

MITCHELL SHIRE COUNCIL

Council Meeting Attachment

DEVELOPMENT AND INFRASTRUCTURE

21 MAY 2018

9.3

**DEVELOPMENT PLAN ASSESSMENT -
WALLARA WATERS ESTATE, 170 WALLAN-
WHITTLESEA ROAD, WALLAN**

Attachment No: 2

Assessment against DPO4 requirements

ASSESSMENT AGAINST DEVELOPMENT PLAN OVERLAY – SCHEDULE 4 (DPO4) REQUIREMENTS

| <i>Requirements of DPO4</i> | <i>Development Plan Response</i> |
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| <p>Clause 3.0 – Requirements for development plan within DPO4 requires that the detailed development plan must show:</p> | |
| <p>Road reservations, widths and alignments.</p> | <p>The proposed Development Plan shows the following internal road network:</p> <ul style="list-style-type: none"> • 35 metre wide boulevard – proposes to extend Wallara Waters Boulevard south into the future development area of Phase 2. The Wallara Waters Boulevard cross section provides a 5 metre wide carriageway in each direction divided by a 9 metre wide central median incorporating swale drain function and street tree planting. Wide verges are provided between the residential allotments and the carriageway for nature strips and footpaths. • 26 metre wide road (connector street) – proposes to extend Samson Brook Drive east to provide a connection into the abutting Newbridge Estate. The cross section provides a 7.6 metre wide shared carriageway and 6.2 metre wide verges either side to provide for nature strips and footpaths. • 20 metre wide road (access street level 2) – proposes to extend Blue Lake Drive south and will become a loop road that provides an interface along Taylors Creek and will ultimately intersect with Wallara Waters Boulevard. The cross section provides a 6.5 metre wide shared carriageway and 4.75 metre wide verges either side for nature strips and footpaths. <p>The proposed Development Plan also shows the location of the “Southern Access Link”, generally along the existing alignment of Macsfield Road. This road will be a connector street that provides a southern point of access / egress into Wallan East from the Northern Highway. This road is required to be delivered prior to a statement of compliance being issued for the 871st residential lot within Wallara Waters.</p> |
| <p>The number and size of allotments to be created.</p> | <p>The proposed Development Plan identifies that 365 residential allotments are proposed. The average lot size will be 469 square metres and the dwelling density is approximately 13.8 dwellings per net developable hectare.</p> |

ASSESSMENT AGAINST DEVELOPMENT PLAN OVERLAY – SCHEDULE 4 (DPO4) REQUIREMENTS

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| The nature and use of all lots. | <p>The proposed Development Plan shows the land uses that will be provided within the Balance of Phase 1 area. Residential land comprises 17.1 hectares of area while the balance is mainly comprised of land for drainage purposes / open space areas. Open space is divided into the following categories on the proposed Development Plan:</p> <ul style="list-style-type: none"> • Encumbered drainage waterway reserves (11.8 hectares, 5.9 credited open space) - this includes land either side of Taylors Creek and land abutting the wastewater treatment plant to the south-east of the site and falls within the sewer buffer area. • Encumbered reserve for drainage and VicRoads (0.9 hectares, 0.49 hectares credited open space) – the land abutting the Hume Freeway alongside the western property boundary of the subject site. • Unencumbered open space reserves (over 1.3 hectares credited open space). |
| A comprehensive landscape plan. | <p>The proposed Development Plan was submitted with the “Wallara Waters in Wallan, Phase 1 Balance Landscape Master Plan”, 19 December 2017, prepared by Group GSA on behalf of Frasers Property Group. This includes a “Landscape Structure Plan” and “Illustrative Mater Plan”.</p> |