

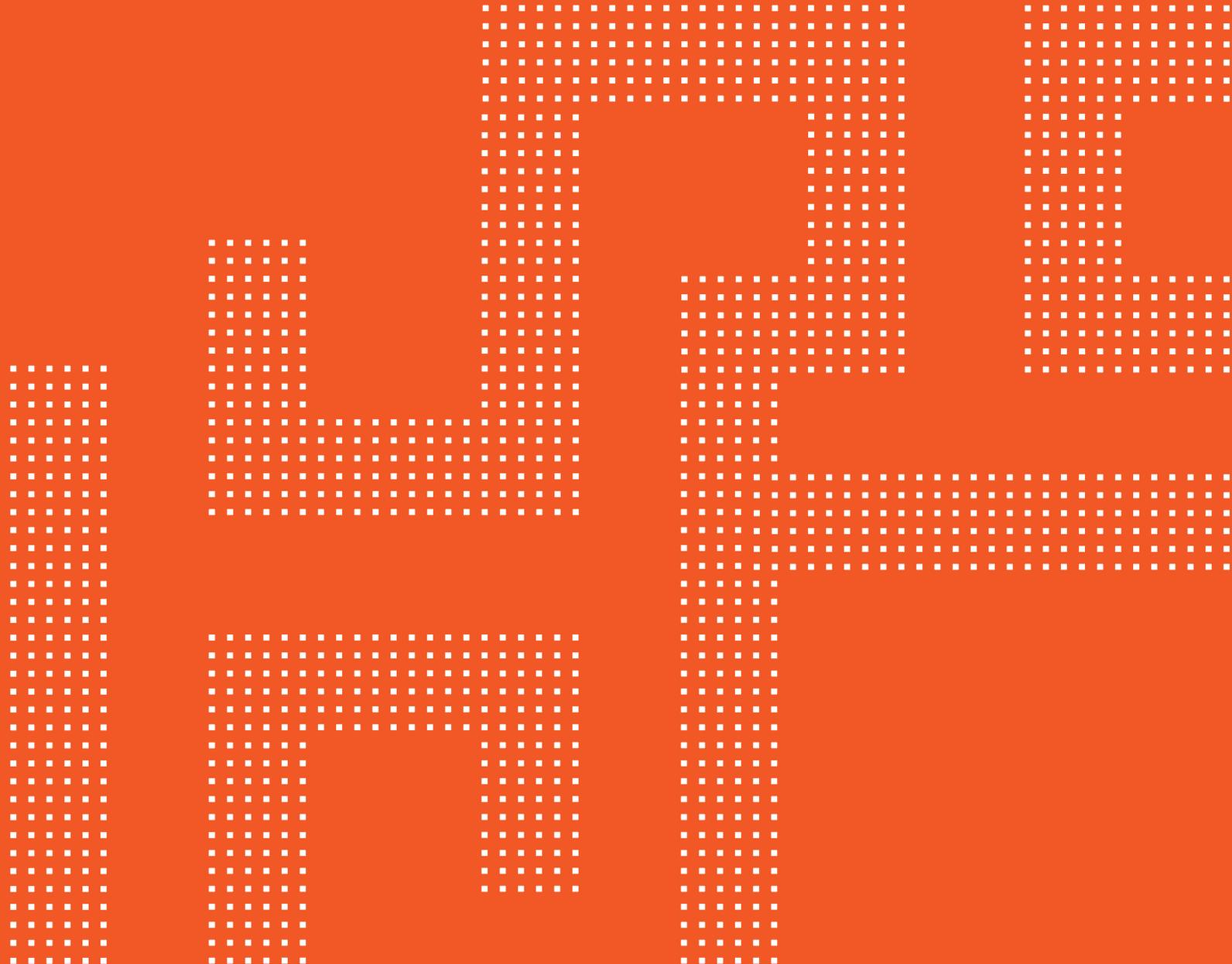
habitat planning

Development Plan

Wattle Glen Estate (Stage 4)

Lot A PS616586

January 2018





**Prepared for**

EP Two Pty Ltd

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# 1. Introduction

This Development Plan relates to the future development of a parcel of land between Kinchington and Beechworth Roads in North Leneva described as Lot A in PS616586 (“the subject land” as shown in Figure 1). The future development of the subject land is for residential purposes and represents Stage 4 of the Wattle Glen Estate.



