

# Development Plan Town Planning Report

Land bound by Three Chain, Maffra-  
Briagolong & Sandy Creek Roads, Maffra

Client

Issued  
30/03/2026



## Executive Summary

This planning submission has been prepared in support of an application for approval of a Development Plan covering two parcels of land on the north side of Maffra under the provisions of Schedule 1 to **Clause 43.04** of the Wellington Planning Scheme.

The land parcels are otherwise known as Lots 1 & 2 on Title Plan No. 533434E, which are contained in certificate of Title Volume 07356 and Folio 190. It is noted that the combined area of the two parcels is 46.735 hectares.

These parcels collectively abut Three Chain Road along the south end of their western perimeter and Maffra-Briagolong Road along their entire eastern perimeter. A copy of the Development Plan for which approval is sought can be seen at **Figure 1** opposite.

This report also addresses the phased future development of the subject sites and the land to their immediate north.

This approach is being taken because the Maffra Structure Plan identifies all of this land as appropriate for rezoning to allow increased density rural living development, subject to further investigation and preparation of technical reports.

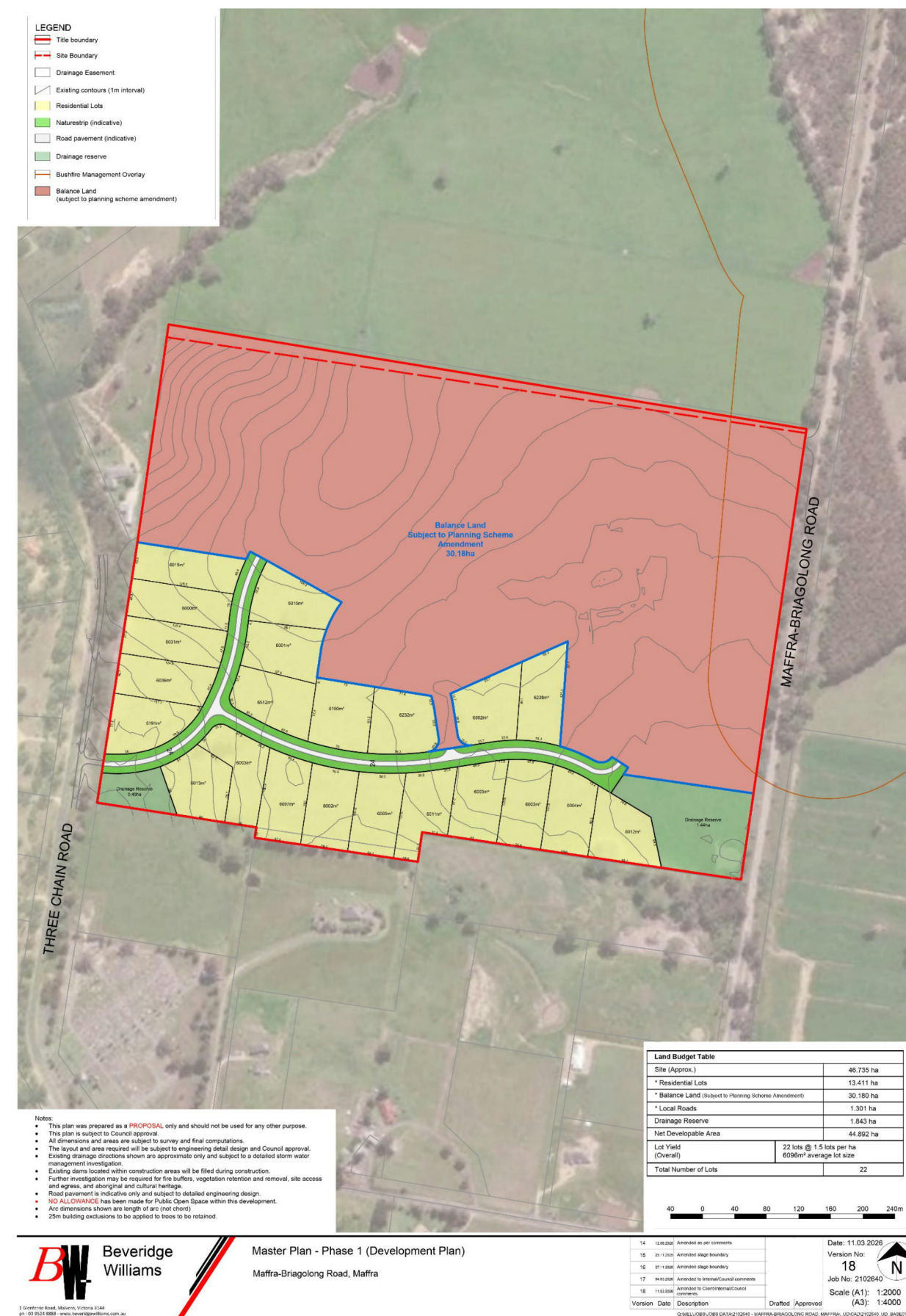
The Site is currently zoned to facilitate subdivision into 23 rural living zoned lots with a nominated schedule of 2.0 hectares, but is proposed to be further developed through a coordinated three-phase planning process:

**Phase 1:** Preparation and approval of a Development Plan to establish the overall subdivision and servicing framework to address the requirements of the Development Plan Overlay Schedule 1. The Phase 1 plan is the one shown opposite at **Figure 1**.

**Phase 2:** A planning permit application for the creation of 22 lots generally of 6,000m<sup>2</sup> in size, together with a balance lot, addressing the current requirements of the Rural Living Zone (Schedule 2).

**Phase 3:** An Amendment to the Wellington Planning Scheme that would have the effect of changing the Zone Schedule and allowing issue of a planning permit to facilitate the subdivision of the balance land into 42 additional lots, also generally 6,000 m<sup>2</sup> in size. This Amendment would propose deletion of the Development Plan Overlay applying to the land, insofar as it would become spent upon completion of the subdivision.

This report primarily addresses the first of these three phases (stages) of the development, but also considers both the interim and ultimate development outcomes for all of the subject land and, for completeness, the land to the north.



## Executive Summary (continued)

The following Clauses of the Wellington Planning Scheme have been considered in the preparation of this Development Plan:

- **Clause 11.01-1S** (Settlement);
- **Clause 11.01-1R** (Settlement – Regional Victoria & Gippsland);
- **Clause 11.01-1L** (Settlement – Maffra);
- **Clause 13.02-1S** (Bushfire Planning);
- **Clause 16.03-1S** (Rural Residential Development);
- **Clause 35.05** (Rural Living Zone);
- **Clause 43.04** (Development Plan Overlay); and,
- **Clause 44.06** (Bushfire Management Overlay).

The following matters are addressed in this report:

- The features, topography & use of the subject site since the gazettal of the Wellington Planning Scheme on 8/6/2000 is discussed on pages 4 & 5;
- A Title re-establishment survey that led to a slight change to the common boundary with the land to the north is discussed on page 6;
- The context of the site in relation to surrounding properties and commercial and community facilities within Maffra is discussed on pages 7 & 8;
- How the provisions of the Planning Policy Framework in the Wellington Planning Scheme apply to the land is discussed along with a response to them on pages 9-14;
- The Zone and Overlays controls that apply to the land is discussed on pages 15-19;
- The Maffra Structure Plan, which is Council's key strategic planning document for Maffra, is discussed on pages 20-22;
- The subdivisions that have been carried out since the Development Plan Overlay affecting the subject land was created through the Wellington Planning Scheme are discussed on pages 23 & 24;
- The proposed Development Plan and plans relating to the two phases that will follow it is presented on Page 25;
- A description of how the proposed Development Plan responds to the Planning Policy Framework at **Clauses 13.02-1S & 16.03-1S** is provided on page 26;
- A description of how the proposed Development Plan responds to **Clause 43.04** is provided on page 27; and,
- A description of how the proposed Development Plan responds to Schedule 1 to **Clause 43.04** is provided on pages 28-36.

The proposed Development Plan is supported by:

- A land capability assessment prepared by Strata Geoscience;
- A Stormwater Management Strategy prepared by Water Technology;
- A Traffic Study prepared by One Mile Grid;
- A response to **Clause 13.02-1S** (Bushfire) of the Wellington Planning Scheme prepared by Fire Risk Consultants;
- An Infrastructure Servicing Plan prepared by Beveridge Williams & Co. Pty. Ltd.; and,
- A Landscape Plan prepared by Beveridge Williams & Co. Pty. Ltd.

It is recommended that this report be read in conjunction with these reports.

