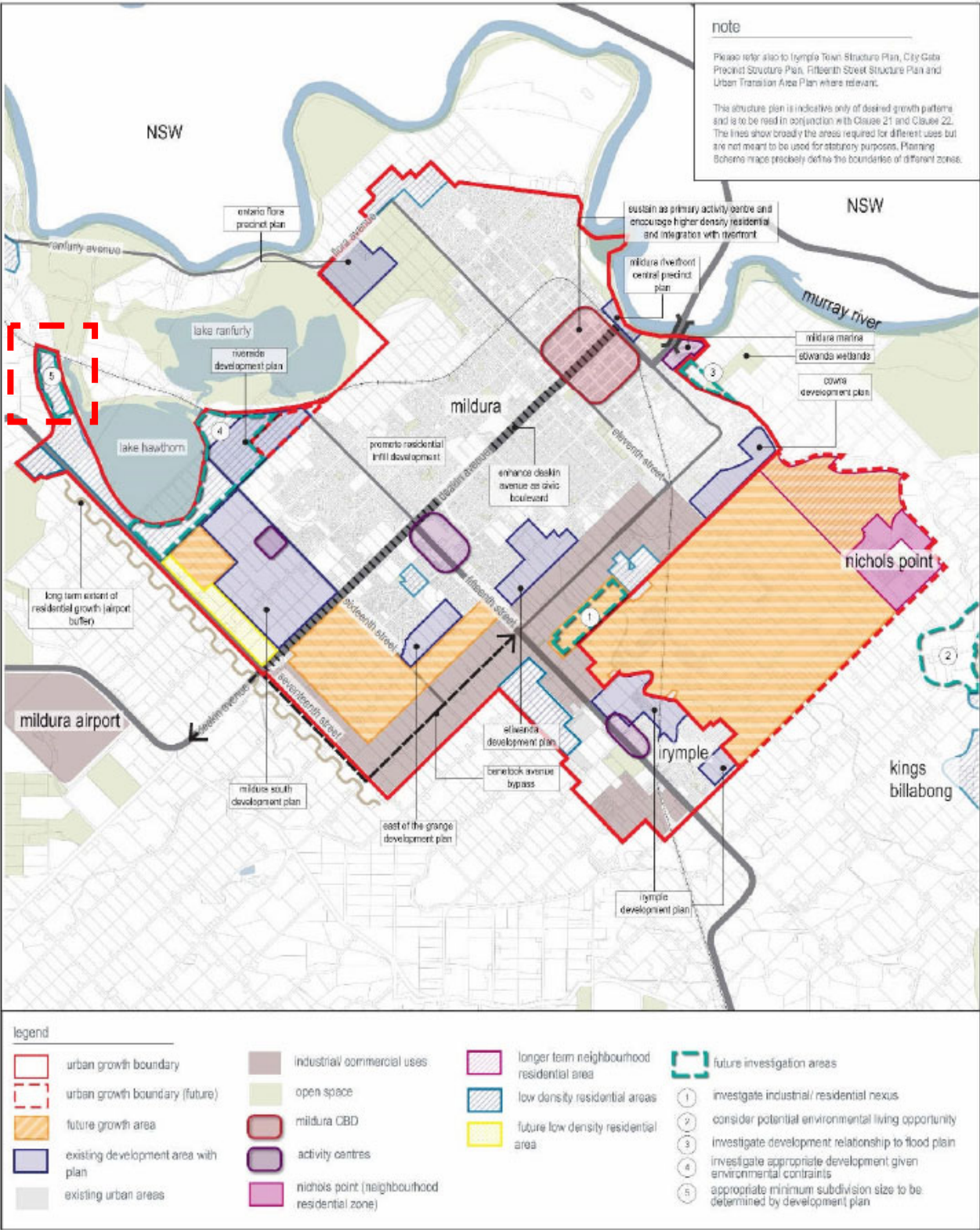


Figure 6 Mildura Main Urban Framework Plan indicating the subject land (outlined)

Cabarita (21.10.3)

The subject land is located within the settlement of Cabarita and the provisions of this policy apply.

Cabarita is a small settlement at the western edge of Mildura, between Mildura and Merbein, wrapping around Lake Hawthorn. It is a low density residential settlement which relies on Mildura and Merbein for many of its services and facilities. Walking tracks connect the settlement with Mildura and the Murray River to the north.

The key considerations of this township are as follows:

Settlement, housing and economic development

- *Rezone existing areas of rural residential development in Cabarita to reflect existing land uses, where these areas represent contained precincts which do not compromise long term agricultural production.*
- *Support additional low density residential development in Cabarita between McEdward Street and Lake Hawthorn.*
- *Ensure that development of any new area of low density residential land in Cabarita is integrated with existing development and responds to the interface with Lake Hawthorn.*
- *Prior to the development of any new residential development adjoining Lake Hawthorn, require investigations to determine appropriate lot size and infrastructure treatments given potential environmental impacts.*

Environment

- *Ensure new development adjoining Lake Hawthorn is designed to avoid negative impacts on the environment.*
- *Require indigenous flora to be utilised in estates adjoining Lake Hawthorn.*

Transport and Infrastructure

- *Ensure that new development adjoining Lake Hawthorn provides clear and amenable connections to existing walking tracks.*
- *Consider the use of the existing Robertson Street road reserve along Lake Hawthorn to provide a connection to Regina Avenue as part of any future development.*

The proposed development is consistent with these strategies as follows:

- the land has been rezoned LDRZ with a minimum lot size 0.4 hectares consistent with adjoining development to the south;
- additional low density residential development is proposed on land identified by this clause between McEdward Street and Lake Hawthorn;
- A Land Capability Assessment (LCA) has been prepared for the subject land, which has concluded that a minimum lot size of 0.4 hectares is appropriate for the land and will allow effluent to be disposed of on-site without causing any environmental harm, particularly for the nearby Lake Hawthorn;
- Indigenous local flora will be utilised in the estate as it adjoins Lake Hawthorn; and

- The development provides a number of pedestrian access points/tracks between the residential development and the adjoining public open space area;

Whilst it is acknowledged that the development does not seek to use the Robertson Street road reserve along Lake Hawthorn, this is considered satisfactory in this instance as this road reserve is unmade and does not provide a connection point with any other lands as land to the east and south of this road reserve is owned by Crown Lands and used for the purposes of passive recreation.

3.1.25 Local Policy 22.03 Healthy and Sustainable Neighbourhood Design

Local Policy 22.03 applies to healthy and sustainable neighbourhood design and applies to the subdivision and development of all urban land.

The objectives of this local policy relevant to the Development Plan are:

- *To create an environmentally sustainable urban environment with reduced greenhouse emissions.*
- *To promote safety and encourage participation in community life through well designed public spaces.*
- *To encourage the provision of housing that caters for the needs of Mildura's residents at different stages of their lives, and for different mobility, income and cultural groups*
- *To provide for new neighbourhoods that are walkable for the majority of residents, where access to key services and public spaces can be achieved in a safe, efficient and enjoyable manner*

In order to achieve these objectives, it is policy to:

Energy and resource efficiency

- *Seek to minimise energy use, and therefore reduce heat emissions within urban areas, through subdivision and building design.*
- *Encourage the planting of trees in locations that minimise the urban heat island effect by providing shade and shelter for dwellings and public spaces.*
- *Encourage the design and orientation of all new development to maximise the use of passive systems and climatic factors to reduce energy usage*
- *Support the incorporation of water sensitive urban design, including stormwater harvesting and flow attenuation, and water recycling and reuse.*
- *In street design, acknowledge that north-west / south-east and north-east / south-west oriented streets are an appropriate outcome in Mildura's climatic context in balancing solar access requirements*

Landscape and water sensitive urban design

- *Increase tree cover as street trees, in backyards and as broad scale revegetation.*
- *Emphasise the provision of vegetation around any water bodies, creeks or channels where vegetation growth can be maximised.*
- *Provide street tree planting in every new street in Mildura and develop a 'street tree planting guide' to identify trees that provide the greatest level of shade, while being suitable to the Mildura climate.*
- *Ensure that planning at the precinct stage considers opportunities for the integration of water sensitive urban design in larger scale drainage systems.*

Public open spaces

- *Require an equitable spatial distribution of open space, and consideration of the range of different open spaces which may be required by the Mildura community.*
- *Require the design of open space to incorporate shade, shelter, seating and signage opportunities*
- *Encourage the design of parks and open spaces to include connections to key pedestrian routes, as well as signage indicating direction and time to key destinations by active transport means.*
- *Encourage development of the public realm that provides for community safety and disability access and is 'child friendly'*
- *Ensure planning for open spaces in new growth areas includes an allowance for 'unplanned' spaces, to allow communities to be involved in the development of these spaces (e.g. for community gardens or other uses).*
- *Encourage the capture and reuse of water within public spaces, e.g. for watering open spaces.*

Public realm interfaces

- *At key public interfaces, encourage low and / or transparent fencing and landscaping that allows for passive surveillance*
- *Ensure that public open spaces and parks are overlooked or partly contained by other uses (e.g. public plaza space fronted by active uses, or parks with residential interfaces), while providing clear definition between public and private space.*

Accessible places

- *Require any publicly accessible places to meet the needs of people with impaired mobility.*

Housing diversity

- *Encourage the provision of density through a diversified rather than standardised approach*

Movement and infrastructure

- *Allocate sufficient space within new road reserves for infrastructure provision.*
- *Require road alignments to incorporate a broad grid network, with local roads connecting to adjoining urban areas. While curvilinear local roads are acceptable, cul-de-sacs should be avoided.*
- *Where cul-de-sacs are unavoidable, pedestrian connections should be provided at the termination of the road to allow direct pedestrian access to services and facilities.*
- *Require individual subdivision road layouts to provide for future connections, including any necessary easements, where adjoining parcels are not developed concurrently.*
- *Use pedestrian and cycle paths to link key spaces, including new and existing parks and the river corridor, with residential settlements*

The proposed development is consistent with these policy directions as follows:

- the development seeks to achieve energy and resource efficiency via the collection and re-use of stormwater run-off via the construction of swale drains and stormwater detention systems;
- the development proposes street trees along all new roadways and seeks to undertake landscaping revegetation works in the adjoining Lakeside Park as per a landscape plan;

- the development proposes a lot layout and framework structure, which achieves good solar access, as all lots are oriented east-west and future dwellings will be able to locate private outdoor open space areas facing north;
- whilst the development does not propose to create any new open space areas as part of the future subdivision works, the development seeks to construct a number of new footpath and cycle paths that will connect with the adjoining Lakeside Park, passive recreation area. As outlined above, this recreational area will be revegetated and embellished for use by future residents;
- the development will provide a number of new pedestrian and cycle paths that will connect into the wider footpath network. These paths are located on-grade and will be available for persons of all abilities;
- the development seeks to provide an appropriate interface with adjoining rural lands to the west as it seeks to limit the number of new lots created along McEdward Street. Where new lots are proposed, these will have open and transparent fencing.