**FIGURE 1:** Area to which the Development Plan applies (indicative only – see Attachments for details)

The Development Plan replaces the previous unresolved draft document lodged with Council in 2010.

In accordance with current practice, an inception meeting with government agencies for the Development Plan was conducted by Council on 31 August 2016 to “*seek input and opinion from service agencies*” at the outset of the development process. The comments and actions arising from that meeting have been considered in the preparation of the Development Plan.

The Development Plan is in response to the requirements of the Development Plan Overlay (DPO) applied to the subject land by the Wodonga Planning Scheme (“the Planning Scheme”). The purpose of the Development Plan Overlay is stated in Clause 43.04 of the Planning Scheme as:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if it is generally in accordance with a development plan.

Clause 43.04-3 stipulates that the Development Plan must meet the requirements of Clause 56 of the planning scheme and must describe:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.

In this case Schedule 19 (DPO19) applies to the subject land (the 'Kinchington Road East Residential Precinct'), the requirements of which include addressing context, traffic, environment, infrastructure and landscaping.

## 2. Development Plan

The Development Plan constitutes this written document and series of plans included as attachments.

In regards to the requirements of Clause 43.04-3 in the Planning Scheme for preparing the Development Plan:

- the circumstances of the subject land are such that there is no constraint that would prevent the requirements of Clause 56 of the Planning Scheme being met by a future planning permit application for residential subdivision;
- the land to which it is applied is described as Lot A in PS616586;
- the proposed use of land is residential; and
- the specific requirements in Schedule 19 are addressed in Table 1.



**REQUIREMENTS FOR DEVELOPMENT PLAN PARAMETERS**

**DEVELOPMENT PLAN PARAMETERS**

*A range of lot sizes and the estimated lot yield.*

The land adjoining to the south east is a WREN reserve (NVPP Category 3) and this is acknowledged by providing a road along this boundary as well as a public park fronting Kinchington Road.

Adjoining land to the south west is the Beechworth Road reserve and a substantial buffer is proposed between it and the perimeter road of a future subdivision in recognition of significant vegetation (NVPP Category 2).

An indicative lot layout for the subject land is shown at Attachment 'D' with the following summary of lot sizes.

LOT SIZING SUMMARY	
LOT SIZE RANGE	QUANTITY
350 - 399 m <sup>2</sup>	11
400 - 499 m <sup>2</sup>	20
500 -599 m <sup>2</sup>	64
600 - 699 m <sup>2</sup>	82
700 - 799 m <sup>2</sup>	6
800 m <sup>2</sup> +	1
TOTAL	184
MEAN SIZE (m <sup>2</sup> )	576
MINIMUM SIZE (m <sup>2</sup> )	357
MAXIMUM SIZE (m <sup>2</sup> )	845

**REQUIREMENTS FOR DEVELOPMENT PLAN PARAMETERS**

**DEVELOPMENT PLAN PARAMETERS**

*How the proposed layout contributes to the objective of achieving a density of 15 lots per hectare.*

The plan at Attachment 'D' provides the following Lot Yield Summary and demonstrates compliance with the aspirational density of 15 lots per hectare based on developable land.

LOT YIELD SUMMARY	
NET DEVELOPABLE AREA (ha)	15.069
AREA FOR ROAD NETWORK (ha)	4.478
REMAINING AREA FOR LOTS (ha)	10.591
ESTIMATED TOTAL LOTS	184
TOTAL LOT YIELD (lots/ha)	17.4

*Larger lots on steeper or more visible parts of the land.*

The topography of the land is described as gently undulating with larger lots provided on the more steep areas (see Attachment 'D') between Bremer Avenue and Mortimer Terrace.

*A lot layout and design that addresses the bushfire risk.*

The land is not mapped as a bushfire risk (i.e. in the BMO). Nonetheless perimeter roads are shown on the Development Plan between areas of native vegetation and development (see Attachment 'B').

*Smaller lots and medium density housing lots to be provided adjoining public open space, conservation reserves and linear reserves.*

Attachment 'D' demonstrates that a lot layout is possible where most smaller lots (less than 500m<sup>2</sup>) are located adjoining public open space (in this case the WREN reserve to the south east).

