

Ref No 22285

CLAUSE 56 SUBDIVISION REPORT

LOCATION: No. 26 Francis Elliott Court, Bundalong
Lot 28 on PS137177
Site Area: 17522m²
No. 15 Pyke Street, Bundalong
Lot 26 on PS135062
Site Area: 16247m²

PROPERTY OWNER:

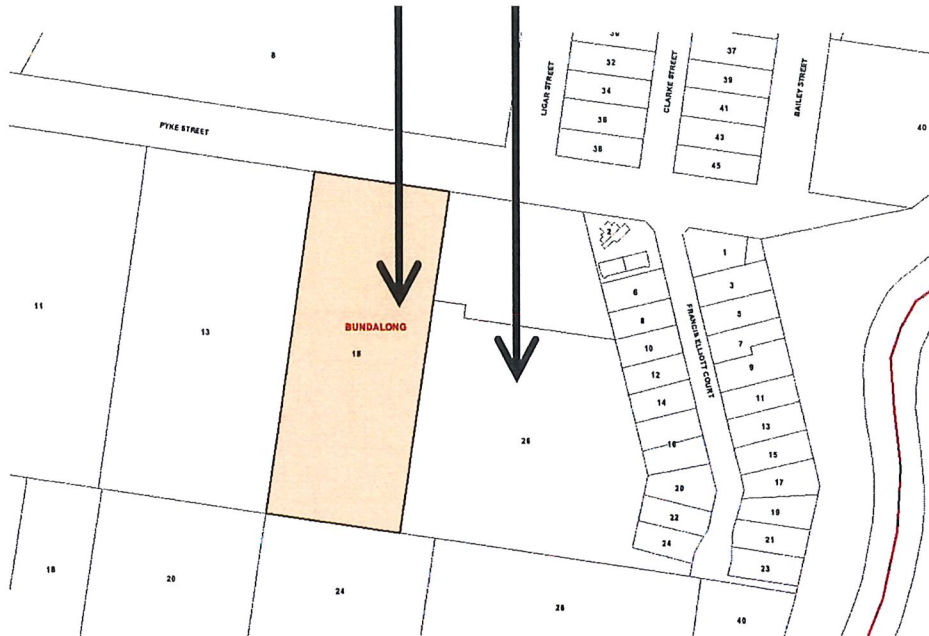
Current Owners

PROPOSAL:

Under the current Town Planning Application it is proposed to:

1. Staged Subdivision with a road reserve created on Lot 26 as stage 1 and 22 lot subdivision on lot 28 as stage 2

56.01-1 SITE AND CONTEXT DESCRIPTION PROPERTY



The site is located on the outside boundary of the town and is currently vacant. The land was originally intended for evaporation ponds for a sewer scheme in the area and was never used. The ponds are to be filled/removed as part of this subdivision. The ponds are not particularly deep and would not cause any adverse problems with the new lots situated on them.

The land at Lot 28 is zoned Township zone TZ and the land at Lot 26 is zoned Farm zone FZ.

Lot 26 contains an existing brick residence and outbuildings with this it is proposed that this residence and outbuildings will be retained and a road reserve created so access to Lot 28 can be achieved from Pyke Street via a new government road with the construction of new services to be installed.

Lot 26 site has a total area of 16247m² and when new road is created it will come back to 12715m².

Lot 28 site has a total area of 17522m² and will be subdivided up into 22 new lots ranging in area from 507m² to 796m²

All the existing trees on site will be removed and new street trees will be planted and the reserve to be landscaped with a footpath link thru to Francis Elliott Court. The existing trees have grown in the embankments that are around the existing ponds and would have supplied screening and bank stabilisation. There are a number of Olive trees on the site that will be required to be removed.



Aerial photo from 24/1/2010



Aerial photo from 4/4/2013

These aerial photos are showing that the tree growth around the pond areas only over the last few years and the surrounding land that has been used as pasture.

The surrounding area:

Bundalong is a charming township nestled within a rural environment well located between major service centres. It derives much of its attractiveness from the relatively unspoiled natural environment of the upper reaches of Lake Mulwala and the Ovens River which meanders along the eastern side of the township.