Similarly, given the size and shape of the subject land, the development also proposes a number of lots that will back onto and overlook the adjoining Lakeside Park via the installation and maintenance of open style rural or pool fencing. This will be similar to the adjoining development located to the south at Lakeside Park Estate.

- the development will provide a variety of lot sizes via the creation of low density residential allotments, which will provide greater housing choice in the residential land market within close proximity to the urban centre of Mildura;
- the development proposes a clear and logical road network and is responsive to the physical size and dimensions of the lot via the creation of a centralised road corridor and new road connection points with McEdward Street;
- the road network provides coordination across a number of different landowners and provides a logical road and lot layout. Whilst it is acknowledged that the development does contain a court head, this is considered satisfactory in this instance as it limits the number of new access points onto McEdward Street and also avoids land use conflicts with the already established residential estate located to the south. Furthermore, a number of on-road pedestrian footpaths are provided throughout the estate and the subdivision will be connected to the adjoining Lakeside Park via a designated pedestrian accessway; and.
- the development encourages alternative methods of transport via the construction of a number of new footpaths and cycle paths throughout the estate, which will connect to the wider off-road network.

In summary, the proposed low density residential subdivision envisaged by this Development Plan will achieve an overall healthy and sustainable neighbourhood design and represents Greenfield development identified in accordance with council's strategic planning documents.

More specifically, the development provides a clear road hierarchy, proposes a lot sizes that is consistent with adjoining development and encourages healthy lifestyles via water sensitive urban design, the construction of a number of new footpaths and cycle paths, the embellishment of an adjoining open space areas, as well as the installation of new street trees.

3.1.26 Clause 32.03 Low Density Residential Zone (LDRZ)

The subject land is zoned Low Density Residential (“LDRZ”) in accordance with the Mildura Planning Scheme. Schedule 2 of the LDRZ applies to the subject land (see **Figure 7**).

A minimum subdivision lot size of 0.4 hectares applies to the land in accordance with schedule 2 of this zone.

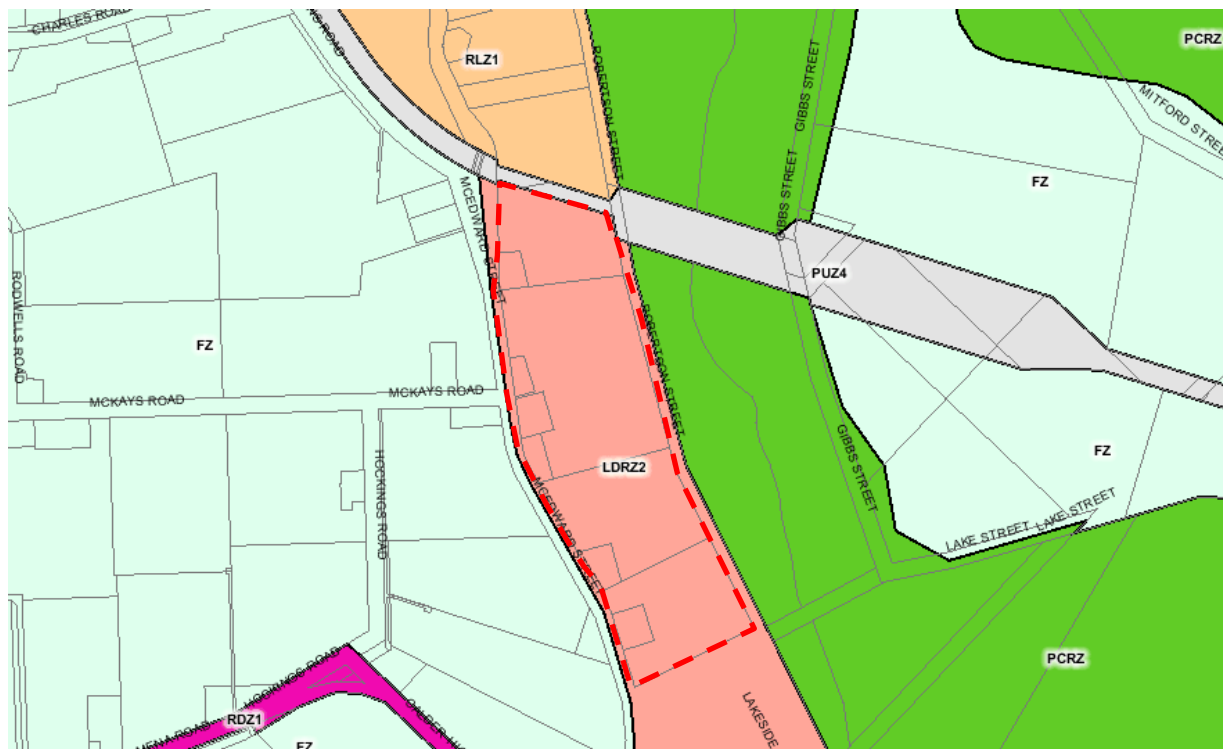


Figure 7 Land Zoning Map indicating the land the subject of this Development Plan (outlined)

3.1.27 Overlays

The land is subject to Schedule 5 of the Development Plan Overlay (DPO5)(see **Figure 8**), which requires the preparation of a Development Plan prior to a Planning Permit being granted to use or subdivide land, construct a building or construct or carry out works.

The preparation of this Development Plan seeks to satisfy the requirements of this overlay and will inform any subsequent subdivision applications.

The southern portion of the subject land is also subject to Schedule 8 of the Design and Development Overlay (DDO)(see **Figure 9**), which requires a permit to construct a building or construct or carry out works, as well as subdivide land.

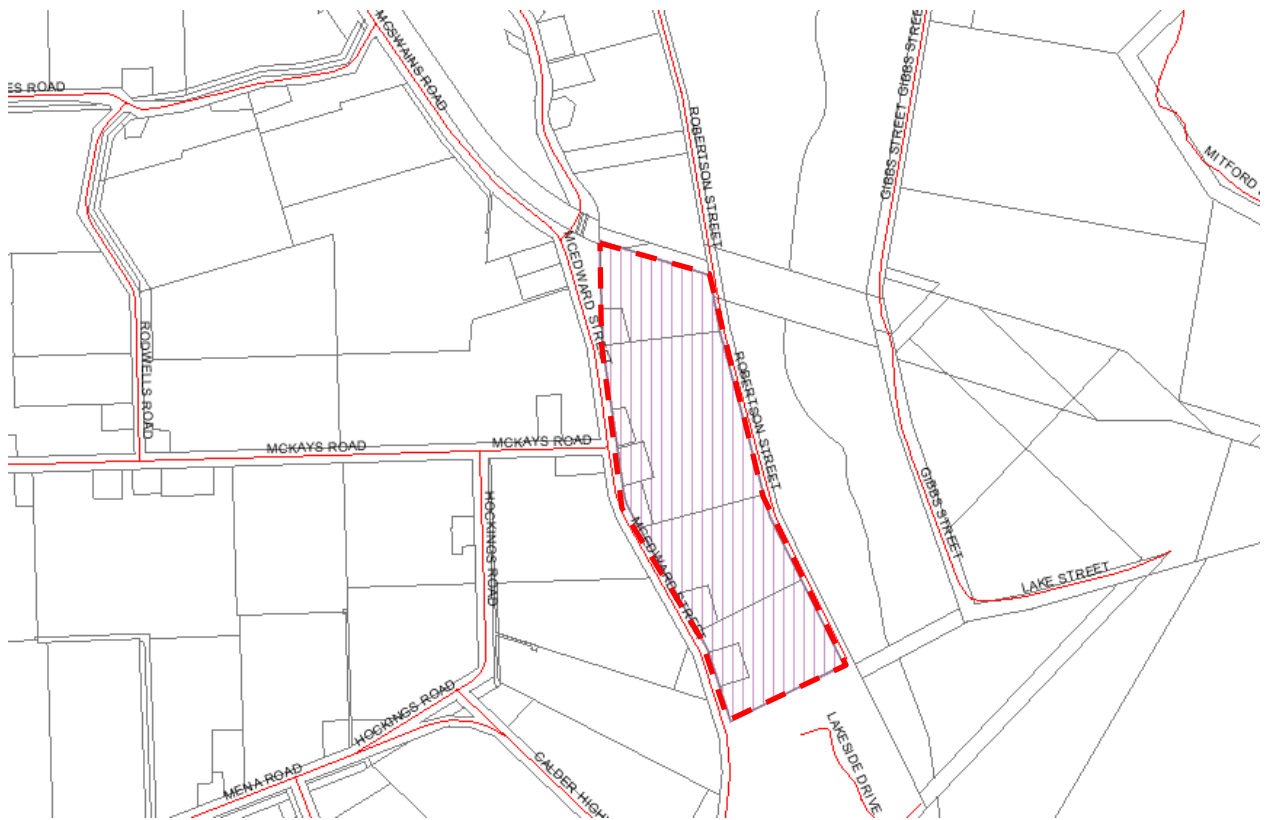


Figure 8 Extract of Development Plan Overlay (Schedule 5) indicating the land the subject of this Development Plan (outlined in red)