*Unless otherwise agreed to with the responsible authority, all public open space, other reserves and public spaces to avoid an interface with side or rear fencing on residential lots.*

Attachment 'D' demonstrates that a lot layout is possible that shows just three, or less than two percent of all potential lots, as sharing a side or rear boundary with a parcel of open space. These are adjoining the proposed reserve central to the subject land. It would be expected that all development on these lots would address the open space. All other lots with a public land interface along the south western, south eastern and north eastern boundaries are separated by a road reserve.

*A subdivision layout that recognises and is in accordance with the requirements of the Leneva Valley and Baranduda Native Vegetation Precinct Plan.*

Attachment 'B' shows that the area classified in the NVPP as Category 2 vegetation along the south western boundary (see Figure 2) of the subject land will be preserved by the Development Plan. This is consistent with the preference of the NVPP that Category 2 vegetation is retained.



**FIGURE 2:** NVPP vegetation categories as they apply to the subject land.

In addition, clause 6.2 of the NVPP requires that any development adjoining vegetation to be protected (Category 3) must ensure these areas are not “prejudiced”. The Development Plan shows a road reserve along the south eastern boundary that will provide adequate separation between development and protected vegetation.

*Any sites of conservation, heritage or archaeological significance and how they will be managed.*

A 2003 report by Biosis titled *An archaeological survey of the proposed Leneva Rezoning* undertaken as part of a rezoning proposal of land in Leneva included investigation of the southern half of the subject land. Figures 3 and 4 below extracted from the report indicate that this investigation (including field work) found no items of conservation, heritage or archaeological significance in this area.