It has been a place for peaceful contemplation and relaxation of residents and is a favoured destination for holiday makers who enjoy the serene setting as well as the land and water based opportunities that exist.

Its' future remains as a small township with some growth allowed provided the growth is managed to ensure that the unique attractiveness of the township is not lost.

Opportunities for a range of lifestyle choices exist and are to be fostered as are small, appropriately located business enterprises.

The proposal will tie in with all the new development that is currently being undertaken in town.

Located 14km West is Yarrawonga

The adjoining land is open pasture to the south and an Olive grove to the west. On the east side there has been a number of houses that have been constructed and their back yards abut this development

The land to the north is a recreation reserve with 3 tennis courts and pavilion with playground equipment.

Site shape, size, dimensions & orientation:

The details of the size and shape of the site are shown on the attached drawings; however the site could be described as;

- a. rectangular shaped
- b. Faces north
- c. Total area 17522 m²

Levels & contours:

The land is generally flat with a slight slope north towards Pyke Street. The land was originally intended for evaporation ponds for a sewer scheme in the area and was never used. The ponds are to be filled/removed as part of this subdivision. The ponds are not particularly deep and would not cause any adverse problems with the new lots situated on them.

Features:

There is existing trees located along Pyke Street, it will be required to remove 1 tree to provide access for the new street and safe sight distance for the intersection. The site is to have a new road constructed to give access to the site from Pyke Street. The site has existing olive trees and other trees which are about 15 years on site which will be removed as required



Proposed new road entry
Tree to be removed for entry

Existing buildings:

There are no existing building on the new subdivision site and only an existing dwelling on the property which the new road reserve is to be constructed. All the existing buildings in the area are residential.

Street features:

New street features including SM2-M kerbs, 1 street tree per block, electricity, Telstra, drainage, sewer and water.

Access points.

Access to the new site will be from a new street frontage that will be constructed off Pyke Street.

Drainage – utilities:

The existing block has an existing sewer within the property and drainage will discharge into Pyke street table drain via an open table drain planted out for the water quality treatment as required.

Easements

There is an easement to be removed from this site. New easements will be created over the new and existing sewers.

Natural – cultural features:

The site has been formed some time ago to use as evaporation ponds for a sewer scheme in the area and they were never used with trees now growing around it within the embankments.

The site has part of it which has aboriginal cultural heritage overlay see below

Public Conservation and Resources Zone areas covers the foreshore and waters of Lake Mulwala and the Ovens River. The purpose of the zone is:

- To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values;
- To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes; and
- To provide for appropriate resource based uses.

The foreshore, littoral area and waters of the lake and river are outstanding areas of natural beauty as well as being important habitat areas. The Public Conservation and Resource Zone is appropriate to protect these areas and as this zone applies along the full length of the foreshore, there is no need for its expansion.

The land involved has been farmed for many generations and is pasture with a small number of existing trees. Given that it has been actively used for agriculture there would be little possibility of important stands of native vegetation, habitat or bio-diversity in existence. Water quality will be managed at the subdivision stage by requiring the utilisation of water sensitive urban design.



Views to & from site:

Views from the site will be towards the existing open paddocks to the south, an existing olive grove to the west, an existing tennis court reserve to the north and existing rear fences to the east of the site.

Noise & odour sources:

Odours nil

No unusual noises will affect this site as the proposed use is residential and adjoining uses are residential.

Adjacent uses:

East is Residential and farm zone to the south and west, north is Recreation reserve

56.01-2 DESIGN RESPONSE

The proposed subdivision is consistent with recent subdivision for residential growth within Bundalong Township and construction to in accordance with infrastructure design manual.

The site has been disturbed with previous site activities including the formation of evaporation ponds for a sewer scheme and the balance of the site used as pasture for many generations, with existing housing that has been constructed between this property and the Ovens River. The main Public Conservation and Resources Zone areas cover the foreshore and waters of Lake Mulwala and the Ovens River so it is considered that an aboriginal cultural heritage report would not be required.