## Site Features:

The Title documents for Lots 1 & 2 on Title Plan No. 533434E are provided at **Figure 2**. The Plan at **Figure 3** below shows the site's features and levels over an aerial photograph that was taken in February 2025. As can be seen, the land is largely cleared, with a cattle run adjacent to the centre of the eastern perimeter and 3 farm dams, i.e. one to the east of centre, one in the southeast corner & one in the southwest corner. As can also be seen, the land falls gently from a plateau just west of the centre of the northern perimeter down to low points at the northwest, southeast & southwest corners. Otherwise, apart from scattered paddock trees, there is just pasture growing.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 1

VOLUME: 07356 FOLIO: 190 Security no.: 1241203768352 Produced 04/12/2024 10:26 AM

**LAND DESCRIPTION**  
Lots 1 and 2 on Title Plan 533434E.  
PARENT TITLE Volume 06685 Folio 932  
Created by Instrument 2271126 06/12/1949

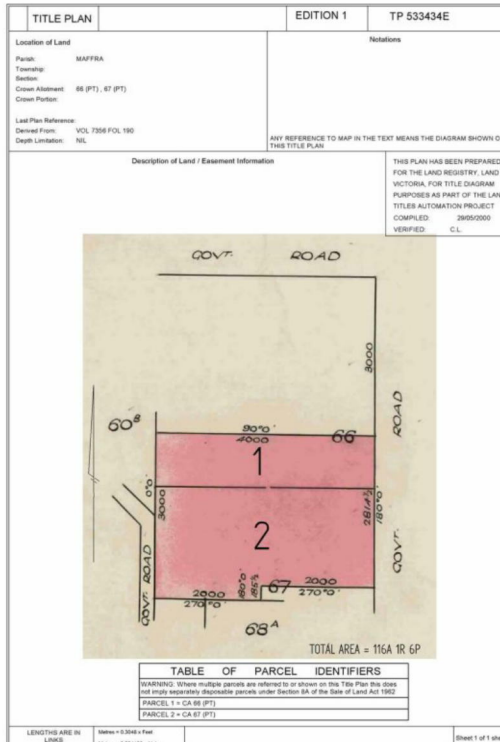
**REGISTERED PROPRIETOR**  
Estate Fee Simple  
Sole Proprietor

**ENCUMBRANCES, CAVEATS AND NOTICES**  
Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1958 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

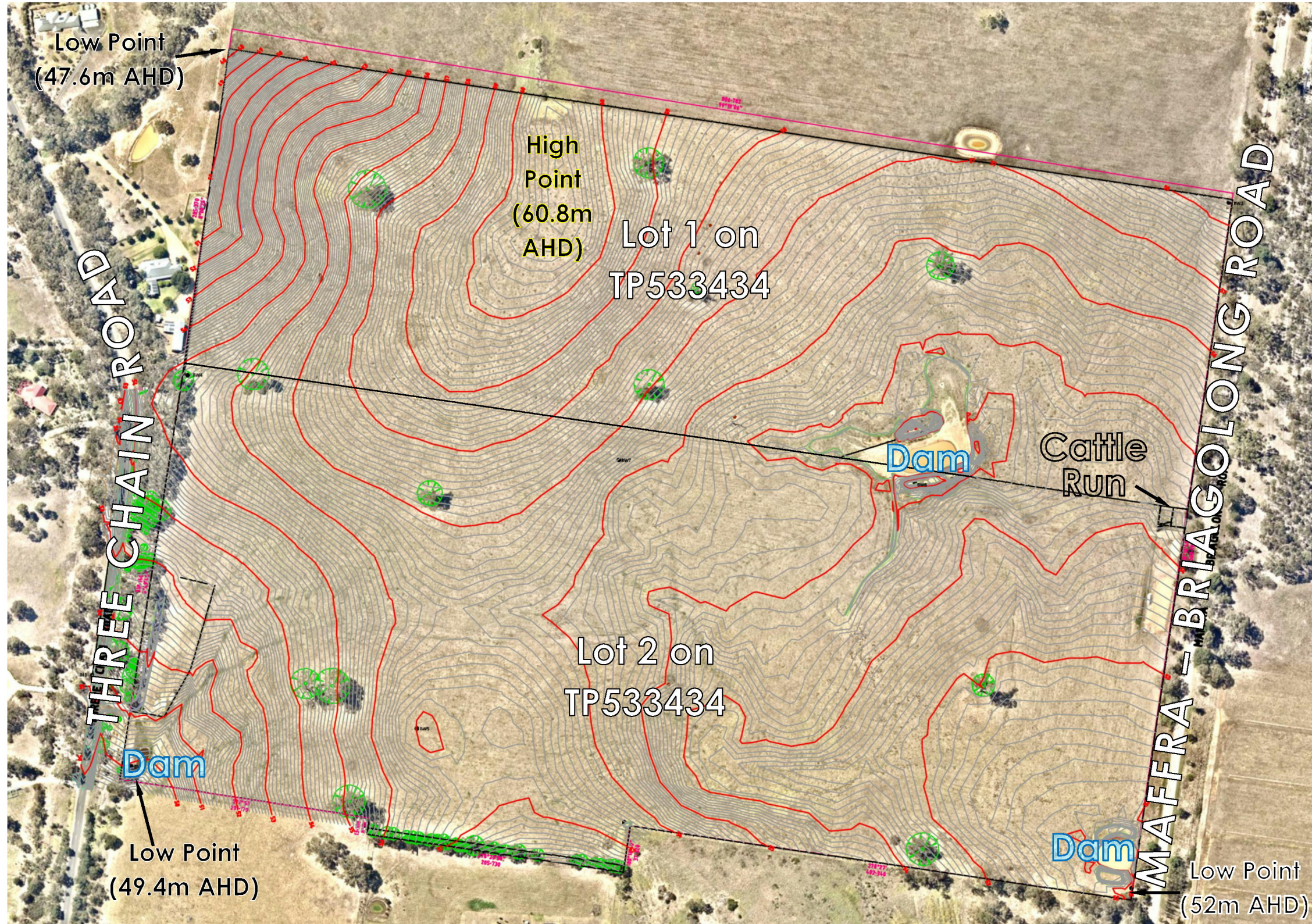
**DIAGRAM LOCATION**  
SEE TP533434E FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**  
NIL

**ADMINISTRATIVE NOTICES**  
NIL  
eCT Control: 207261, BIBBERT & HODGES LAWYERS  
EFFECTIVE FROM: 26/11/2021  
DOCUMENT END



**Figure 2: Title Search & Plan**

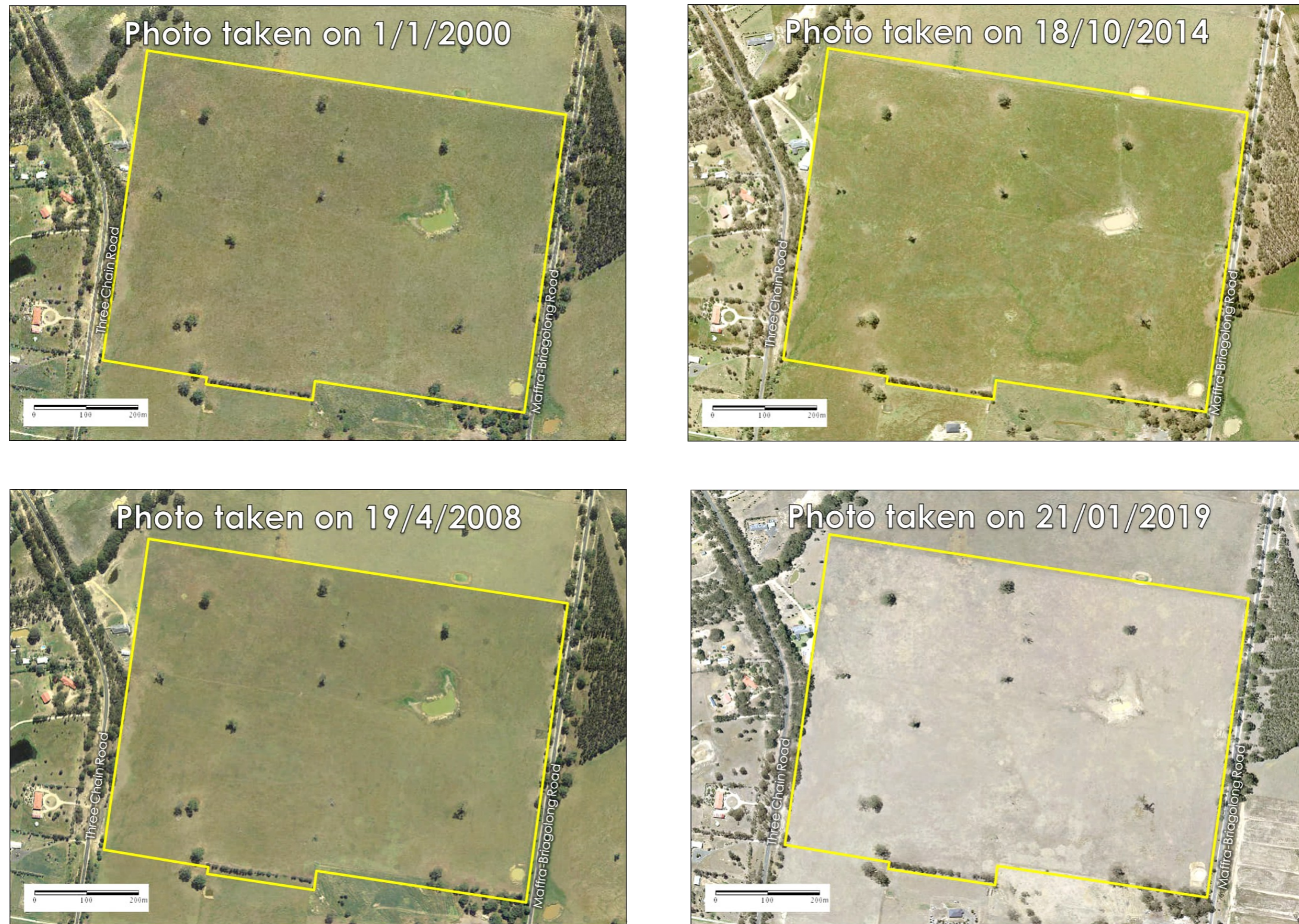


**Figure 3: Feature & level survey of the subject site over an aerial photo taken in February 2025**

## Land Use History:

As can be seen from the historical aerial imagery at **Figure 4** below, the land in the Development Plan area:

- Has been cleared and used as farmland since at least 1/1/2000; and,
- Has remained vacant of dwellings and other buildings since at least 1/1/2000.