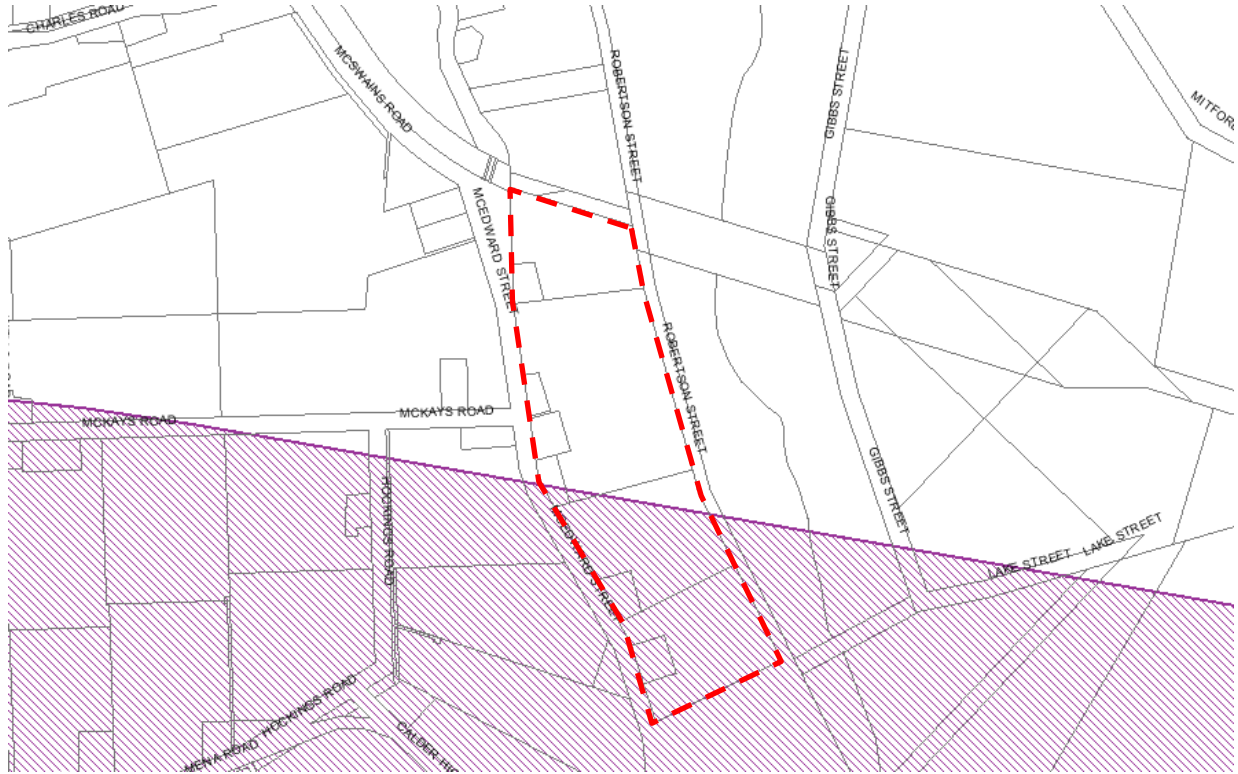


Figure 9 Extract of Design and Development Plan Overlay (Schedule 8) indicating the land the subject of this Development Plan (outlined in red)

3.1.28 Mildura Housing and Settlement Strategy

The *Mildura Housing and Settlement Strategy* (MHSS) was prepared on behalf of the Rural City of Mildura in 2013 to create a strategic framework and associated guidelines for the long term growth of Mildura so as to ensure that there was an appropriate level of land available for development.

In particular, the MHSS Background Report identified that:

While Mildura has sufficient land available for conventional residential development, there is a need for additional land to be provided to meet the anticipated demand for dwellings on larger lots. Through the MHSS, growth in rural living and low density development will be accommodated in clearly defined nodes where they can support a local community. These will primarily be areas where there is access to both a local shop and school, and where they will not compromise ongoing agricultural development. To this end, the Strategy identified four additional Low Density areas. These additional areas are at Koorlong and Cabarita and, in the longer term, at the southern 'edges' of Mildura and Irymple.

Accordingly, the subject land was identified within the MHSS for low density residential purposes (see **Figure 10** extract below) as follows:

Cabarita:

Cabarita currently accommodates some of Mildura's most desirable 'low density' development. However, Cabarita is in a strategic location where unconsidered development has the potential to impact in the longer term on both the Mildura Airport and the Sunraysia Modernisation Project. As such, any additional development in the vicinity must be in areas where the impacts are minimal.

The first area [being land outside of this Development Plan] is relatively modest but is considered appropriate, given the other recommendations of the MHSS. The area identified south of the Calder Highway is a defined pocket that has been primarily developed for residential uses already. While the land in question is close to the area where development is discouraged to protect the Mildura Airport, the rezoning of this small pocket is considered to have limited impact given the existing development in the area. Any additional development towards the airport in the longer term is not supported. The rezoning will allow some re-subdivision of existing residential blocks and better reflect the existing use and subdivision of the land.

In addition, a second area, extending north between McEdwards Street and Lake Hawthorn to the railway line is also proposed for rezoning [which includes the subject land]. This area is contiguous with the existing area and is clearly separated from the agricultural areas. While the Strategy supports a Low Density rezoning, this is only subject to investigations to confirm the ability of the area to appropriately manage sewerage and drainage at this density.

If the area is found to be unsuitable for a higher density, the original recommendation of a Rural Living Zone with a minimum subdivision size of 1ha should be pursued. Even if connection to the sewer system are pursued lots of under 0.4ha are not supported, in order to ensure that sufficient open space is retained on lots and respect the character of the existing settlement. Development in this area (around 20ha) would yield a maximum of 42 dwellings, and would need to be carefully planned to ensure appropriate access to and protection of the lake environment.

A Development Plan should therefore be applied which (at a minimum) identifies the minimum lot size, formalisation of Robertson Road along the lake interface and improvements to the pedestrian / cycle trails in the area, as well as considering the opportunities to improve biodiversity outcomes through landscaping treatments in this area. These should be sought even if a Rural Living Zone is found to be more appropriate.

The subject land was subsequently rezoned Low Density Residential (LDRZ) and a Development Plan Overlay (Schedule 5) was placed over the subject land to guide the future development of this area.

Accordingly, the subject Development Plan has been prepared to satisfy the recommendations of the MHSS and the requirements of the Mildura Planning Scheme, including those particular matters identified in the DPO.

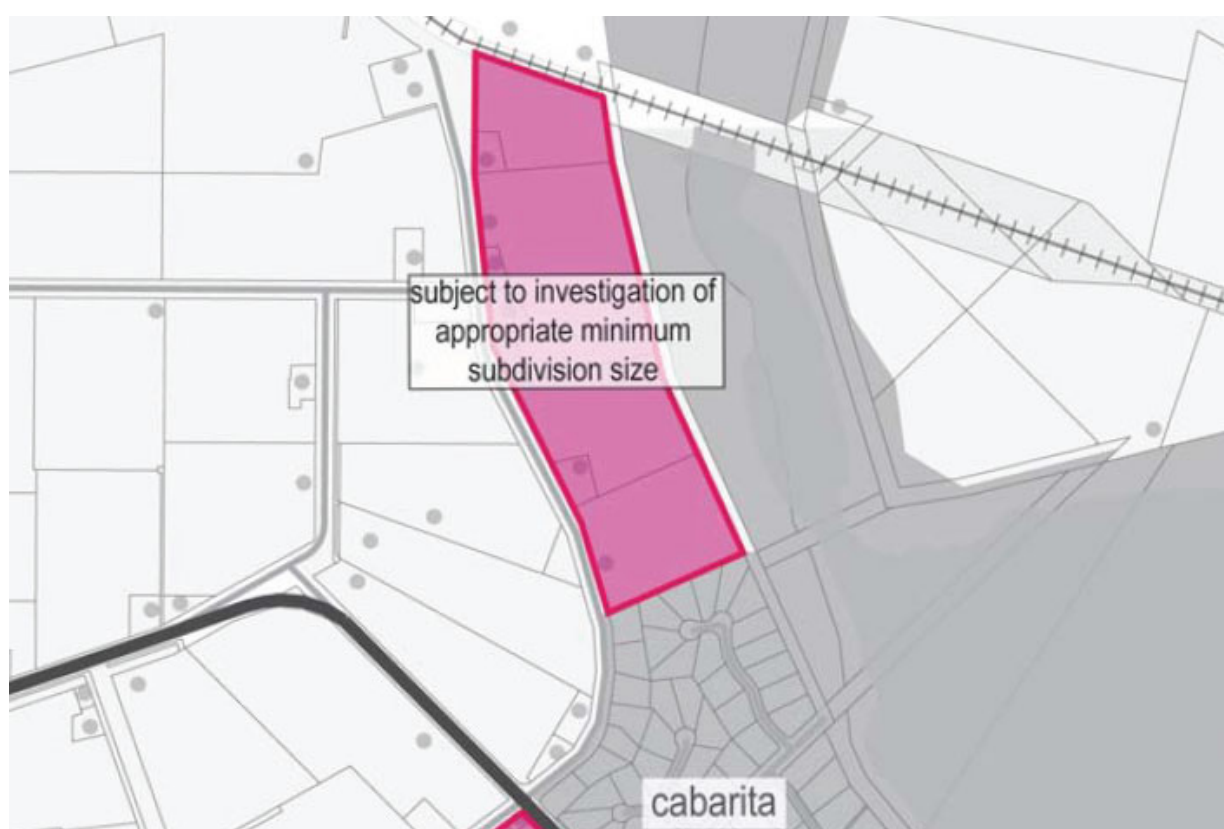


Figure 10 Extract of the Mildura Housing and Settlement Strategy showing the proposed rezoning area for Cabarita identifying the subject land

4. Development Plan Preparation

This section addresses the general preparation requirements for a Development Plan set out in Clause 43.04-4 of the DPO.