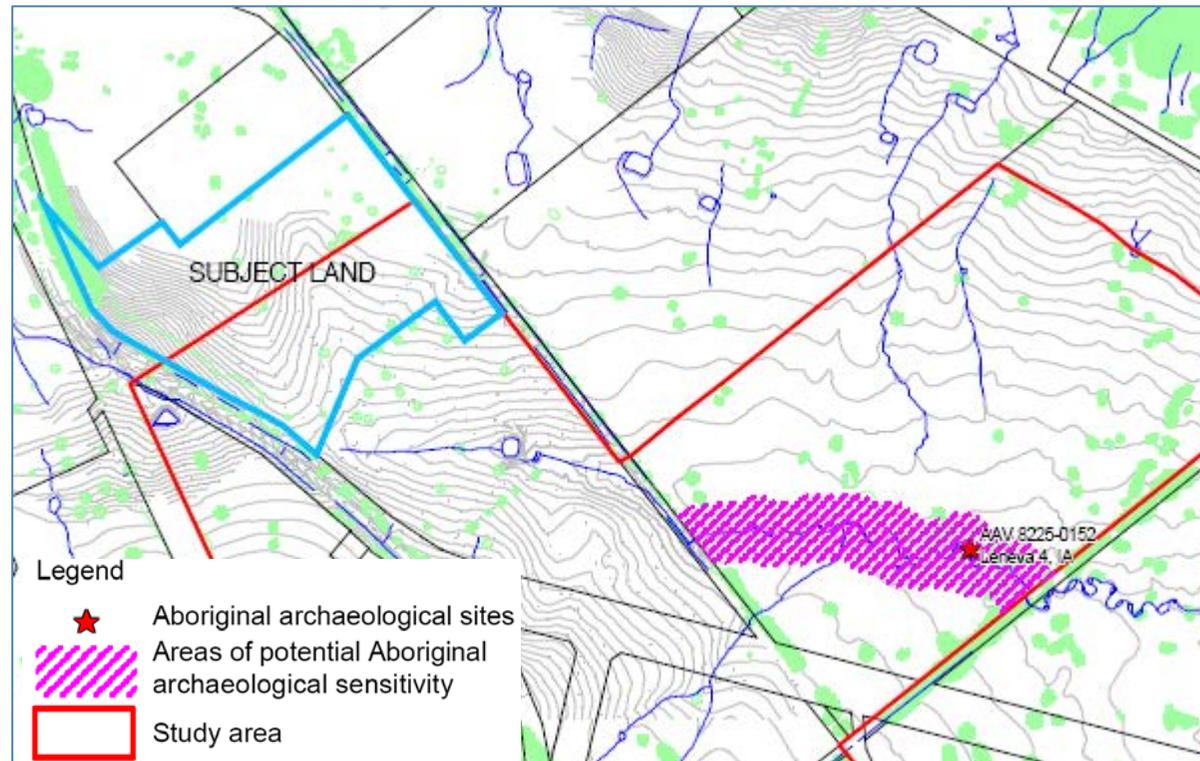
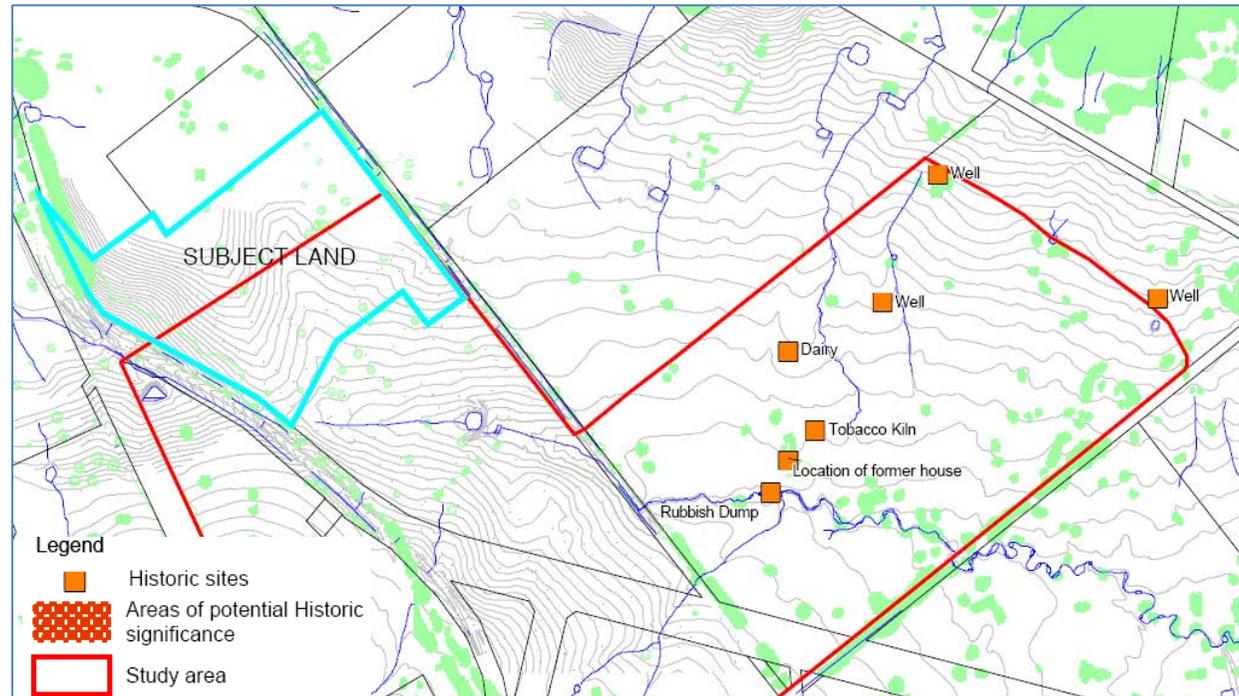


FIGURE 3: Results of archaeological survey relating to the south eastern half of the subject land.



**FIGURE 4:** Results of heritage survey relating to the south eastern half of the subject land.

The subject land is not mapped as an area of cultural heritage significance and a future subdivision would not require the preparation of a Cultural Heritage Management Plan (CHMP). Consequently an investigation of the northern western half of the subject land is not necessary.

*The staging and anticipated timing of development.*

The indicative lot layout included at Attachment 'D' shows that a future subdivision of the land could be undertaken in three stages of comparable size and lot yield. Development would commence at the Beechworth Road end of the subject land (as extensions of Mortimer Terrace and Bremer Avenue) and progress towards Kinchington Road at a rate determined by the take up of residential lots created.

*Well-defined road, bicycle and pedestrian linkages between the land and surrounding areas.*

The Development Plan at attachment 'B' shows a pedestrian/cyclist link from the subject land to Beechworth Road. The open space and vegetated reserves along three sides of the subject land can all be accessed by proposed perimeter roads.