**Figure 4:** Historic aerial imagery montage

## Title Re-establishment:

A title re-establishment has been carried out for Lots 1 & 2 on Title Plan No. 533434E. This survey identified a slight discrepancy along the north boundary of Lot 1 on TP533434E, which is corrected on RE085447, which can be seen at **Figure 5**.

Please note that this planning submission relies upon the site dimensions and areas on RE085447.

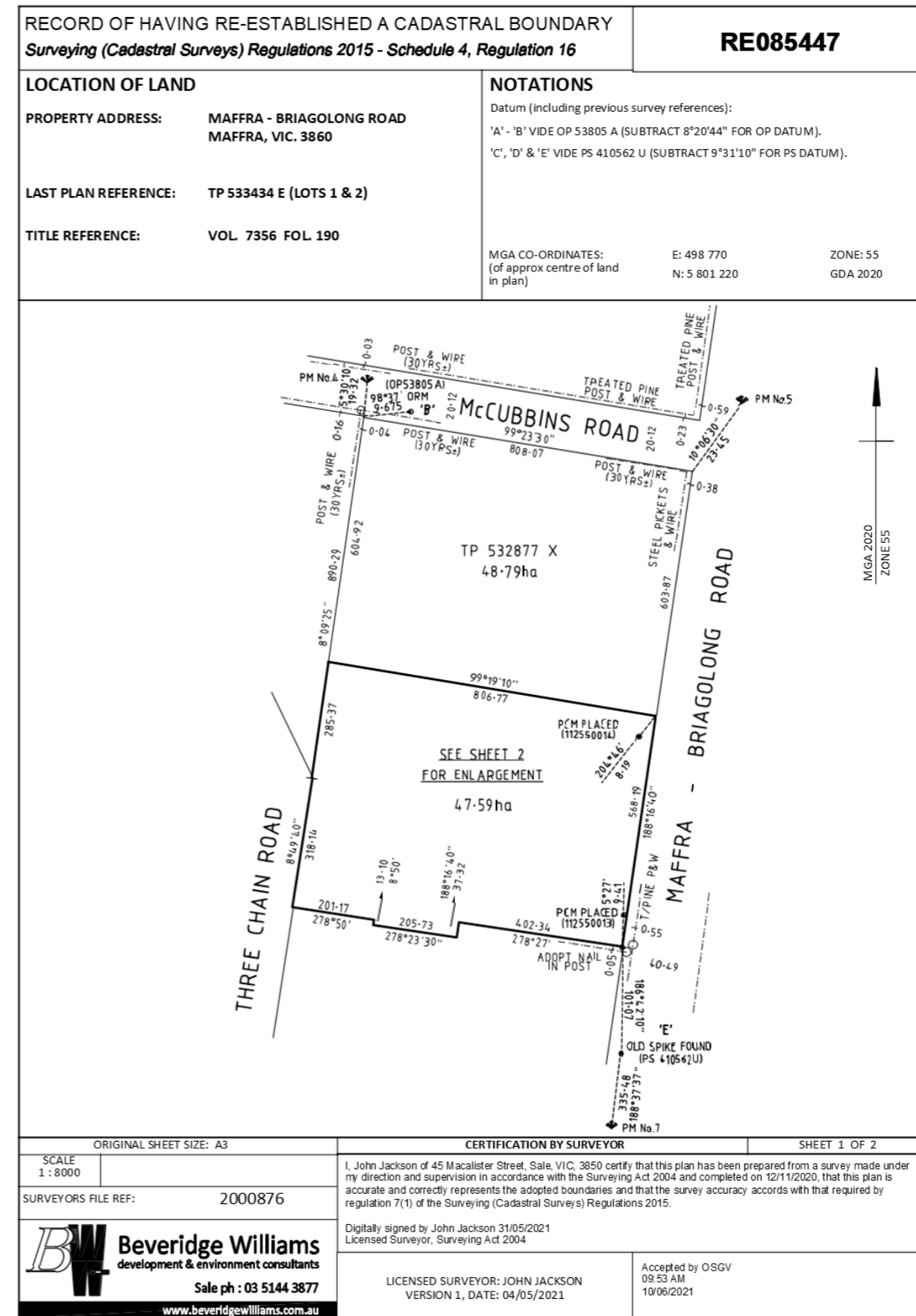


Figure 5: Plan of Title Re-establishment (RE085447)

## Site Context

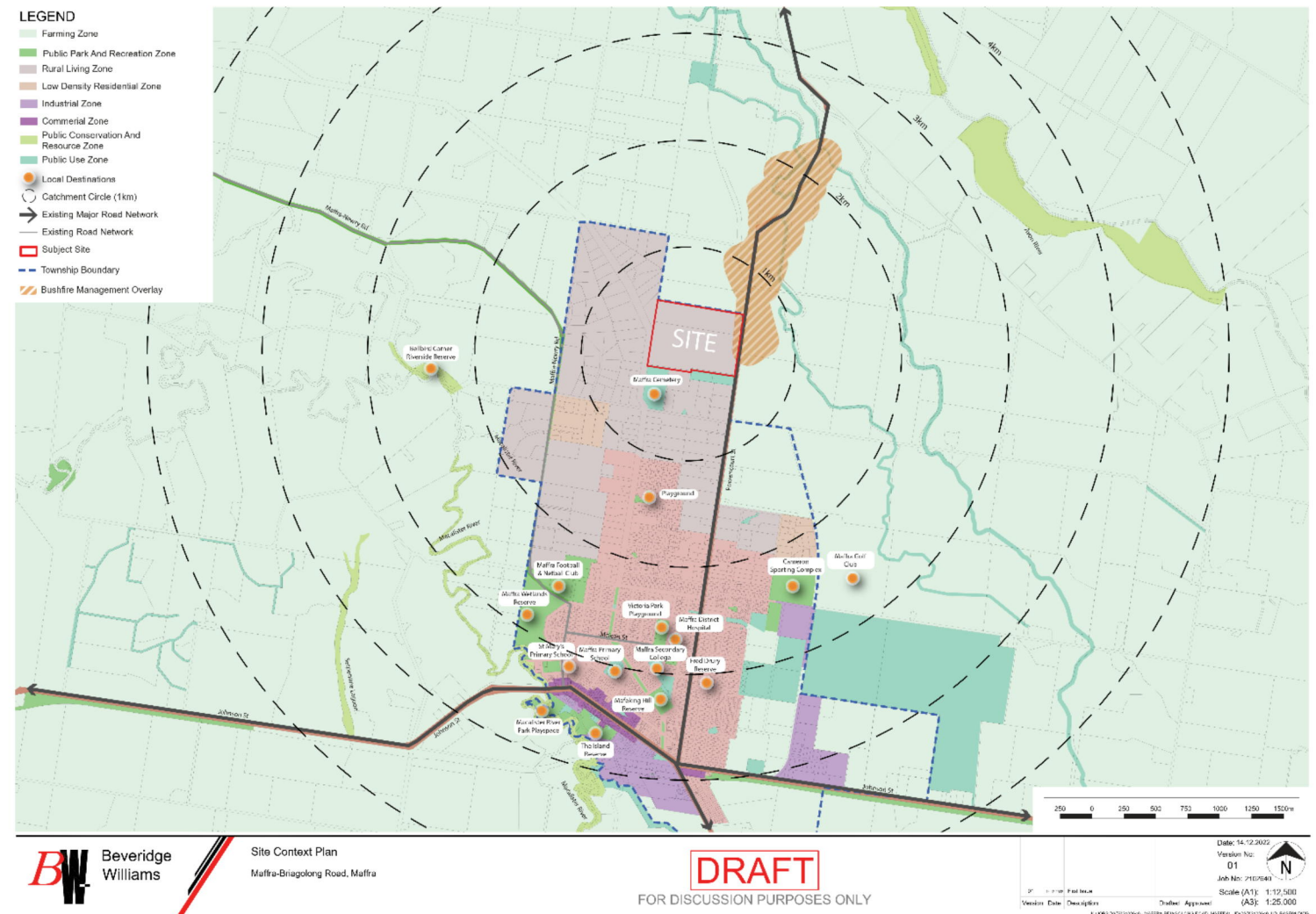
The subject sites sit at the northern fringe of Maffra's built up area.