4.1 The land to which the plan applies

The land to which this Development Plan applies is described in **Table 1** of **Section 2.1**, being land generally bordered by McEdward Street to the west, the Mildura railway line to the north, Lake Hawthorn to the east and a low density residential estate ('Lakeside Park Estate') to the south (see **Figure 1**).

For further details regarding the subject land and its surrounds, please see Section 2 of this Development Plan.

4.2 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) consistent with the recommendations of the *Mildura Housing and Settlement Strategy*, 2013 and the low density residential zoning of the land.

A minimum subdivision lot size of 0.4ha is proposed consistent with the requirements of the schedule to the zone and in accordance with the recommendations of a recently completed Land Capability Assessment.

More specifically, the development seeks to subdivide the subject land into 39 low density residential allotments ranging in size from approximately 4,001m² up to 4,222m² as outlined within Attachment A to this Development Plan.

The final design and size of these allotments will be confirmed following the completion of a final survey and subdivision plan and may therefore be subject to change. For the purposes of this Development Plan, the individual lot dimensions and sizes shown in Attachment A are to be considered as indicative only and representative of a likely development outcome on-site.

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

Each of the specific requirements in Development Plan Overlay Schedule 5 (DPO5) is addressed in the following section and the Development Plan contained at Attachment A.

5. Development Plan Requirements

This section addresses the specific requirements for a Development Plan set out in Section 3.0 of Schedule 5 to the Development Plan Overlay (DPO5), as it applies to the Cabarita Low Density Residential Area.

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

The subject land will be serviced with all necessary infrastructure and services as required by Council.

More specifically, the subject land will be serviced by a reticulated potable water supply from Mildura's existing reticulated water supply system, which will be extended from the adjoining Lakeside Park Estate to the south.

Following discussions with Lower Murray Water, it is confirmed that the land is located inside the water district and there is ample capacity available within this infrastructure network, or adequate capacity can be provided, to accommodate the future development of this land for low density residential purposes.

A copy of correspondence with this service authority is contained in Attachment D.

The subject land is located outside of the sewer district and does not have access to reticulated sewerage and for this reason, the development proposes to utilise on-site effluent disposal as there are not any reticulated sewerage works proposed for Cabarita for at least the next 30 years. As a consequence, all lots will be greater than 0.4ha in size in order to accommodate the disposal of effluent on-site without causing environmental harm and the development will involve only the use of EPA approved effluent disposal systems.

A Land Capability Assessment (LCA) has been prepared for the site, which confirms that sustainable on-site wastewater management is feasible with appropriate mitigation measures. A copy of this report is contained in Attachment F.

Further details regarding the LCA are provided in Section 5.4 below.

Whilst it is acknowledged that the Lower Murray Water response dated 21 August 2018 outlines that: *should a reticulated sewerage system be required in the future, then the associated sewer pipeline easement would be required along appropriate boundary lines.*

As outlined above, this same correspondence confirmed that reticulated sewerage is not available to the subject land. It is not expected that reticulated sewerage will be made available to this area given the current zoning of the land and council's endorsed strategic planning strategies, which do not identify this area for any additional growth. Further discussions have also been undertaken with Lower Murray Water's Daryl Deboo, who advised that: *there will not be any sewerage works proposed for Cabarita in the next 30 years. Therefore, I believe there is no need for any future easements to be shown.*

A copy of this correspondence dated 1 April 2019 is provided in Attachment D. Accordingly, in the absence of reticulated sewerage being provided to this area, the provision of sewerage easements is considered pre-emptive and unnecessary.

The subject land has access to an established road network (McEdward Street) and will be serviced with telecommunications and electricity in accordance with relevant service provider requirements.

5.2 The need for open space, as considered necessary by the responsible authority, in accordance with the relevant guidelines

The Development Plan provides for a low density residential environment and consequently the provision of public open space within the subject land is not required and generally limited to urban environments, as identified within the *Mildura Rural City Council Public Open Space Strategy*.

As a consequence, no areas of formal open space are proposed as part of the subject development, which is considered appropriate in this instance for the following reasons:

- The development proposes low density residential development with a minimum lot size of 4,000m². Given the large size of these lots, there is ample opportunity for residents to enjoy passive recreational activities on their own individual allotment;
- The overall size and scale of the future development of this land is considered low and will only result in the creation of 39 additional lots and therefore the demands for public open space will be low; and
- The subject land immediately adjoins a large public recreation reserve ('Lakeside Park') to the east, which can satisfy the public recreation needs of future residents.

This reserve contains a number of walking/cycle tracks, seating areas and landscape plantings and is located adjacent to Lake Hawthorn. These shared paths are well established and connect with the wider network including the Murray River, the Lake Primary School and the main urban centre of Mildura.

Therefore, opportunities for public recreation have been adequately addressed as the development will connect with the adjoining Lakeside Park to the east via the provision of a centralised pedestrian accessway that is within 400 metres walking distance of all residents living within this estate.

In support of the proposed future development of this land for low density residential purposes, the developers propose to undertake extensive embellishment works to the adjoining Lakeside Park via landscaping works and the construction of off-road pedestrian and cyclist pathways, benches and interpretative signage. These works will be undertaken in accordance with a landscaping plan and species have been chosen in consultation with council's environmental sustainability biodiversity officer and DELWP. A draft concept landscaping plan and planting schedule has been prepared and is included as **Attachment H**.

Particular species have been chosen in accordance with council's environmental sustainability biodiversity officer consistent with current landscaping contained in the adjoining environmental reserve. Landscaping works will be undertaken with council, the local community and the Lake Primary School as part of a community engagement program to encourage environmental awareness and biodiversity. The undertaking and completion of these embellishment works will be consistent with previous embellishment works undertaken as part of the adjoining Lakeside Park Estate.

Accordingly, the development will result in the provision of additional embellished public open space adjoining Lake Hawthorn that will be available for use by the general public.

5.3 The need for any other community infrastructure, as considered necessary by the responsible authority

Matters regarding community infrastructure have been assessed and the need for additional infrastructure such as schools, community centres or open space reserves are not considered necessary in this instance given the low scale density of the proposed development.

Similar to the matter of open space, the development will only result in the creation of 39 additional lots with a minimum lot size of 4,000m² and therefore the need for additional community infrastructure to service this development is not considered necessary in this instance.

The subject land has access to nearby community infrastructure as it is located only approximately 2 kilometres north of the Lakes Primary School and 7 kilometres from the main commercial area of Mildura. The land is also well serviced with open space and will contain sealed pedestrian/cycle paths that connect to the wider network.

As outlined above, the development will create a number of new pedestrian linkages, will embellish the adjoining Lakeside Park and will construct its own drainage system.

Notwithstanding the above, a community infrastructure levy may be applied to any future development of this land, should council deem it necessary.

5.4 Appropriate minimum lot size (may be larger than 0.4ha) considered necessary to address the environmental constraints to development that may exist given the proximity to Lake Hawthorn, to the satisfaction of the Responsible Authority

The subject land has been assessed and is not considered to be environmentally constrained in terms of vegetation, salinity, erosion or concerns regarding effluent disposal and stormwater runoff having regard to the adjoining Lake Hawthorn.

Whilst it is acknowledged that the subject land does adjoin Lake Hawthorn to the east, the development of this land with a 0.4ha minimum lot size for low density residential purposes will not create any environmental issues or concerns.

As a consequence, the Development Plan seeks to develop the subject land with a minimum subdivision lot size of 0.4ha, consistent with the requirements of the schedule to the zone and in accordance with the recommendations of a recently completed Land Capability Assessment.

More specifically, the development seeks to subdivide the subject land into 39 low density residential allotments ranging in size from approximately 4,001m² up to 4,222m² as outlined within Attachment A to this Development Plan.

The final design and size of these allotments will be confirmed following the completion of a final survey and subdivision plan and may therefore be subject to change. For the purposes of this Development Plan, the individual lot dimensions and sizes shown in Attachment A are to be considered as indicative only and representative of a likely development outcome on-site.

In support of this request, a Land Capability Assessment (see Attachment F) has been prepared for the site, which addresses the following:

1. Ascertain the capability of the site to sustainably utilise and manage wastewater within the developed allotment boundaries;
2. Determine any high risk and sensitive areas within the subject site locality and catchment;

3. Identification of a management program for on-site wastewater dispersal to land that shall be put in place and maintained by the property owner to ensure that impacts on the environment, surface water and groundwater or public health does not occur or are minimised; and
4. Ascertain the most appropriate form of effluent disposal and the sizes and type required.

An inspection of the site was conducted as part of the preparation of the report, which confirmed gradual even slopes (with the average allotment slope being 3.5-5.2%) and no evidence of dispersion or landslip. The subject land has a linear planar, resulting in natural surface drainage and no acceleration or concentration of run-off promoting good surface drainage. Furthermore, when tested, no soil mottling occurred in the top 0.8m indicating good soil drainage.