The subdivision layout makes good use of a large block that has all services within the area available.

The lot size and layout will allow the construction of new house of a similar size and bulk to the existing houses within the area.

The proximity of the lots to existing open space and community facilities promotes good use of existing community facilities.

With the general trend of housing in Bundalong with 50% of the houses are holiday homes and not occupied all the time. This development will provide a smaller lot and have less maintenance required during vacant times.

Clause 21.02-1

The Moira Shire Council Community Plan (2001/2 to 2003/4) provides a strong understanding of the key physical and strategic issues that face Moira in fostering its future growth and development. The Shire must respond to these challenges in its land use planning strategies if the continued growth and prosperity of the municipality is to be realised into the 21st century.

Council has identified in its Community Plan that its visions are underpinned by the following:

- Employment opportunities in Moira will be dominated by the agricultural, industrial and tourism resources of the municipality;
- Economic sustainability of primary production will be dependent upon effective management of agricultural resources, which can respond quickly to change in market demand;
- Economic growth of the Shire is based on its natural assets, raw and value-added agriculture, tourism, recreation, retirement and small business development combined with access to new technology;
- Sustainable management of productive rural-land will be dependent upon effective environmental management and protection of land and water resources, which services the land;
- The population of the Shire is aging;
- There is a desire for the local community to retain and attract young people to the community to strengthen the mix of social and economic opportunities in the municipality;
- There is a desire for the local community to protect and enhance elements of historic, cultural and natural significance for the intrinsic value and continuity between our past and future generations;
- Effective provision of all social, economic and community services and functions to the community which will require planned integration and to maximise effective use of new and existing social and physical infrastructure;
- There will be an increasing demand for a range of living and working opportunities. In particular, housing choices will need to be varied as the population ages and alternatives to traditional family housing will be sought in rural and urban areas.

Clause 21.05 ECONOMIC DEVELOPMENT

The key planning issues and challenges facing the Moria Shire relating to economic development include:

- The protection of the agricultural land resource from inappropriate use, development and subdivision;

- Encouraging the on-going development of the Shire's primary production output;
- Facilitating the expansion of the Shire's value adding processing industries; and
- Enhancing the growth, development and diversification of the Shire's Tourism industry while ensuring the long-term protection and viability of the Shire's natural assets.

It is submitted that the proposed subdivision is consistent with and responds to the requirements of the Council Planning Scheme, State and Local Planning Policies, the Township zone provisions and Clause 56 Subdivision provisions.

No native trees will be removed by this proposal.

56.02 POLICY IMPLEMENTATION

56.02-1 Strategic implementation

Response to this section is included above.

56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES

56.03-1 Compact and walk able neighbourhoods

The proposed design ensures a compact neighbourhood that is oriented around easy walking distances to the river and public open spaces.

56.03-2 Activity Centre

The development is well served by public transport that passes thru Bundalong and connection thru to Yarrawonga. The new roads are to be provided with new footpaths thru to Pyke Street.

56.03-3 Planning for community facilities

The development is located within easy reach of community facilities in Yarrawonga or Wangaratta via public transport etc. There is public tennis on a reserve next door to this development and access to the foreshore open area via a footpath link to Francis Elliott Court.

56.03-4 Built environment

The proposal provides a safe and useable built environment with new footpaths and roads to connect into the existing sealed road network.

56.03-5 Neighbourhood character

The proposed subdivision will respect the existing residential character and integrate well with the existing developments in the area. The community has expressed its desire for Bundalong to remain a small rural village and this philosophy is supported. Growth is expected however, it should be constrained such that the overall vision for the township is not lost. The 2030 growth boundary sets limits to how far Bundalong should be allowed to expand. It reflects the need and desire to allow for rural residential type living on the periphery of the township that is in line with the State Governments direction that this type of living opportunity should be on the periphery on land not required for typical dwellings as well as providing opportunity for typical dwellings.

56.04 LOT DESIGN

56.04-1 Lot diversity and distribution

The subdivision will contribute to the diversity of the neighbourhood and allow for varied dwelling types. With lots over 500m² to 800m² this will allow for a diverse range of housing to be constructed.