Its proximity to key services within the township are demonstrated on the site context plan opposite at **Figure 6**.

Otherwise, the subject sites collectively abut:

- Lot 2 on TP532877 along the full extent of its 804.7m long north boundary. This property is owned in conjunction with Lot 1 on TP532877. The combined area of these two properties is approximately 44.75ha formed in an irregular shape. They are both covered in pasture grass, with a tributary of Sandy Creek running through the northwest quarter of the land;
- Maffra-Briagolong Road along the full extent of its 566.2m long east boundary. This road reserve has a width of 40 metres. It contains a two-way, bitumen-sealed, line-marked roadway, with gravel shoulders, rural-style drainage and mature street trees down both sides. It has a speed limit of 100km/h where it abuts the subject site. This roadway is under the control of the Department of Transport;
- Lot 1 on TP612816 and Lot 1 on TP752498 along its dog-legged, 842m long, dog-legged south boundary for a distance of approximately 440m at the east end. These properties are owned by Council in conjunction with two adjoining properties to their south, i.e. Lot 2 on TP612816 and Lot 2 on TP752498. Together, these four properties have combined area of approximately 4 hectares formed in a rectangular shape. They are vacant of buildings with a small copse of trees growing in the northeast portion. Dams are positioned in the northeast, southeast and southwest corners. This property fronts Maffra-Briagolong Road along its east boundary and enjoys access to it via a gravel crossover;
- 62B Sandy Creek Road for a distance of approximately 200 metres at the centre of its south boundary. This property has area of approximately 4.3ha formed in a 'battle-axe' shape. It accommodates a single dwelling that is set back approximately 70 metres from the common boundary with the subject site. This property gains access via a crossover/driveway to Sandy Creek Road, which abuts its south boundary. A row of planted trees lines the northern perimeter of the property and there is a small dam located adjacent to the west boundary;
- Crown Allotment 68B, Parish of Maffra along the balance of the south boundary. This property has area of approximately 3.3 hectares formed in a rectangular shape. It has been set aside for future use as part of the Maffra Cemetery. It fronts Three Chain Road along its west boundary.
- Three Chain Road along its 603.5m long west boundary for a distance of 319 metres at the southern end. This road reserve has a width of 60 metres. It contains a two-way, bitumen-sealed, line-marked roadway, with gravel shoulders, rural-style drainage and mature street trees down both sides. It has a speed limit of 80km/h where it abuts the subject site; and,
- 90 Three Chain Road along the balance of its west boundary. This property has area of approximately 2.35ha formed in a triangular shape. It accommodates a single dwelling that is set back approximately 10m from the common boundary with the subject site. Access is gained via a crossover to Three Chain Road.

A photo montage showing the nature of surrounding development is provided at **Figure 7**, which is overleaf.



**Figure 6: Site Context Plan**

# Site Context Analysis: Photo Montage of surrounding development

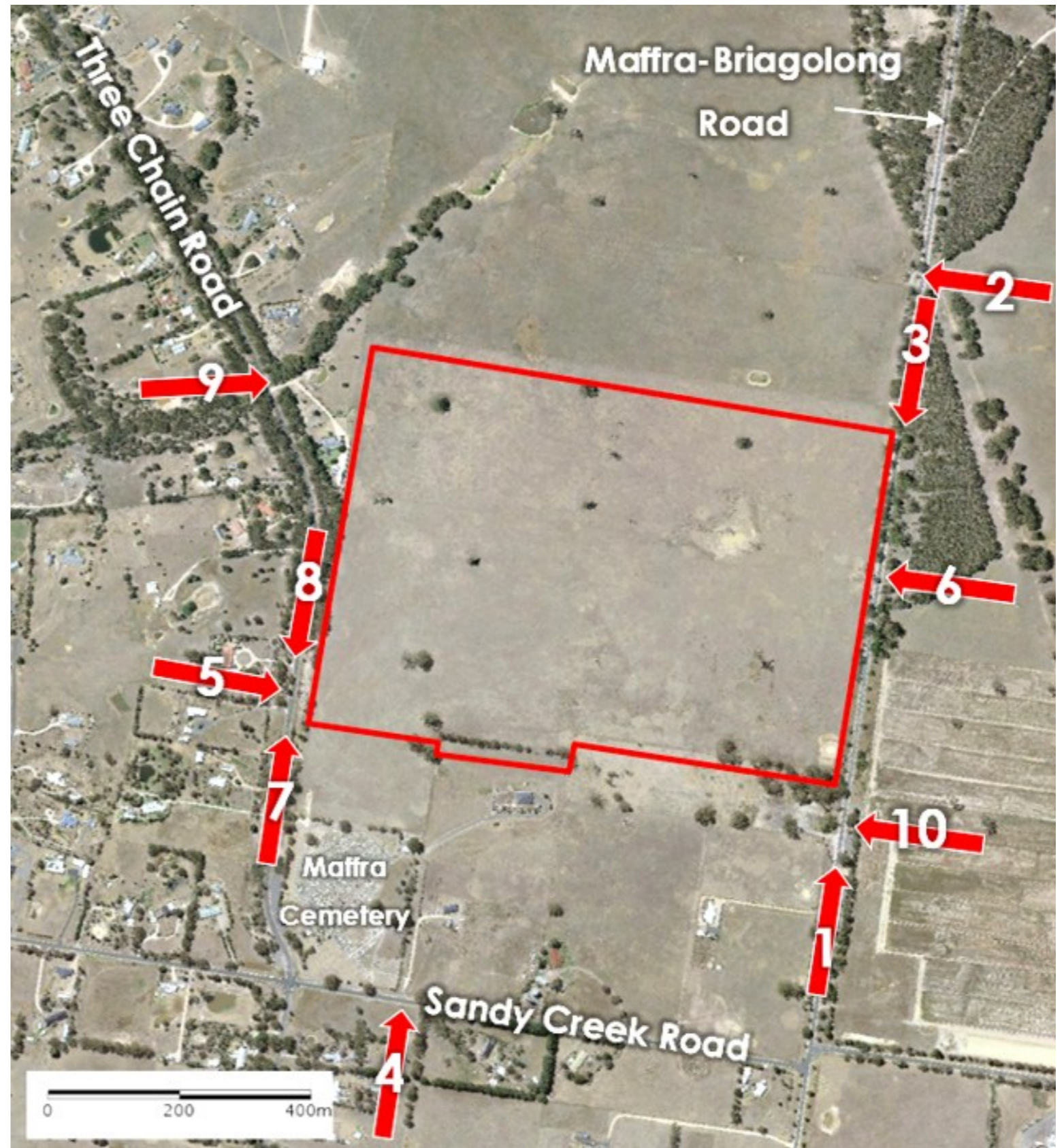
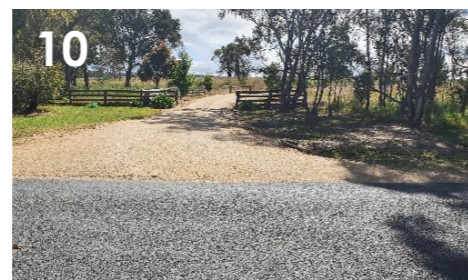
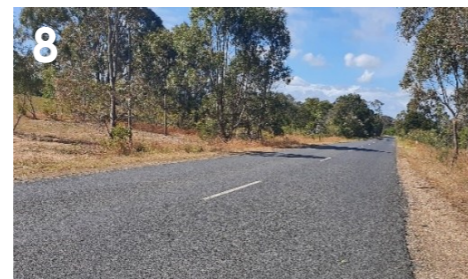
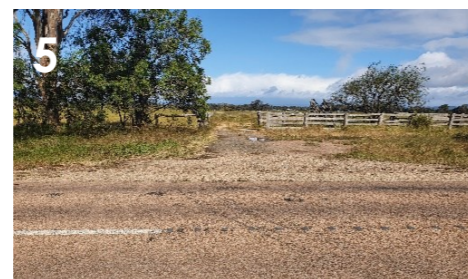


Figure 7: Photo Montage of surrounding development with photo locations shown on the aerial image

## Planning Policy Framework (Clause 11.01-1S):

**Clause 11.01-1S** of the Wellington Planning Scheme provides objectives and strategies for the various settlements across the state of Victoria.