The land is not subject to a shallow groundwater table and the Victorian Department of Environment, Land, Water and Planning has identified the depth of the existing groundwater to be 5-10m. This allows a sufficient soil buffer to sustainably manage subsurface waste water disposal systems. The eastern boundary of the subject land is located over 60m from Lake Hawthorn and the land is not in a special water supply catchment area.

The risk of effluent transport offsite, particularly into Lake Hawthorn was concluded as 'minor', where a good Land Application Area (LAA) design is completed in accordance with *EPA Code of Practice 891.4, July 2016* and the construction is approved by council.

Minimising site slopes once developed can be achieved with detailed dwelling and landscaping design to ensure the LAA field has a sufficiently level area for primary trench and reserve field and stormwater is directed to a common point.

Based on the most constraining site features (allotment site drainage / runoff) the developed sites LAA field shall require detailed design to ensure sustainable management of all effluent onsite wastewater is satisfactory. The required setback distances will need to be considered in the design of the wastewater system.

Based on the most constraining site features (allotment site drainage / runoff), the overall land capability of the site to sustainably manage all effluent onsite is satisfactory / fair. This constraint of site drainage / runoff of stormwater and effluent management shall be complimented with good dwelling design and site layouts aligned with sound landscaping design.

The report recommends adopting a primary treatment septic. Disposal to land for primary treated effluent disposal method of:

Traditional Self-supporting arch Absorption trench / bed, the recommended design loading rate (DLR) between 6 - 10mm/day from Table 9 Appendix A, *Code of Practice Onsite Wastewater Management - Publication 891.4", July 2016*.

Due to the general size of the proposed wastewater system on a typical 4,000m² allotment, it was recommended that each site shall have a site plan developed to scale for the wastewater absorption trench layout. All stormwater outlets and any other irrigation system should not discharge on, or allow water to gravitate to the proposed wastewater disposal trenches and all stormwater must be disposal of to the legal point of discharge.

The report concludes by stating that sustainable onsite wastewater management is feasible on a 4,000m² allotment with appropriate mitigation measures, as outlined below.

Specifically, the report recommends:

- Use of the primary wastewater treatment system, being septic tank disposal to absorption trench or a secondary wastewater treatment system.
- Use household cleaning products sparingly and check that they are suitable for septic tanks;
- Keep as much fat and oil out of the system as possible;
- Use of low phosphorous and low sodium (liquid) detergents to improve effluent quality and maintain beneficial uses of groundwater;
- Conserve water (AAA rated fixtures and appliances are recommended);
- Cut and maintain ground cover lawn and plants that promote good transpiration;
- With the sound gravity stormwater system there is no requirement for on-site detention basins within allotments.

Upon assessment of the sites' primary wastewater percolation in conjunction with the Land Capability Assessment criteria, the site is deemed to be able to adequately have a dwelling located on the site in accordance with the guidelines for environmental management *Code of Practice Onsite Wastewater Management – Publication 891.4*, July 2016.

The report concluded by stating that a copy of the LCA shall be provided to future owners upon handover of the property to ensure that the development of the site is conducted in accordance with the requirements of the report. A handout is provided at Attachment B1 of this report for future owners to ensure the efficiency of this system. This will ensure that the individual wastewater treatment system used on each proposed allotment will be in accordance with the recommendations of the LCA.

Whilst concerns regarding the ongoing maintenance and management of these systems by individual property owners are acknowledged, this matter is outside of the scope of land use planning and therefore cannot be guaranteed through the planning system.

In recognition of the findings and recommendations of the LCA, a minimum subdivision lot size of 0.4ha is considered appropriate in this instance as the land is not subject to any unresolvable environmental constraints and will not create any adverse environmental impacts.

This is confirmed by the fact that the adjoining land to the immediate south has been developed for identical purposes, being low density residential development with a 0.4ha minimum lot size. This land was developed over 20 years ago and has continued to be used for this purpose without the creation of any adverse environmental impacts on adjoining water bodies.

5.5 Any sites of flora or fauna significance or archaeological or heritage significance and how these could be integrated into the design of any subdivision

The subject land is generally cleared of vegetation due to its historical agricultural use with the exception of a number of scattered paddock and landscape screening trees (non-native) located along the eastern boundary of the site that were planted by the current owner/s. In addition, the northern most allotment contains a number of shrubs, as well as palm trees that are not considered to provide any sites of flora or fauna significance.

The remaining portions of the land comprise either cleared land or still contain vines, which are proposed to be removed to make way for future residential development. Again, these do not provide any flora or fauna significance.

The land does not contain any identified heritage item and an Aboriginal Cultural Heritage Due Diligence Assessment has been prepared for the site to identify any possible Aboriginal cultural heritage issues that might need to be addressed prior to development of the proposed future subdivision. A copy of this report is contained in Attachment E.

Preparation of this scoping study involved review of the *Aboriginal Heritage Act 2006* and the *Aboriginal Heritage Regulations 2018*. Any Aboriginal cultural heritage places or objects recorded previously in the proposed development area were identified by searching the Victorian Aboriginal Heritage Register (VAHR) site database maintained by Aboriginal Victoria (AV).

A general predictive model examining possible cultural heritage site locations within the proposed development was formulated from this and other relevant archaeological and environmental data. Preparation of this model also involved the use of topographic and geological maps and aerial photographs to identify landscape features likely to contain archaeological sites.

A field inspection of the proposed development area was undertaken to complement the predictive model of the desktop assessment, examine the ground surface and determine the actual risk to cultural heritage, which showed that there is negligible potential for Aboriginal cultural heritage to occur in the proposed development area.

The report concludes that the entire area within 200 metres of a waterway has been subject to previous significant ground disturbance and the subject land does not constitute an area of cultural heritage sensitivity according to the *Aboriginal Heritage Regulations 2018*.

Accordingly, it was concluded that the proposed low density residential subdivision does not require a mandatory Cultural Heritage Management Plan (CHMP) under Section 46 of the *Aboriginal Heritage Act 2006*.

Notwithstanding the above, given the site's location and its proximity to Lake Hawthorn, which would have been previously used by traditional landowners, it is recommended that interpretative signage and/or art work be installed in the adjoining Lakeside Park as a means of sharing and recognising cultural heritage. Such interpretative signs would be integrated into the overall design of this public reserve and would be included amongst other embellishment works; landscaping, walking tracks, stormwater retention basins, bench seating and public art.

Specific details regarding proposed Aboriginal cultural heritage interpretative signage and/or art work will be discussed with both council and traditional landowners.

5.6 Areas subject to the impacts of salinity

The land is not subject to salinity issues as the water table is comparatively quite low (5m-10m).

Whilst it is acknowledged that the subject land does adjoin Lake Hawthorn to the east, which has experienced issues of salinity in the past, the land is not subject to salinity as the previous agricultural activities conducted on-site utilised drainage lines and aggregate drains that drained directly into the adjoining lake, which avoided the creation of potential salinity impacts on-site.

Notwithstanding, as a means of addressing potential salinity issues within the Lake Hawthorn area, the adjoining Lakeside Park will be revegetated and landscaped in accordance with an approved landscape plan with salt tolerant species, such as salt bush and other species to help improve the issue of salinity. Particular species have been chosen based on the recommendations of Council's Environmental Sustainability Biodiversity Officer.

5.7 The application of water sensitive urban design principles

The proposed development will incorporate water sensitive urban design principles throughout the subdivision via the construction of a number of roadside drainage swales, which will be incorporated within the road reserves.

These drainage swales will be landscaped to help treat and slow down stormwater discharges and will improve the aesthetic appearance and character of the neighbourhood. More specifically, these swales will be planted with native grasses (or similar) to help prevent issues of erosion.

Furthermore, the proposed development will incorporate sediment ponds/wetlands within a central parkland within the estate, which will collect and utilise the stormwater drainage run-off to a depth of 500mm. These basins will also be landscaped and will contain a gross pollutant trap to ensure that rubbish doesn't enter downstream waterways.

Further water sensitive urban design principles will be implemented at the individual dwelling stage including the use of rain gardens and water tanks.

5.8 The comments of Lower Murray Water

Consultation was undertaken with Lower Murray Water (LMW) and a response was provided via email dated 21 August 2018. A copy of LMW's comments is included as Attachment D to this report.

LMW has confirmed that the subject land is located outside of the sewer district and sewerage is not available. As a consequence, the development proposes to dispose of effluent on-site and a Land Capability Assessment has been prepared in support of this request, which has confirmed that sewer can be appropriately disposed of on-site.

Notwithstanding the above, LMW have confirmed that should on-site effluent disposal not be suitable, then reticulated sewerage could be provided to the subject land (at the developers cost).

As outlined in Section 5.1, whilst it is acknowledged that LMW did identify the need for sewer pipeline easements should a reticulated sewerage system be proposed in the future, this same correspondence confirmed that reticulated sewerage is not available to the subject. It is not expected that reticulated sewerage will be made available given the current zoning of the land and council's endorsed strategic planning strategies, which do not identify this area for any additional growth. In the absence of reticulated sewerage being provided to this area, the provision of sewerage easements is considered pre-emptive and unnecessary.

Similarly, LMW expressed some concern that:

Land lots have a severe falling slope across their site and may have the potential for onsite waste disposal containment not being contained within the confines of the lot. Should this occur them it may be a requirement for a sewage waste collection system being implemented for the total land development to prevent cross contamination of lots. NOTE: Similar type development conditions to this proposal exist at the residential subdivision of Regina, Ebony, Malibu, Lakeside and St Andrews Drive Lake Hawthorn, however without the before mentioned scenario appearing to be happening at present (cross contamination).