56.04-2 Lot area and building envelopes

The lot is capable of containing a rectangle 10 m x 15.

The lot sizes have been determined to accommodate drainage and sewerage reticulation and allow for ample choice in size and orientation of the future houses.

56.04-3 Solar orientation of lots

The orientation and size of allotments allows for the dwellings to incorporate northerly facing windows into the building designs and yards to have good solar access.

56.04-4 Street orientation

This development will create a new entry road off Pyke Street and a new court to the new properties. All of the new properties will have good access to the new streets.

56.04-5 Common area

This development will not create any new common areas.

56.05 URBAN LANDSCAPE

56.05-1 Integrated urban landscape

The design will give appropriate landscape areas around the new dwellings. This will provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhood. It is planned to incorporate natural and cultural features in the design of streets and public open space. This will protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation.

56.05-2 Public open space provision

This development is adjacent to an existing public open space and a link has been provided to Francis Elliott Court which has access to the Ovens River.

56.06 ACCESS AND MOBILITY MANAGEMENT

56.06-1 Integrated mobility objectives

The site is on a flat area and access to the properties would not be an issue.

56.06-2 Walking and cycling network objectives

This proposed subdivision is providing new roads and footpaths throughout the site and connection thru to Pyke Street and Francis Elliott Court

56.06-3 Public transport network objectives

Bundalong is supported by a public bus route that runs between Yarrawonga and Wangaratta.

56.06-4 Neighbourhood street network objective

This proposal will give good access to the existing street networks for safe movement around the township and surrounding areas. With the new streets it has been planned to provide courtbowls for safe turnaround points to minimise the need for reversing in the roads.

56.06-5 Walking and cycling network detail objectives

This proposed subdivision is providing new footpaths throughout the site and connection thru to Pyke Street and Francis Elliott Court

56.06-6 Public transport network detail objectives

with this site being a small and the public transport would most likely be along Pyke Street as this connects up with the Murray Valley Highway.

56.06-7 Neighbourhood street network detail objective

With the design and construction of street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.

56.06-8 Lot access objective

The design and construction of a crossover should meet the requirements of the relevant Council requirements.

56.07 INTEGRATED WATER MANAGEMENT

56.07-1 Drinking water supply objectives

All lots have the water supply fronting properties

56.07-2 Reused and recycled water objective

Nature strip in the new streets have sufficient room to install a recycled water supply is available from North East Water

56.07-3 Waste water management objective

All the lots have sewer connected and are capable of being drained into the existing underground sewer.

56.07-4 Urban run-off management objectives

The proposed streets will have sufficient capacity to convey stormwater in a major storm event.

56.08 – SITE MANAGEMENT

56.08-1 Site management

The subdivision construction site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Dust.
- Run-off.
- Litter, concrete and other construction wastes.
- Chemical contamination.
- Vegetation and natural features planned for retention.

Recycled material should be used for the construction of streets, shared paths and other Infrastructure where practicable.

56.09 UTILITIES PROVISION

55.09-1 Shared trenching objectives

The proposed site is fully serviced by all utility authorities for water, sewer, telephone and electrical services and the development can be adequately provided with these services.

56.09-2 Electricity, telecommunications and gas objectives

The electricity supply will be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.

The telecommunication system will be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system will be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.

56.09-3 Fire hydrants objective

Fire hydrants will be in positions that enable fire fighters to access water safely, effectively and efficiently.

Fire hydrants should be provided:

- A maximum distance of 120 metres from the rear of the each lot.
- No more than 200 metres apart.

Hydrants must be compatible with the relevant fire service equipment.

56.09-4 Public lighting objective

Provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.

Provide pedestrians with a sense of personal safety at night.

All public lighting will be designed in accordance with the relevant Australian Standards.



EXISTING SITE PLAN

PROPOSED NEW SUBDIVISION
 FOR: MEDINA HOMES
 AT: ARBAB ESTATE, PYKE STREET
 BUNDALONG

JOB No 22310 SHEET 1 OF 9 SCALE 1:1000 @ A3

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