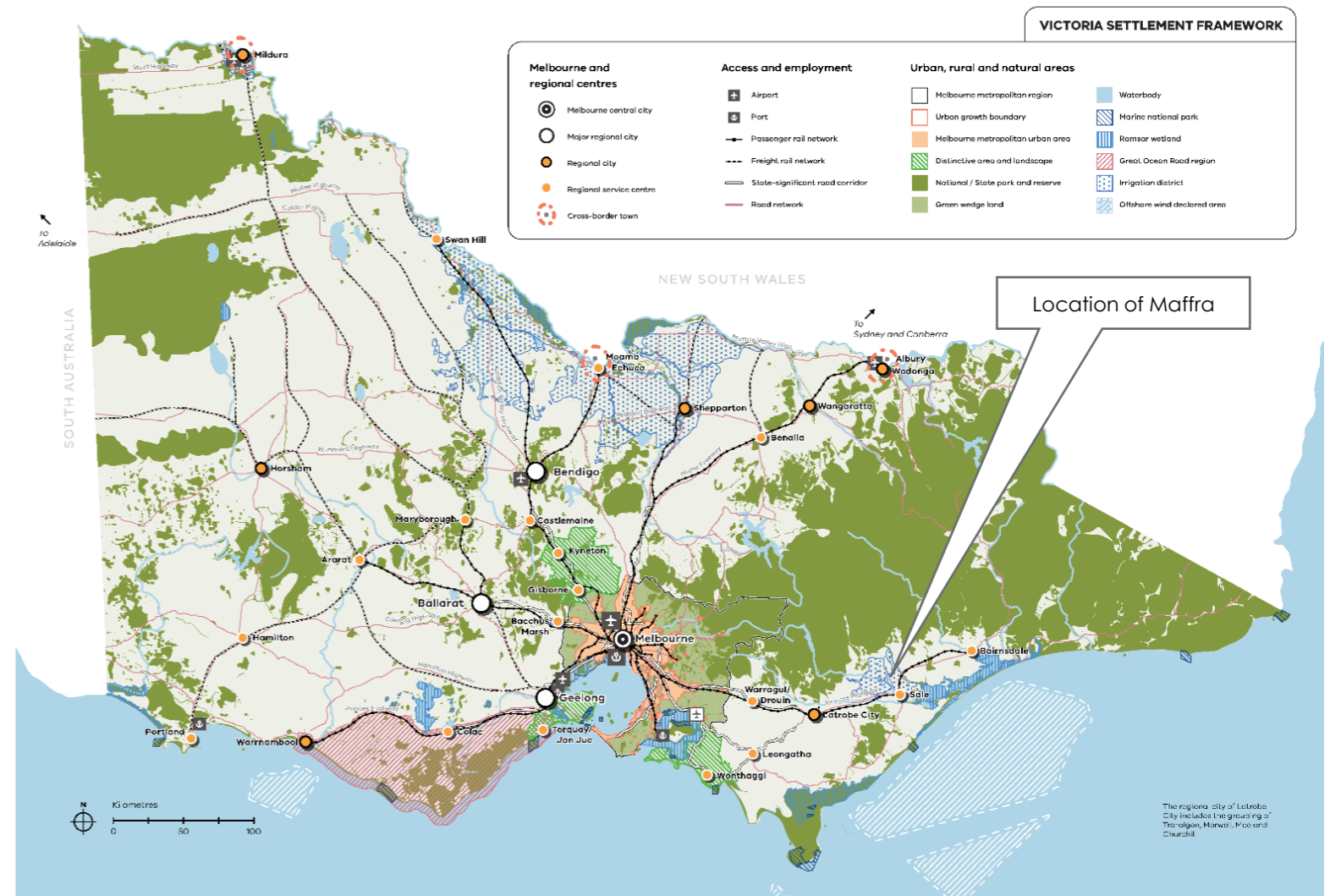
The 'Victorian Settlement Plan', which is contained within this clause, is reproduced at **Figure 8**.

It is noted that the township of Maffra, which is located in the southeastern region of Victoria known as 'Gippsland', is not identified on the Victorian Settlement Plan.

This means that it is not considered to be either a 'Major Regional City', a 'Regional City' or a 'Regional Service Centre'.

The nearest 'Regional Service Centre' to Maffra shown on the Victorian Settlement Plan is Sale, which is located approximately 20km to the south of Maffra. Sale is the principle population & service centre in the Wellington Shire.

The nearest 'Regional City' to Maffra is Latrobe City, which is located approximately 60km to the southwest. It is noted that there are no 'Major Regional Cities' in all of Gippsland, but there are 5 regional service centres (including Sale).



**Figure 8:** Victorian Settlement Plan with the location of the subject site shown (**Clause 11.01-1S** of the Wellington Planning Scheme)

## Planning Policy Framework (Clause 11.01-1R):

**Clause 11.01-1R** provides objectives and strategies for settlement in Gippsland specifically.

The Strategies direct Councils to:

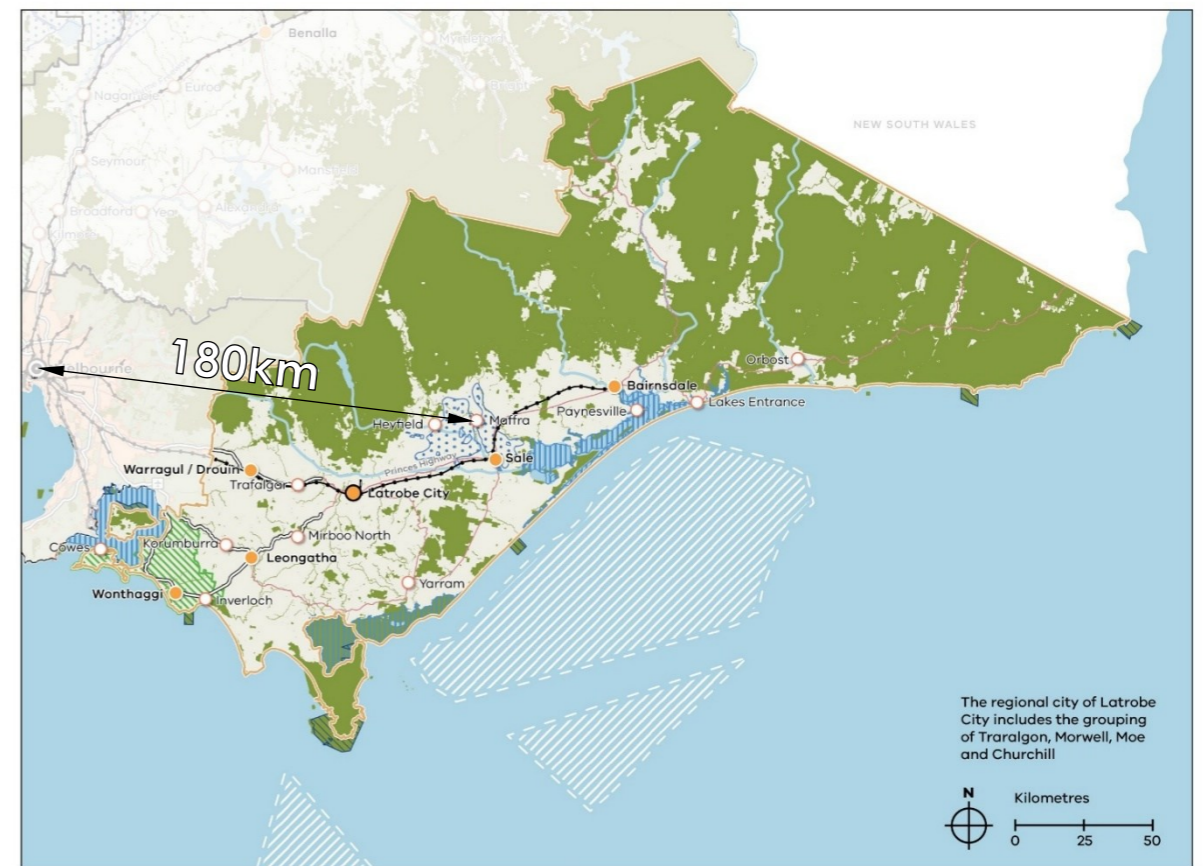
- Focus regional investment and growth in regional cities, such as Latrobe City:
- Support sustainable development of the regional service centres, such as Sale'; and,
- "Deliver networks of high quality integrated regional settlements by:
- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.
- Improving transport network connections in and between Major regional cities, Regional cities and Melbourne.
- Maintaining distinctive breaks and open rural landscapes between settlements.
- Planning for increased seasonal demand on services and infrastructure in towns with significant visitor accommodation and high holiday home ownership or periodic influxes of workers."

These strategies encourage Council to ensure that the proposed intensification of development on the subject site will better:

- Build on the region's capacity to respond to population growth than the current zone settings;
- Support Maffra's resilience and ability to adapt to change than the current zone settings; and,
- Locate additional rural living development than the current zone settings.

The Gippsland Settlement Framework Plan, which is contained in **Clause 11.01-1R** of the Wellington Planning Scheme is provided above at **Figure 9**.

As can be seen, this plan identifies Maffra as being a "District Town" that is surrounded by an "Irrigation District". As can also be seen, Maffra is approximately 180km east of the state capital, Melbourne, 'as the crow flies'.