REQUIREMENTS FOR DEVELOPMENT PLAN PARAMETERS	DEVELOPMENT PLAN PARAMETERS
<p><i>A bicycle and pedestrian path network which includes links between the land and the estate to the west, Kinchington Road to the south and Street Road to the north.</i></p> <p><i>Well-defined waterways to form features in the open space network.</i></p> <p><i>Proposed playgrounds.</i></p> <p><i>Identifying any other special features of the land and their retention, where appropriate.</i></p> <p><i>Identify all determined waterways and significant drainage lines and show a 30 metre setback from all waterways</i></p>	<p>Pedestrian and cycle links beyond the perimeter of the subject land will be via road and footpaths within existing and future public road reserves.</p> <p>There are no well-defined waterways within the subject land.</p> <p>The Development Plan proposes two active areas of public open space as requested by Council as part of the inception process. The first is a park central to the subject land that will accessible on foot by all lots in the future estate. The second is on Kinchington Road that will cater for a wider audience from other estates in addition to Wattle Glen.</p> <p>There are no 'special features' on the subject land requiring identification in a Development Plan for retention.</p> <p>Goulburn Murray Water have advised "there are no waterways located on or within 20 meters (sic) of the subject land" (see Attachment 'F').</p>
<p><b>Traffic management</b></p> <p><i>A collector road along the western half of the northern boundary of the land between Kinchington Road and Streets Road (Northern Collector Road) and connecting with the collector road on the adjoining land to the north. The Northern Collector Road will be located partly on the land and partly on the land to the north.</i></p> <p><i>A Traffic Impact Assessment showing how the proposed street network, arterial and collector roads meet Vicroads access</i></p>	<p>The Development Plan (see Attachment 'B') shows the requirement for a road within the subject land running parallel to and adjoining Kinchington Road. The Concept Plan Layout (see Attachment 'D') shows how this requirement can be implemented.</p> <p>The Development Plan (see Attachments 'B' and 'D') shows that no direct vehicle access to an arterial road (Beechworth Road) from the subject land will be permitted. Based on the indicative lot yield (see Attachment xx), the fully developed estate could generate up to 1,500 vehicle movements per day. The majority of these movements will</p>

## REQUIREMENTS FOR DEVELOPMENT PLAN PARAMETERS

## DEVELOPMENT PLAN PARAMETERS

*management policies with respect to arterial road network requirements.*

be towards Wodonga and dissipated across Bremer Avenue, Mortimer Terrace and Kinchington Road. As Beechworth Road is the only Vicroads asset with frontage to the subject land, a Traffic Impact Assessment to address that agency's access management policies is not necessary for the purposes of the Development Plan. Vicroads advised at the inception meeting that it had "*no considered issues other than Streets Rd round-a-bout*".

*A road layout plan showing road reserves, pavements, cycle paths, footpaths, nature strip widths and typical cross-sections.*

See plan at Attachments 'B' and 'C'.

*A predominantly north south grid pattern for local streets to optimise solar orientation of lots.*

The majority of local streets are aligned along a north west/south east axis (see Attachment 'B') because of the configuration of the subject land. This alignment still allows for the solar access objectives of future lots to be achieved and the provision of perimeter roads (see Attachment 'D').

*A grid patterned street network that follows the contours of the land, incorporates any existing or potential site assets, takes advantage of opportunities for views and vistas and has excellent internal linkages.*

The site generally slopes down approximately 10 metres from north to south over a distance of approximately 400 metres. These gentle slope characteristics allow for more flexibility in designing for local streets. Across a sloping site, not all streets can align with contours if the desired grid pattern is to be achieved. Some streets need to be aligned across contours to allow them to function as drainage paths for the estate. The attached Preliminary Stormwater Management Plan (see Attachment 'E') demonstrates this.

*The provision of service roads either side of Kinchington Road.*

The Development Plan requires a service road along the Kinchington Road frontage. Land on the opposite side of Kinchington Road is within the area of DPO1 rather than DPO19 and for which there is no such requirement specified. Despite this, it is noted that a draft plan for this land reflects the same design response for the Kinchington Road interface as that depicted in Attachment 'D'.