As outlined within this correspondence, LMW acknowledges that similar residential subdivisions with similar site conditions have occurred adjacent to Lake Hawthorn, that have not caused cross contamination, including the immediately adjoining low density residential subdivision at Lakeside Estate.

Given that these parcels of land have the same site characteristics and conditions as the subject land and will have similar development outcomes, being low density residential allotments with a 0.4ha minimum lot size, the development is not expected to create any issues of land contamination resulting from the cross fall of the site.

It is noted that this matter has been further investigated by Inland Consultants who concluded that: *the grade across the site is not considered severe as the contours are evenly graded and indicate that the site has a maximum fall down slope of 4% over the subdivision.*

Inland Consultants have also advised in their letter dated 1 April 2019 that they have been involved in the design and construction of the adjoining St Andrews Drive (Cabarita) and Lakeside Drive subdivisions, which were established in the 1990s and both of which have greater fall than Hawthorn Ridge. Since this time, Inland Consultants have not become aware of any issues regarding contamination or poor performance of these systems.

Therefore, the proposed future development of this land for low density residential purposes is not expected to create any issues with regards to cross contamination.

Notwithstanding the above, an LCA has been prepared in support of the proposed development, which concluded that sustainable on-site wastewater management is feasible with appropriate mitigation measures.

LMW has also confirmed that the subject land is located within the water district and therefore can be serviced with reticulated water as the development site fronts the potable water pipeline supply network.

Whilst this public authority has confirmed that there is some capacity within this reticulated network, it did identify the need to undertake further investigations via a hydraulic assessment, as to whether any augmentation works need to be undertaken to this system. If additional works need to be undertaken to this system, the cost of undertaking these works would be the responsibility of the developer.

LMW have confirmed that the subject land is located inside of the Merbein irrigation district, however full irrigation system is not available and only available for domestic use (not domestic and stock). Similarly, irrigation drainage is not available for the site.

The provision of services and infrastructure will be undertaken in accordance with the authority's *Standard Conditions for the Provision of Water Supply and Sewerage Infrastructure in Subdivisions.*

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

5.9 The comments of the Mallee Catchment Management Authority

Comments have been received from Mallee Catchment Management Authority (MCMA) via letter dated 28 August 2018. A copy of the MCMA letter is included at Attachment D.

Whilst it is acknowledged that this authority did identify that a portion of the eastern boundary of the lots were likely to be inundated during a 100 year ARI event, it is noted that this land primarily relates to the adjoining public recreation zoned land and unmade Robertson Street located to the east with the proposed development portions of this land located above the relevant flood level.

In addition, LMW advised that it would be **unlikely to object** to the proposal, subject to (but not limited) the following condition:

1. Stormwater from the subdivision would need to be redirected directly into Lake Hawthorn (i.e. not via the existing channel that connects Lake Hawthorn to the Murray River) once the water has been cleaned (i.e. through sediment pond and gross pollutant trap).

Accordingly, the future development of this land will be designed in accordance with the requirements of this condition. Further details regarding stormwater management and discharge will be provided with the planning permit application for subdivision.

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

The Development Plan at Attachment A shows an indicative road layout for the subject land.

The layout identifies the approximate alignment of internal access roads, as well as two (2) new intersection points with McEdward Street to show how the development will connect with the wider road network.

The location of these intersection points has been designed to avoid conflicts with existing intersections located along McEdward Street and also seeks to avoid impacts on the small number of existing dwellings located along this roadway, by limiting the location of driveway intersections immediately adjacent to these dwellings.

Given the orientation, size and shape of the subject land, there are limited opportunities to provide an alternate road network layout and design with the road centrally located and lots proposed either side.

The road is classified as a 'Low Density Residential Access Road' as defined in the Infrastructure Design Manual (IDM), which will cater for an indicative maximum traffic volume (vehicles/day) of up to 1,000 vehicles per day (see **Figure 11**).

The proposed road will have a 6.2 metre wide seal with a minimum road reserve width of 21 metres consistent with the requirements of the IDM. No kerbing is proposed or required in accordance with the IDM and the development will have a 1.5 metre wide footpath constructed along one side. Roadside verges and swale drains and landscaping will also be provided either side to collect stormwater run-off consistent with the rural and low-density residential character of the area.

A cross section of the proposed road is provided in **Attachment B**.

A centralised pedestrian accessway contained within a public reserve that is approximately 25 metres wide is also proposed within the development which will connect this residential estate to the adjoining Lakeside Park located to the east. This will improve permeability and connectivity for residents and will link with the wider off-road trail network contained in this adjoining reserve. Further discussion regarding on road pedestrian linkage is provided in Section 5.16 below.

Consideration was given to the formation of the unmade Robertson Road and further discussion regarding this is contained in Section 5.13 below.

Table 6 Rural Road Characteristics

Road Type	Indicative Maximum Traffic Volume (vehicles/day)	Minimum Reserve Width	Minimum Seal Width	Minimum Shoulder Width	Kerbing (see also Clause 12.4.9)
Rural Living Access Road	1000	20.0m	6.2m	1.5m	nil
Rural Living Collector Road	6000	25.0m	6.2m 7.0m for Councils listed below in Selection Table 12.4.2(a).	1.5m	nil
Rural Living or Low Density Residential Court Bowls	n/a	32.0m	9.5m ¹ 10.5m ²	1.5m ¹ 0.0 ²	n/a ¹ SM2 ²
Low Density Residential Access Road	1000.	20.0m	6.2m	1.5m	n/a
Low Density Residential Collector Road	6000	6.2m and 7m Councils (see Selection Table 12.4.2(a) below)			
		20.0m	See Selection Table 12.4.2(b) below	1.5m	n/a
Rural Access and Rural Collector	0-50 51-150 over 150	Standard A Councils (see Selection Tables 12.4.2(a) and 12.4.2(c) below)			
		20.0m	4.0m gravel 4.0m seal 6.2m seal	1.5m	n/a
	0-50 over 50	Standard B Councils (see Selection Tables 12.4.2(a) and 12.4.2(c) below)			
		20.0m	6.0m seal 6.0m seal	Nil 1.5m	n/a

Figure 11 Extract of Table 6 of the Infrastructure Design Manual

5.11 Identification of the means of draining the land

Drainage of any future development of the land will be controlled and directed to an appropriate point of discharge as per council's requirements.

More specifically, stormwater run-off from McEdward Street and the future internal allotments will be controlled via the construction of roadside swale drains and a stormwater gravity piped network that will discharge into two (2) proposed shallow detention/wetland basins to be constructed within a centralised public reserve within the estate. It is expected that water will be held in these basins to a depth of up to 500mm and the water will be filtered via wetland plants.

The civil layout design provides each allotment with a manageable point of stormwater that discharges to the dedicated swale drains and stormwater detention basins.

An indicative drainage plan and calculations for the subject land, as well as details is provided at Attachment C.

This plan has been prepared in accordance with the relevant requirements of the local authority, whilst consultation has also been undertaken with the Mallee Catchment Management Authority who is the relevant authority for Lake Hawthorn, as well as DELWP as the landowner.

In addition, the roadside drainage swales will be landscaped to help treat and slow down stormwater discharges and will improve the aesthetic appearance and character of the neighbourhood. More specifically, these swales will be grassed (or similar) to help prevent issues of erosion and help improve their visual appearance.

The low density of development (0.4ha) will ensure that the quality of stormwater is of a standard that will not be detrimental to the downstream catchment and the impact from stormwater will be significantly less than a standard urban subdivision that would have a much higher proportion of hardstand areas.

Furthermore, the applicant has previously agreed to install gross pollutant traps on the basins, which will maintain stormwater quality and the development does not propose to obstruct the flow path to Lake Hawthorn during significant flood events. Where necessary, the proponent will also obtain a Works on Waterway permit in accordance with relevant MCMA requirements.

5.12 Identification of common trenching of compatible services

It is noted that it is common practice in the Mildura area for electricity and telephone services to share a trench, and the same for water and gas.

Accordingly, common trenching shall be undertaken where the opportunity exists.

5.13 Formation of Robertson Street and the inclusion of other appropriate interface treatments to Lake Hawthorn

The development does not propose to formally construct Robertson Street as a public road, but does however propose to form this road as an alternative lower order road/shared pathway consistent with the adjoining pathways that have been constructed to the south (see **Figures 12–14**). In doing so, this will still achieve the objective of this requirement of the Schedule to the Development Plan Overlay as it will provide public access to persons wishing to access Lakeside Park and Lake Hawthorn.