### Gippsland Settlement Framework



**Figure 9:** Map of southeast Victoria showing the distance between

the subject site and Melbourne (Source: VicPlan)

## Planning Policy Framework (Clause 11.01-1L):

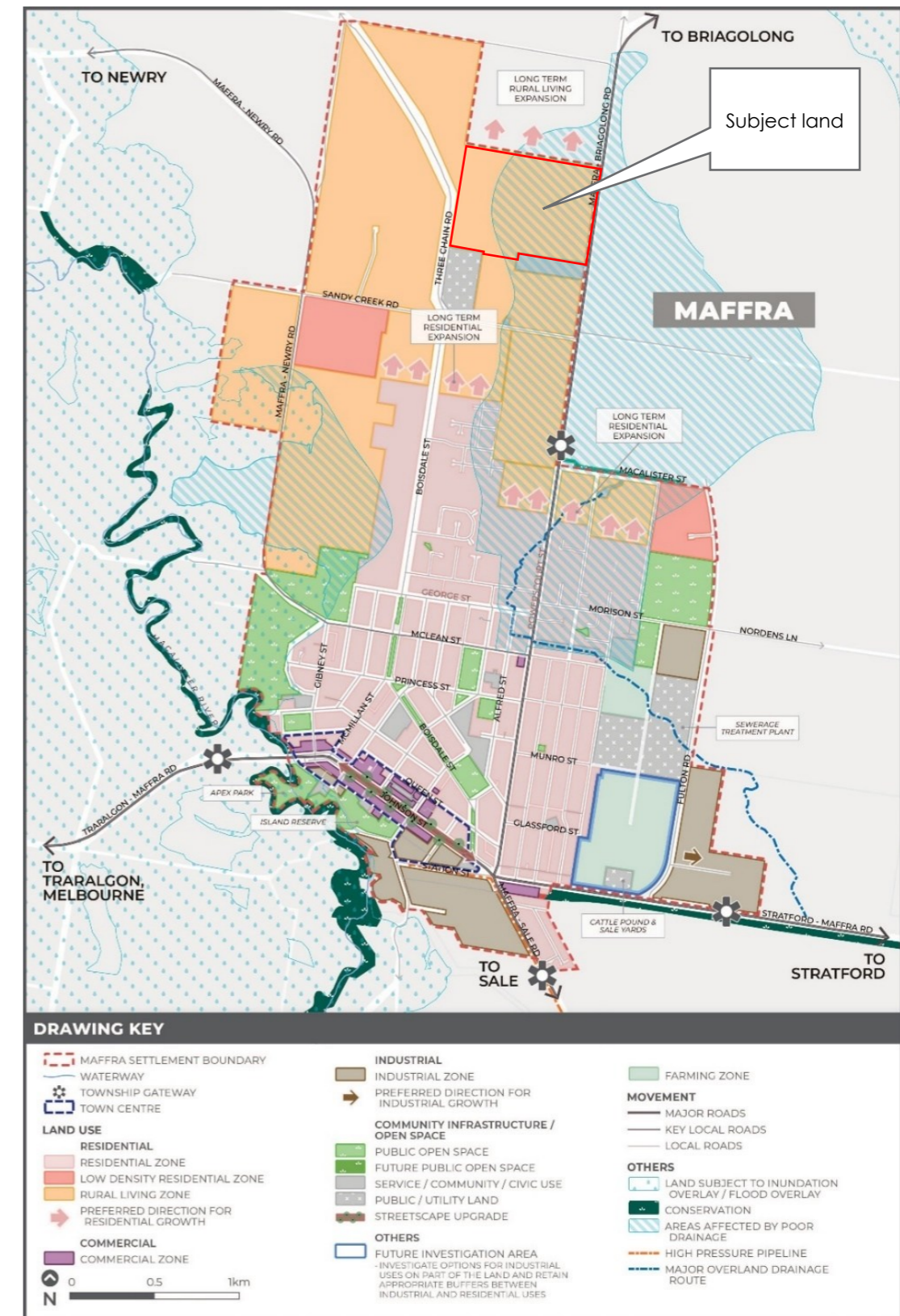
**Clause 11.01-1L** provides the following strategies for the development of land within Maffra's settlement boundary, which is shown on the Maffra Strategy Plan at **Figure 8**.

- “Discourage residential and rural residential development in Maffra from establishing outside the existing residential, low density residential and rural living zoned areas adjoining and to the north and north east of the Maffra urban area; and...
- Direct residential development to...
  - The northern and north-eastern residential growth corridors.
  - Land either side of Boisdale Street and extending northwards up to Sandy Creek Road.
  - Land either side of Powerscourt Street extending eastwards to Campbell Street and northwards to McAlister Street.”

With regards to these strategies, it is noted that the subject site is located within the existing rural living zoned precinct on the north side of the Maffra urban area, as identified on the Maffra Strategy Plan opposite at **Figure 8**.

As is also shown at **Figure 10**, the land to the north of the subject land is identified as a “long term rural living expansion” area.

So, the development of the land for rural living purposes with an average lot size of 2 hectares has already been deemed suitable. Moreover, the development of land to the north for rural living purposes in future has also been suitable.



**Figure 10:** Maffra Strategy Plan with the subject site outlined red (Clause 11.01-1L, Wellington Planning Scheme)

## Clause 13.02-1S (Bushfire Planning):

### Clause 13.02-1S (Bushfire Planning):

The policy application statement at the start of **Clause 13.02-1S** provides that, "This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

- *Within a designated bushfire prone area;*
- *Subject to a Bushfire Management Overlay; or*
- *Proposed to be used or developed in a way that may create a bushfire hazard."*

**Clause 13.02-1S** is relevant to the Development Plan insofar as it is proposed on land that is both within a bushfire prone area, as can be seen at **Figure 11**, and is also partially affected by the Bushfire Management Overlay.

The objective of **Clause 13.01-2S** is "To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life."

The strategies designed to achieve this are as follows:

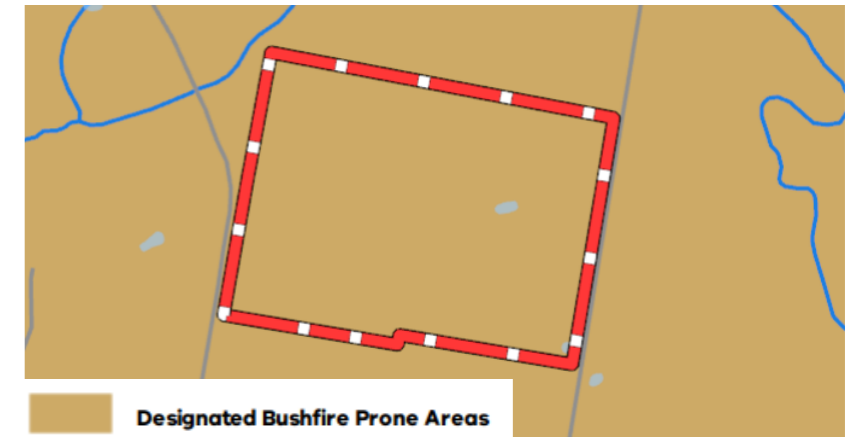
"Protection of human life

Give priority to the protection of human life by:

- *Prioritising the protection of human life over all other policy considerations.*
- *Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*
- *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.*

Bushfire hazard identification and assessment

- *Identify bushfire hazard and undertake appropriate risk assessment by:*
- *Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.*
- *Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.*
- *Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.*
- *Considering and assessing the bushfire hazard on the basis of:*
  - *Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;*
  - *Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;*
  - *Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and*
  - *The site for the development.*
- *Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.*



**Figure 11:** Bushfire Prone Area Map with the subject site outlined red

## Clause 13.02-1S (continued):

- Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.
- Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.

### Settlement planning

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).
- Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.
- Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.
- Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.
- Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.
- Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.
- Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).

### Areas of biodiversity conservation value

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.

### Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

- Subdivisions of more than 10 lots....

When assessing a planning permit application for the above uses and development:

- Consider the risk of bushfire to people, property and community infrastructure.
- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts."

## Clause 16.01-3S (Rural Residential Development):

**Clause 16.01-3S** is relevant to the Development Plan insofar as it is proposed on land that is located in the Rural Living Zone.

The objective of **Clause 16.01-3S** is "To identify land suitable for rural residential development."

The strategies designed to achieve this are to:

- *"Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.*
- *Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.*
- *Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.*
- *Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:*
  - *Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.*
  - *Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.*
  - *Minimising or avoiding property servicing costs carried by local and state governments.*
  - *Maintaining an adequate buffer distance between rural residential development and animal production.*
  - *Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.*
- *Discourage development of small lots in rural zones for residential use or other incompatible uses.*
- *Encourage consolidation of existing isolated small lots in rural zones.*
- *Ensure land is only zoned for rural residential development where it:*
  - *Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.*
  - *Can be supplied with electricity, water and good quality road access."*

## Clause 35.03 (Rural Living Zone – Schedule 2):

**Clause 35.03** is relevant to the Development Plan insofar as it is proposed on land in the Rural Living Zone (Schedule 2), as shown at **Figure 12**.

The purpose of **Clause 35.03** is:

- "To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential use in a rural environment.
- To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.
- To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision."