*No vehicle access directly from a lot to Kinchington Road.*

The Development Shows a service road along the full length of the north eastern boundary. Consequently future lots will not be able to directly access Kinchington Road.

*The road network must provide connections with roads on adjoining land to establish vehicles, bicycle and pedestrian connections and linkages.*

The road network proposed in the Development Plan (see Attachment 'B') requires two linkages with the existing Wattle Glen Estate and another to Kinchington Road. A future potential road link is provided to the grounds of the Grace Christian College in the event that land is redeveloped for residential purposes. All road links also provide for pedestrians and cyclists for whom a dedicated access is also required to be provided to Beechworth Road. This is shown on the Concept Plan Layout at Attachment 'D' in the vicinity of the future Whenby Grange intersection.

REQUIREMENTS FOR DEVELOPMENT PLAN PARAMETERS	DEVELOPMENT PLAN PARAMETERS
<p><i>Any part of the land which adjoins land that is within a Vegetation Protection Overlay, a watercourse or public open space (including proposed public open space and reserves) must have an interface with a road to provide a highly visible edge and to define the boundary to the natural environs.</i></p>	<p>All land adjoining the VPO along Beechworth and Kinchington Roads, as well as proposed public open space, has an interface with a road (see Attachment 'B').</p>
<p><b>Environment</b></p> <p><i>Appropriate setbacks and/or buffer treatments to all reserves and other native vegetation within a Vegetation Protection Overlay or public lands.</i></p> <p><i>The avoidance where possible, and minimisation of the removal of vegetation along Kinchington Road and Frederick Streets Road.</i></p> <p><i>A development exclusion area corresponding to the methane separation distance from the Wodonga land fill site, unless a resolution from the responsible authority has allowed for an amended separation distance.</i></p>	<p>The Development Plan provides for perimeter roads on all sides of the subject land that abuts reserves, land in the VPO and public land. This places a road reserve between residential development and the areas this requirement seeks to protect.</p> <p>Those parts of the subject land containing native vegetation (principally along Beechworth Road) are shown on the Development Plan as retained and thus protected from removal. The balance of the subject land is devoid of remnant native trees with the exception of a small number of scattered examples. It is noted Frederic Street Road is not within the area to which DPO19 applies.</p> <p>With the reduction in the landfill buffer from 500 to 250 metres in 2014, the subject land is no longer encumbered by this development constraint.</p>

**REQUIREMENTS FOR DEVELOPMENT PLAN PARAMETERS**

**DEVELOPMENT PLAN PARAMETERS**

*An integrated water management plan that considers at a concept level:*

- *major and minor stormwater flows;*
- *water quality and quantity treatments,*
- *principles of water sensitive urban design (including no infrastructure on waterways),*
- *infrastructure and reserves and*
- *identification of catchment areas and associated flows.*

See Preliminary Stormwater Management Plan at Attachment 'E'.

**Infrastructure**

*The arrangements, including any staging, to provide water, sewer and stormwater drainage infrastructure.*

All services are provided to the boundary of the land to which this Development Plan applies. North East Water advised at the inception meeting as to their general requirements for the provision of water and sewer infrastructure necessary to service the future development on the subject land. Arrangements as to drainage are addressed in the attached Preliminary Stormwater Management Plan.

*The identification of service corridors for water and sewer mains and stormwater drainage infrastructure where necessary, to facilitate the servicing of the land and to avoid clashes with native vegetation protection requirements on the land and adjoining land.*

The "service corridors" relating to stormwater are detailed in the Preliminary Stormwater Management Plan at Attachment 'E'. All other services will be provided within road reserves or easements created for this purpose as is customary for residential subdivision.

*Any impacts or staging required due to landfill buffer requirements.*

There is no longer any buffer requirement applicable to the subject land.

**REQUIREMENTS FOR DEVELOPMENT  
PLAN PARAMETERS**

**DEVELOPMENT PLAN PARAMETERS**

***Landscaping***

*An overall landscape concept that includes:*

- *the location of landscape areas;*
- *details of a landscape theme(s) for the land;*
- *a consistent landscape theme for each type of road and waterway; and*
- *a preference for indigenous species.*

The concept for landscaping of public areas of the estate is detailed in Attachment 'B'. A detailed Landscape Plan will be prepared as part of the planning permit application for subdivision.