Figure 12 Example of adjoining off-road shared accessway contained within Lakeside Park



Figure 13 Example of adjoining off-road shared accessway contained within Lakeside Park



Figure 14 Example of adjoining off-road shared accessway contained within Lakeside Park

Reasons in support of constructing a lower order road/shared accessway are outlined as follows:

- The environmental impacts of constructing a lower order road/accessway will be substantially less than the construction of a standard road on land classified as being environmentally sensitive. By constructing an off-road shared pathway instead this will generally avoid the need to remove any trees as the accessway can meander through this bushland environment and avoid areas of environmental significance.
- Matters regarding water sensitive urban design can be achieved via the construction of an off-road pedestrian accessway, which can be integrated as part of the overall design and revegetation of this public reserve. This approach also avoids larger areas of hardstand typically associated with a formal roadway, which can create issues of stormwater run-off and contamination.
- The construction of the lower order road/shared accessway will be more in keeping with the bushland environment and character that currently exists within the adjoining Lakeside Park as compared to the construction of a typical formed road.
- A proposed lower order road/shared accessway will still achieve pedestrian access consistent with the objectives of this requirement but will have an improved environmental and social outcome and will allow for an improved residential interface between residential development and the adjoining Lakeside Park as it will encourage properties to overlook Lake Hawthorn.
- A lower order road is seen as an appropriate alternative, particularly given the expected low traffic volumes likely to utilise this road. It is also noted that vehicle parking areas are currently available at the end of Regina Avenue and will be made available within the proposed residential subdivision, which will allow users to park their vehicles and use the existing and proposed pedestrian shared ways to access this open space area.
- The use of a lower order road/shared accessway rather than a formalised road is more in keeping with other low-density residential subdivisions that have been established around Lake Hawthorn, whereby no formal roads have been constructed adjacent to Lake Hawthorn;
- The social and land use conflicts associated with constructing a lower order road/accessway will be less than the construction of a standard road as it prioritises pedestrians, cyclists and horseback riders over vehicles. It also avoids conflicts associated with the mixture of pedestrians and vehicles and potential safety concerns associated with vehicles utilising this area.
- The development avoids opportunities for anti-social behaviour (such as the dumping of vehicles, 'hoon behaviour') associated with vehicles utilising this recreational reserve via formalised trafficable roads.
- The development will achieve an appropriate interface treatment with the adjoining Lakeside Park as the residential lots will be developed consistent with the residential properties contained in the adjoining Lakeside Estate. More specifically, these properties have been constructed with rear open style pool fencing, which allows properties to overlook this lakeside area and improve the visual appearance of residential development from this public recreation reserve.

In addition to the above, the construction of a lower order road/shared accessway as compared to the formalisation of Robertson Street is considered appropriate for the following reasons:

- The land is subject to the 1% AEP flood and it is likely that Robertson Street will be subject to inundation from the Murray River during times of a flood, which could create concerns regarding property damage and public safety risks if vehicles are utilising this area.
- At present, Robertson Street does not connect with any other adjoining roads or land and is essentially landlocked. More specifically, there are no opportunities to extend Robertson Street further north as the land abuts a railway line.

It is also acknowledged that whilst the Robertson Street road reserve does extend to the south of the subject land alongside Lakeside Park Estate, this portion of road has not been constructed. Should the section of Robertson Street abutting the subject land be formally constructed, this would require council to construct the southern section of this roadway back to Regina Avenue to ensure that this roadway is not landlocked.

It is noted that in the absence of formally constructing the southern section of Robertson Street, the adjoining Lakeside Estate has been developed to incorporate low and open style pool fencing so as to achieve views over the adjoining Lake Hawthorn. Should Robertson be formally constructed, this would reduce the residential amenity currently enjoyed by these residents and would discourage residents within the proposed new estate from addressing this public reserve due to potential amenity and safety concerns associated with traffic.

- The Robertson Street road reserve is contained within public land and the development of this land for the purposes of a road would reduce the amount of public open space within the area and would require the removal of a number of trees and shrubs; and
- Given the size and physical dimensions of the subject land, the construction of Robertson Street would result in the construction of 'double-sided' lots, which will adjoin both a proposed internal road and the adjoining Robertson Street. This is considered to be excessive in this instance as there are other alternatives that can achieve an appropriate interface treatment with the adjoining lake such as the imposition of fencing requirements.

Accordingly, the use of a lower order road/shared accessway as compared to the formalisation of Robertson Street is considered to still achieve the objectives of the DPO, but also provide superior social and environmental benefits consistent with the adjoining Lakeside Estate.

5.14 A minimum of one clear vehicular connection between development on adjoining lots to ensure an integrated low density residential precinct

The proposed development and subdivision concept plan provides a connected road network design through the provision of a centralised road corridor that connects the individual allotments contained within the Development Plan area (see **Attachment A**).

As a consequence, this will ensure an integrated low density residential precinct is achieved and the development limits the number of new road access points to McEdward Street. The location of the proposed road also ensures an appropriate subdivision design and layout and provides for permeability, legibility and pedestrian access to surrounding lands.

5.15 Appropriate treatments to the northern interface with the railway line

The subject land adjoins the Mildura railway line to the north and consideration of interface treatments needs to be considered with regards to noise.

More specifically, the development proposes to construct four (4) low density residential allotments (proposed lots 1-4) along this northern boundary, which will be subject to railway noise and will require an interface treatment.

In response, the development proposes to utilise a vegetated landscape mound and solid fencing along this northern boundary to screen the subject land from the adjoining railway line and the associated impacts of noise.

More specifically, the development proposes to construct a 2 metre wide landscaping buffer along this northern boundary, as well as the erection of a solid 2 metre high tall fence.

The fence will be dark green or grey in colour to reduce its visual impact and to better blend with the natural surrounds of the area. Landscaping will also be installed with a variety of local native species comprising groundcovers, shrubs (1-1.5m in height) and trees to help soften and screen this solid fencing and also act as a noise barrier.

If necessary, building envelopes can also be established over these properties to prevent the construction of habitable dwellings within the rear portions of these allotments and ensuring that a minimum separation distance is achieved from the adjoining railway line. Sheds and other outbuildings will be permitted and encouraged outside of the nominated building envelopes to also help act as a physical barrier to the adjoining railway line.

5.16 Pedestrian linkages to existing tracks and trails around Lake Hawthorn and to the Murray River

A pedestrian linkage will be provided from within the development site that will connect to the adjoining Lakeside Park, which will provide access for all residents, where they do not already have direct rear lot access. This pedestrian linkage is centrally located and within 400 metres walking distance of all residents living within the estate (**Attachment A**).

The proposed access track will be contained within an approximate 25 metre wide public reserve, which will also contain two stormwater detention basins. Specifically, the accessway will be 8 metres wide and will have a 3 metre wide bitumen seal for ease of use by pedestrians and cyclists alike, as well as allow for one-way vehicle access by Council and emergency service vehicles. Alongside this sealed bitumen accessway will be swale drains, shading trees, bollards and open style fencing to achieve passive surveillance and improved urban design.

Whilst previous requests by council to widen this pedestrian linkage to also allow for public vehicle access are noted, this approach is not supported in this instance. Reasons in support of why this accessway should be retained for pedestrians, maintenance and emergency vehicle purposes only are outlined below:

- The development still allows vehicular access for Council maintenance and emergency services vehicles via the installation of a removable bollard/gate;
- Robertson Street will not be constructed to a typical road standard, but rather a pedestrian shared path/lower order road. Consequently, the need to provide public vehicular access to this area is not required as there will be no facilities available for use by drivers, including associated parking areas. This is consistent with current day restrictions, which prevent vehicles accessing this reserve (see Figure 16);

- By allowing public vehicles to utilise this access handle, this will create potential conflicts with pedestrians and creates a potential safety issue due to the conflicting needs of user groups;
- The purpose of the access handle is to allow local residents living within this estate to access the adjoining Lakeside Park. It is therefore not expected that persons will travel by car to the site from elsewhere to access the adjoining Lakeside Park but would rather utilise the already established Regina Avenue to the south, which includes a formalised car park area.

This subdivision will connect with an already established and emerging footpath and cycle network/loop that extends around Lake Hawthorn. This network is already serviced via a number of existing and proposed car parking areas as outlined in **Figure 15**.

This includes a 394 lot subdivision currently being constructed at Riverside Avenue & Sixteenth Street to be known as "Lake Park Estate". This subdivision is currently commencing construction and will also have car parking available in Sixteenth Street in front of the proposed park on the corner of Sixteenth Street & Riverside Avenue. There will be a pedestrian crossing across Riverside Avenue for a future connection to the walking track to join up at the old sailing club, which will provide walking and riding access to the track in front of Hawthorn Ridge.



Figure 15 Designated vehicle car parking areas

- The use of the proposed accessways by public vehicles is expected to create social and amenity impacts for the properties located immediately either side of this access handle in terms of noise, dust and other amenity and safety concerns.
- The use of these accessways and the reserve by public vehicles will create potential safety and security concerns, as well as opportunities for anti-social behaviour. It is noted that in recognition of these concerns, council has recently installed bollards at either end of a residential accessway that connects St Andrews Drive to Lakeside Park to the south of the site (see Figure 17).

Notwithstanding the above, the applicant proposes to provide designated vehicle parking spaces within the estate alongside the main vehicular road to allow persons to park their vehicle within the subdivision and then access the reserve via foot or bicycle. This option is preferred as it reduces potential amenity impacts, improves overall safety and prioritises pedestrians and cyclists over vehicles, as well as being consistent with recent works undertaken by council in St Andrews Drive.



Figure 16 Existing signage preventing vehicular access to Lakeside Park



Figure 17 Existing pedestrian accessway connecting St Andrews Drive to Lakeside Park

In addition, the development proposes to construct a number of new off road pathways/walking tracks within the adjoining Lakeside Park, consistent with the southern portion of this park located adjacent to Lakeside Park Estate. These tracks will be formed and graded and will connect with the proposed low density residential estate, as well as, the existing footpath network that has already been established adjacent to Lake Hawthorn.

In doing so, this will allow residents within the future low density residential estate to access Lake Hawthorn and the Murray River for passive recreation and pedestrian access purposes. More specifically, a sealed bitumen track has been constructed throughout Lakeside Park, which connects to Lake Hawthorn to the east, as well as the Lake Primary School to the south.

The intention is to extend this existing walking and cycling track through the unimproved section of Lakeside Park in accordance with other embellishment works proposed for this area such as bench seating, interpretive signage and public art. These works will be undertaken in accordance with an approved landscape plan and will be funded by the developer.

Consequently, by having these off-road pedestrian and cyclist pathways, this avoids the need for pedestrians, namely school children, having to walk on the road shoulder of the busy McEdward and Seventeenth Streets.

The provision of pedestrian and cycle path networks is discussed within the *Mildura Track and Trails Strategy, July 2012*, which aims to identify, develop, upgrade, manage and maintain a network of linked and shared on and off road cycling and walking paths suitable for commuting and recreation purposes.