**Clause 35.03-3** (Subdivision) provides that:

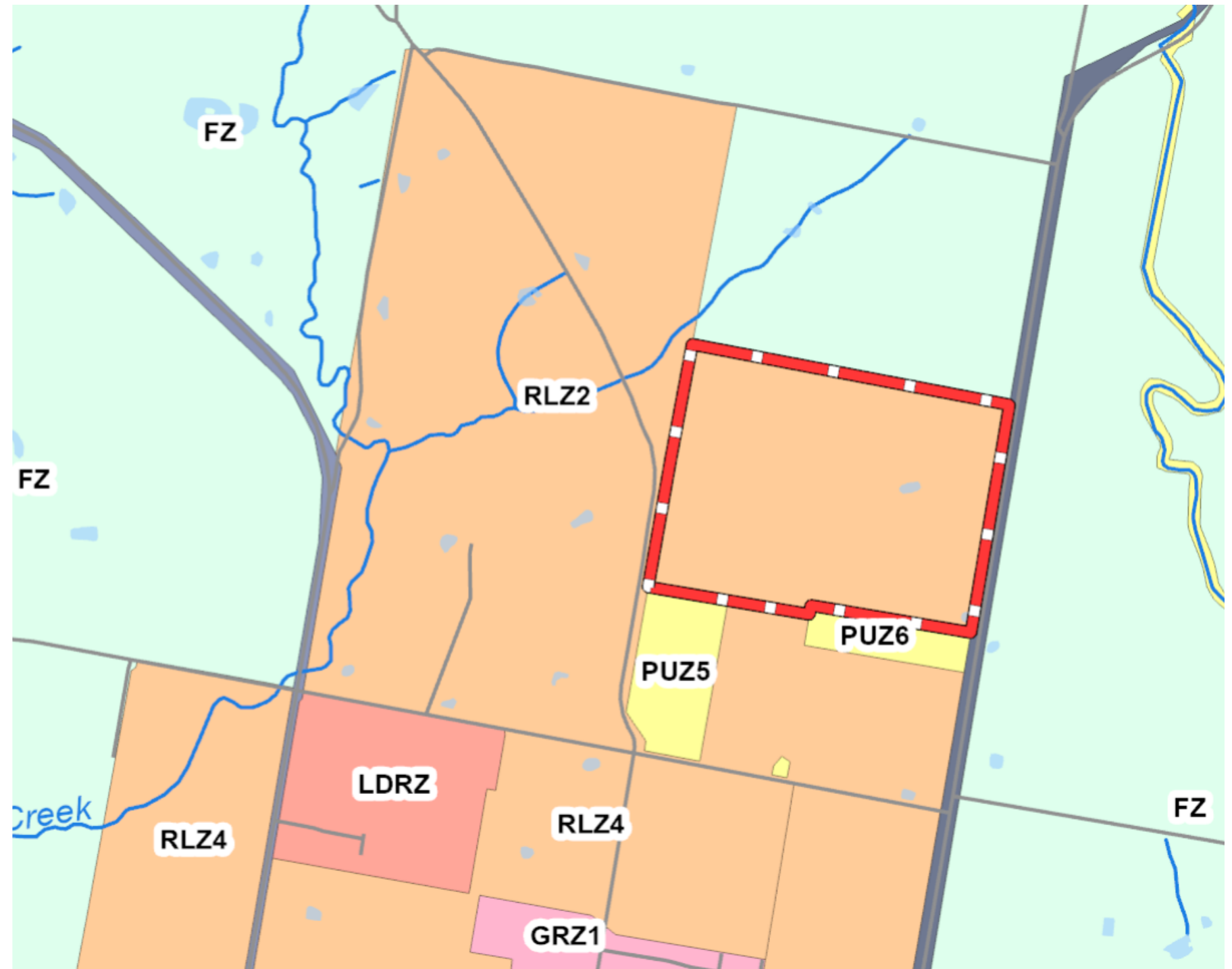
A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 2 hectares.

A permit may be granted to create smaller lots if any of the following apply:...

- The number of lots is no more than the number the land could be subdivided into in accordance with a schedule to this zone..."

It is noted that Schedule 2 to **Clause 35.03** specifies a 2ha minimum lot size. Hence, any subdivision of the land can create up to 23 lots (46.735 hectares / 2 hectares = 23.37).



**Figure 12:** Current Zoning Map with the subject site outlined red

## Clause 43.04 (Development Plan Overlay):

**Clause 43.04** is relevant to the Development Plan insofar as it is proposed on land that is affected by Development Plan Overlay (Schedule 1), as shown at **Figure 13**.

The purpose of **Clause 43.04** is:

- "To implement the Municipal Planning Strategy and the Planning Policy Framework.
- 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 a development plan has been prepared to the satisfaction of the responsible authority."

**Clause 43.04-1** provides that, "A schedule to this overlay may specify objectives to be achieved for the area affected by the overlay."

- "To implement the Municipal Planning Strategy and the Planning Policy Framework.

**Clause 43.04-2** provides that:

"A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- Be generally in accordance with the development plan.
- Include any conditions or requirements specified in a schedule to this overlay."

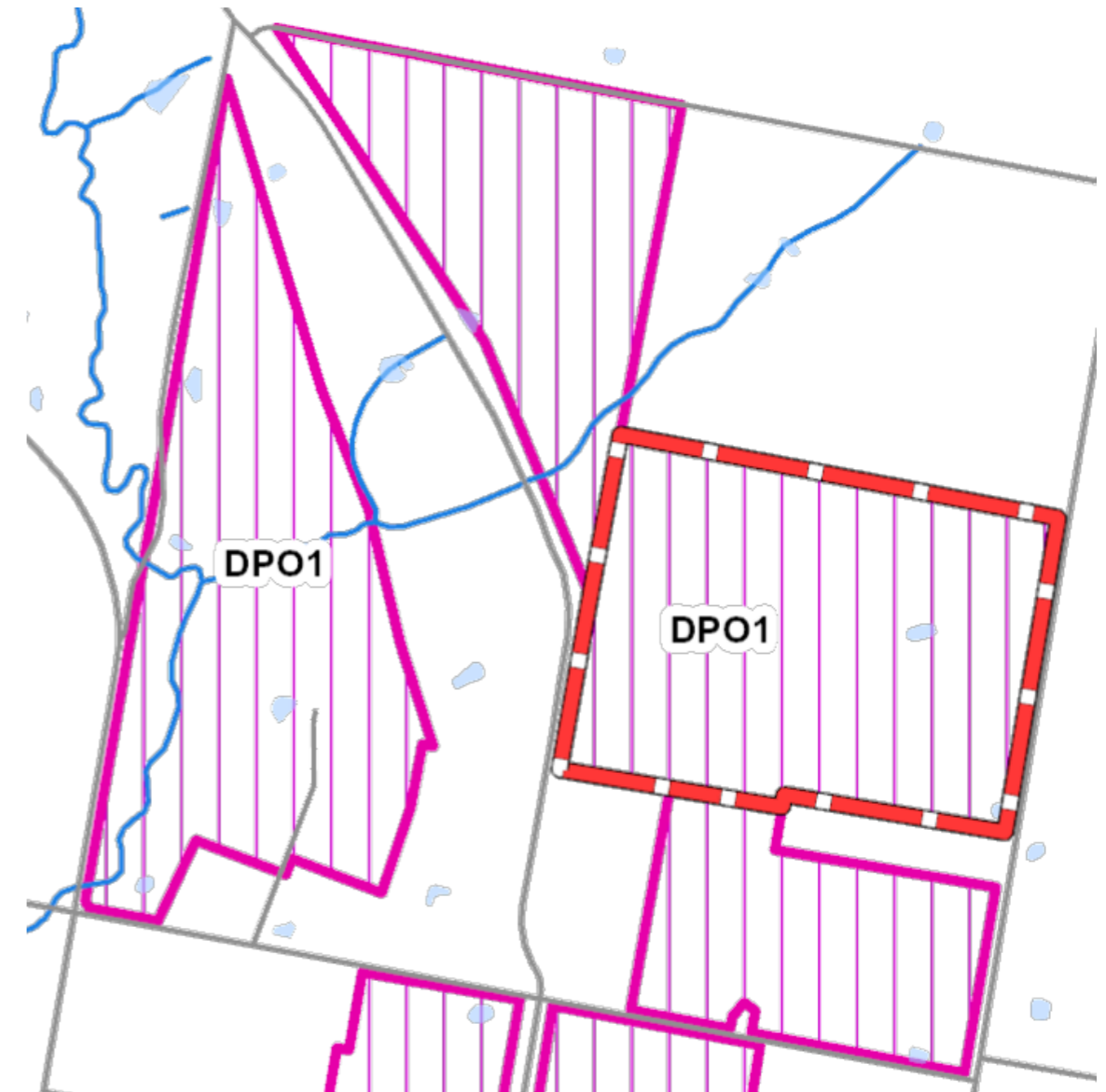
**Clause 43.04-2** provides that, "If a development plan has been prepared to the satisfaction of the responsible authority, an application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act."

**Clause 43.04-4 (Preparation of a Development Plan)** provides that, "The development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages. A development plan that provides for residential subdivision in the Neighbourhood Residential Zone, General Residential Zone, Housing Choice and Transport Zone, Residential Growth Zone, Mixed Use Zone, Township Zone, Comprehensive Development Zone and Priority Development Zone must meet the requirements of Clause 56 as specified in the zone.

The development plan 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.

The development plan may be amended to the satisfaction of the responsible authority.



**Figure 13:** Current Development Plan Overlay Map with the subject site outlined red

## Clause 43.04 (Development Plan Overlay – Schedule 1 – Residential Areas):

Schedule 1 to **Clause 43.04** makes the following provisions:

### 1.0 Objectives

None specified.