It is noted that the Lake Hawthorn linear path has been identified as one of the most commonly used off-road trails in this Track and Trails Strategy. This Strategy includes a number of recommendations including: *create a linear path around Lake Hawthorn, which is linked to the existing trail network.*

Although this proposed recommendation is given a 'low' priority in this Strategy, the development and subsequent construction of this off-road path by the developer will bring forward these works for the overall benefit of the community.

5.17 Retention of any existing tree stands of value and the development of an appropriate landscaping theme for nature strips and public open space, which reflects the indigenous vegetation found around Lake Hawthorn

The subject land is generally cleared of vegetation due to its former use for agricultural (horticultural) purposes. The only vegetation contained on-site includes a number of scattered paddock/landscape screening trees located along the eastern boundary of the site that were planted by the current owner, as well as several portions of the land, which still contain vines, which are proposed to be removed.

Given the limited vegetation present on-site and the fact that much of this vegetation is introduced landscaping installed by the current landowner; the land does not provide any habitat for threatened or endangered species.

Notwithstanding, given the size of the proposed allotments sought as part of this Development Plan (4,000m²) there are still ample opportunities to develop these lots and retain some of this vegetation currently contained on-site.

Street landscaping will be undertaken in accordance with Council requirements for new low density residential subdivisions and will adopt local native species. In addition, the development also proposes to embellish the adjoining Lakeside Park for passive recreational purposes.

A landscaping theme has been established for the adjoining Lakeside Park and for street landscaping in consultation with council, the Mallee Catchment Management Authority and DELWP. More specifically, a concept landscaping plan has been prepared for the site along with a planting schedule consistent with the recommendations of Council's Environmental Sustainability Biodiversity Officer and DELWP with the works to be funded by the proponent.

Landscaping will comprise local native and salt tolerant species (such as salt bush) consistent with the adjoining landscaping undertaken within Lakeside Park located to the south east of the subject land, which was undertaken as part of the development of Lakeside Park Estate.

The proponent proposes to undertake these landscaping works as part of a wider community engagement project/national tree planting day, which will include involvement by individual landowners and the Lake Primary School as part of their environmental curriculum.

This will ensure a level of ownership and community pride in the project and will be supported by other embellishments proposed by the proponent such as a very low order road/shared pathway, seating and benches and interpretative signage (environmental, directional and Aboriginal Cultural Heritage).

5.18 Identification of public realm treatments and interfaces which reflect the low density residential nature of the area, such as post and wire fencing (or no fencing) rather than solid fencing

The proposed development seeks to adopt a number of public realm treatments and interfaces so as to maintain and reflect the low density residential nature of the area.

In particular, the development proposes larger lot sizes (4,000m²) consistent with the surrounding development located to the south and seeks to limit the number of new allotments that will front McEdward Street (7) consistent with a number of other dwellings that have already been constructed along this roadway.

More specifically, these low density residential allotments will have either no front fencing or open style post and wire fencing consistent with the existing fencing in this area, which will maintain the low density and rural feel of the area. In addition, the development will also adopt low or open style pool fencing for those properties that back onto Lake Hawthorn. This will maintain the low density nature of the development and will provide an appropriate interface with the adjoining Lakeside Park and Lake Hawthorn.

The development will also adopt roadside swales rather than formalised kerb and channel and also proposes to undertake street tree plantings, which will reflect the low-density nature of the residential subdivision.

It is acknowledged however that the development does propose to utilise solid side and rear fencing (Colorbond) throughout the estate, which contradicts with the requirements of this Development Plan requirement.

Notwithstanding, this type of solid fencing is considered to be appropriate in this instance and is consistent with existing fencing that has been erected in the adjoining Lakeside Park Estate as it achieves privacy, safety and security on these large lot residential properties. It is noted however that this fencing will be limited to behind the front building line so as not to be visually prominent. In addition, these fences will be constructed of either grey or dark green to better blend with the natural setting of the area.

6. Conclusion

This Development Plan and attached plans set out the intended development outcomes and subdivision character that will guide the future development of the land and ensure /a high quality low density residential neighbourhood at land generally bordered by McEdward Street, the Mildura railway line, Lake Hawthorn and Lakeside Park Estate and addressed as 181-239 McEdward Street, Cabarita.

The commitments and outcomes set out by this Development Plan recognise the primary objective for the development to provide a high quality low density residential subdivision that recognises its peri-urban location and that does not detract from the low density residential, rural character or environmental attributes of the area.

Having regard to the recommendations and outcomes of this Development Plan, the proposal deserves the support of Council because:

- it complies with the standards and objectives contained within the Planning Policy Framework, Local Planning Policy Framework and Mildura Planning Scheme, including Schedule 5 of the Development Plan Overlay;
- it represents orderly planning for this part of Mildura and represents an extension of adjoining low density residential development;
- the land has access to reticulated services and infrastructure and where on-site disposal is proposed, a land capability assessment has confirmed that it will not cause any adverse environmental harm, particularly to the nearby Lake Hawthorn or Murray River;
- the development contains no areas or items of aboriginal cultural significance;
- the development provides an efficient road layout that connects with the wider road network;
- The development encourages walking and cycling via the provision of footpaths and cycle paths, as well as an access track that connects to adjoining open space areas;
- The development involves the embellishment of Lakeside Park by the developer for the overall benefit of the wider community via extensive landscape plantings, as well as the construction of a number of footpaths, benches, interpretative signage/art work; and
- The development provides an appropriate interface to adjoining lands including; McEdward Street, the Mildura railway line and Lake Hawthorn via the provision of appropriate building setbacks, landscaping and fencing requirements.

Attachment A

Development Plan

Attachment B

Road Design Cross Section

Attachment C

Drainage Plan & Servicing Details

Attachment D

Comments from Lower Murray Water and Mallee
Catchment Management Authority

Attachment E

Aboriginal Cultural Heritage Due Diligence Assessment

Attachment F

Land Capability Assessment

Attachment G

Community Engagement Plan & Project Timeline

Community Engagement Plan

1. Purpose of the Community Engagement Plan

A fundamental component of preparing the Development Plan for Hawthorn Ridge will be consultation and engagement with the local community, key stakeholders, government agencies and public authorities.

An appropriate level of community consultation is necessary to ensure that the Development Plan appropriately identifies and responds to the primary issues for the area and ensures transparency in the decision making process for the future of the subject land and this plan seeks to achieve this.

2. Project Overview & Background

It is noted that significant community consultation has already been undertaken as part of the preparation of the *Mildura Housing and Settlement Strategy* (MHSS) in 2013 which identified the subject land for Low Density Residential (LDRZ) purposes.

Notwithstanding, the subject Development Plan has been prepared in consultation with relevant landowners and service providers and will be exhibited for a period of 28 days in accordance with the *Planning and Environment Act 1987* so as to allow the general public, Council, relevant public authorities, as well as other relevant/interested parties the opportunity to comment on the draft Development Plan.

3. Key Stakeholders

This Community Engagement Plan has been prepared to identify and consult the key individuals, community groups, industry stakeholders and government agencies which will need to be engaged during the project.

The key stakeholders to be engaged as part of the project include:

- Council (including council officers and Councillors);
- Community (including affected and adjoining owners and the general public);
- Government Agencies/Public Authorities (including Vic Roads, Lower Murray Water and Mallee Catchment Management Authority);
- Any other stakeholders not identified by this plan.

4. Community Engagement Methods

Written notification of the community consultation will be provided in a local newspaper and on Councils' website. In addition to this, any affected landowner/s will be notified in writing, as well as any Public Authorities, Government Agencies and other key stakeholders as determined by Council.

The written notice will contain:

- a brief description of the intended outcomes of the Development Plan;
- an indication of the land which is affected by the Development Plan;
- information on where and when the Development Plan can be inspected;
- the name and address of Council for the receipt of submissions; and
- the closing date for submissions.

During the public exhibition period the following documents will be placed on public exhibition:

- the Development Plan inclusive of any maps and figures;
- any technical information relied upon by the Development Plan; and
- relevant council reports.

An electronic copy of all of the above information to be placed on public exhibition will also be made available upon request.

5. Response to Submissions Received

Following the completion of the formal public exhibition period, an assessment of all submissions received and issues raised will be undertaken. Where relevant, the draft Development Plan will be amended to address matters raised in submissions.

A copy of the final draft Development Plan will then be presented to council, including a response to all submissions received during the public exhibition process.

6. Project Finalisation

Upon endorsement of the final Development Plan, Council will notify all submitters so as to 'close the feedback loop'.

Project Timeline

The project timeline for the Development Plan is outlined in **Table 1**.

It is noted however, that there are many factors that influence compliance with the timeframe including, Council staffing resources, the cycle of council meetings and submissions received and issues raised. Consequently, the timeframe should be regarded as indicative only.

Table 1 – Project Timeline (Indicative)

Project Milestone	Task Commencement	Task Completion
Lodgement with Council Lodge Development Plan with Council including undertaking any required amendments.	Late September 2018	December 2019
Report to Council Report to Council Meeting seeking endorsement to place the draft Development Plan on public exhibition.	January 2020	Late January 2020
Public Exhibition Undertake public exhibition of the draft Development Plan in accordance with any requirements of Council.	Mid February 2020	Mid March 2020
Consider Submissions & Finalise Document Council to consider, respond and report on submissions received and issues raised (if any) and where necessary, recommend relevant changes to the Development Plan.	Early April 2020	Late April 2020
Finalisation Council adopt the final Development Plan.	May 2020	May 2020

Attachment H

Concept Landscaping Plan

Attachment I

Land Contamination Investigations

Attachment J

Titles and Agreements

Attachment K

Copies of Letters of Support