### 2.0 Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

### 3.0 Conditions and requirements for permits

Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:

- Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities, and roads.
- The potential for future re-subdivision.
- The relationship of proposed and existing nearby developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated category 1 roads.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing of the development of the land.
- The consistency of the proposed development with the approved development plan.

### 4.0 Requirements for a development plan

A development plan must include the following requirements:

#### Land use and Subdivision

- The proposed boundaries of the development area and provide justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed subdivision lot layout.
- The overall pattern of development of the area, including any proposed future zoning shown on relevant strategy plan within clauses 21.05 - 21.12.
- The proposed use and development of each part of the area.
- Street networks that provide direct, safe and convenient pedestrian and cycle access and where appropriate, support the use and operation of public transport.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to other adjoining communities (including existing and future areas included within the DPO), local destinations, open spaces and points of interest.
- The provision of any commercial facilities and the extent to which these can be located with other community or social facilities to create lively, clustered and more walkable neighbourhood destinations and centres of social and commercial activity.

## Clause 43.04 (Development Plan Overlay – Schedule 1 – Residential Areas) continued:

### 4.0 Requirements for a development plan (continued)

#### Infrastructure Services

- The provision of an integrated drainage scheme for the area.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
  - Road widening.
  - Intersections.
  - Access points.
  - Pedestrian crossing or safe refuges.
  - Cycle lanes.
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points.
- The identification and where appropriate, provision of public transport stops within easy walking distance to residential dwellings and key industrial and commercial areas.

#### Community Facilities

- The provision of any community facilities, including schools, pre-schools, infant welfare centres and elderly citizen centres.
- The provision of informal opportunities for community gathering and social interaction particularly where this encourages incidental physical activity. For example:
  - Provide public seating arranged so that interaction is facilitated, these should be provided at regular intervals along paths of travel.
  - Provide shading for seating and picnic areas.
  - Provide trees for shading and aesthetics along pathways and places where people may gather.
  - Locate paths away from potential hiding places and entrapment spots.
  - Achieve clear and safe connection through signage, landscaping, lighting and edge treatment.
  - The provision of public toilets where required in accordance with Council policies.

#### Open Space Network and General Amenity

- The location of public open space and:
  - The extent to which each proposed dwelling in the area will have easy and walkable access to open space (preferably within 500m walking distance).
  - The use of the space can be determined or facilitated through the provision of any specific facilities or localities or services (e.g. playground, seating).
  - The degree of natural surveillance that is created by proposed or existing development to provide a sense of safety and security as well as integration with the surrounding neighbourhood. For example:
    - property and fence lines should be clear and barrier free to enable Continuous Accessible Paths of Travel.
    - shade structures should not obstruct access.
    - encourage active frontages and use buildings to frame public places.
- The public open space is integrated into, and accessible via, clearly defined local network pathways for pedestrian and /or cyclist.
- An overall scheme for landscape planting and the preservation of stands of existing indigenous vegetation and individual trees wherever possible.

## Clause 44.06 (Bushfire Management Overlay):

### Clause 44.06 (Bushfire Management Overlay):

The subject land is affected by Bushfire Management Overlay, as can be seen at **Figure 14**.

The purpose of **Clause 44.06** is:

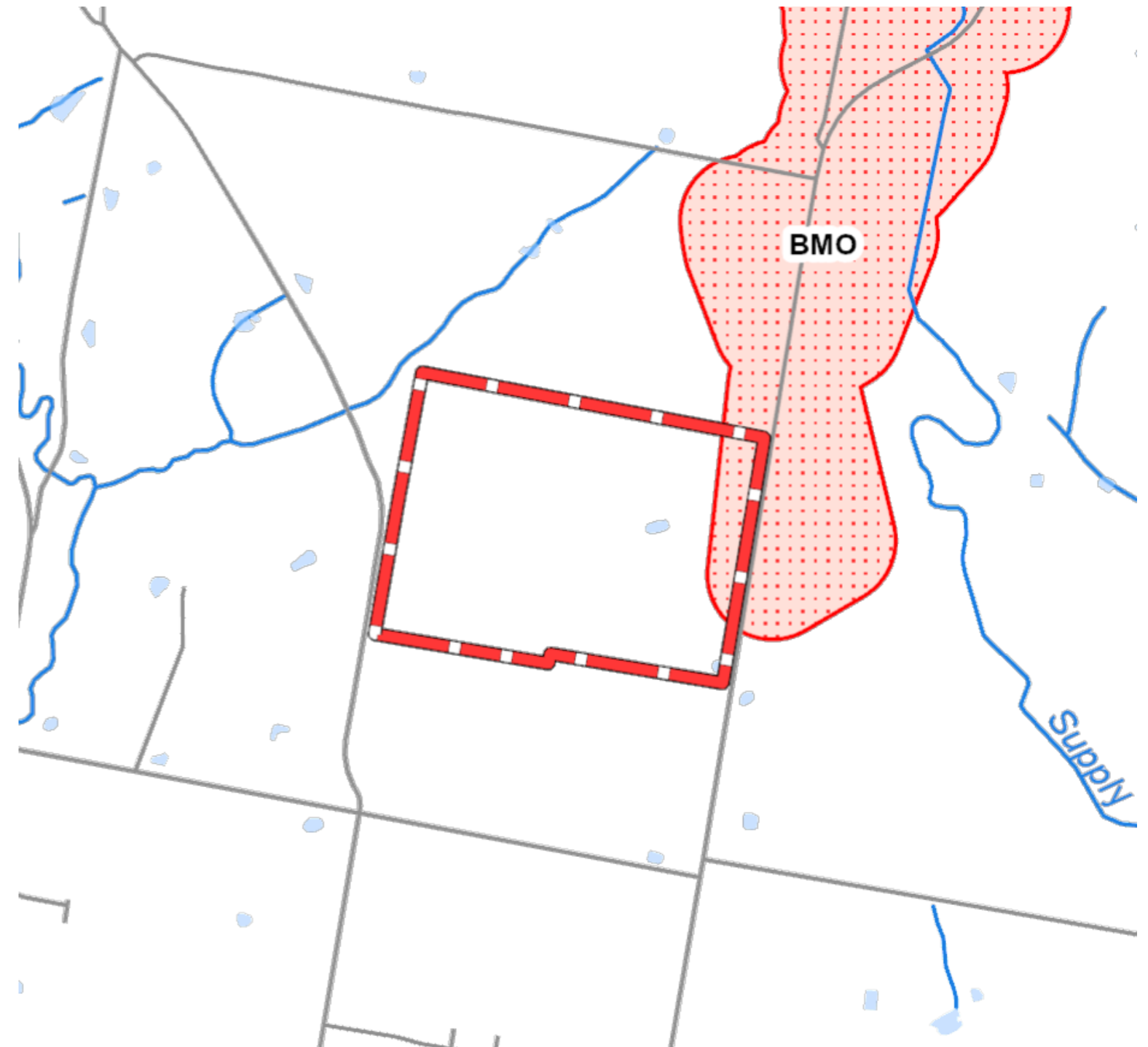
- "To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level."

**Clause 44.06-2** provides that a permit is required to subdivide land.

**Clause 44.06-3** provides that, unless a schedule to this overlay specifies different requirements, an application must be accompanied by:

- A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.
- A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.
- A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

It is noted that these matters are addressed in the **Clause 13.02-1S** assessment included with this application.



**Figure 14:** Current Bushfire Management Overlay Map with the subject site outlined red

## The Maffra Structure Plan:

The Maffra Structure Plan was adopted by Council on 17<sup>th</sup> of May, 2022 and re-adopted with changes on 16<sup>th</sup> of July, 2024.

Council is presently preparing amendment C120 to the Wellington Planning Scheme that will introduce the recommendations of the Maffra Structure Plan that was adopted on 16<sup>th</sup> of July 2024. This amendment will make changes to:

- the objectives and strategies at **Clause 11.01-1L** (Maffra) that were discussed in Section 2.2; and,
- the Maffra Strategy Plan at **Figure 7**.

Until it is gazetted into the Wellington Planning Scheme, the Maffra Structure Plan adopted on 16<sup>th</sup> of July 2024 is considered a 'seriously entertained' planning document. This means that Council can make decisions based upon it.

The Structure Plan's executive summary states that:

*"The Maffra Structure Plan (the Plan) has been developed to manage growth, facilitate change, and guide infrastructure provision in Maffra over the next 20 years. It is the first major strategic direction for Maffra since the Wellington Residential & Rural Residential Strategy – Maffra & Environs was adopted in July 2003. Since that time there has been considerable changes in Maffra, and several key policies introduced, which further triggers a need to prepare this Plan for a growing town".*

Theme 1 of the plan is titled "Directing and Unlocking Growth". It says:

*"New residential, commercial and industrial areas will be directed and unlocked through proactive delivery of infrastructure and services, and more opportunities for sensitive infill development will be encouraged in Maffra's attractive, and well-serviced existing residential neighbourhoods. The Plan has adopted the Maffra Drainage and Integrated Water Management Strategy (Alluvium, 2020) and 65 Maffra-Sale Road Stormwater Management Strategy (Alluvium, 2021) and provides direction to the future drainage and service provision required to unlock residential growth within key growth precincts."*

The Structure Plan recognises that:

*"Maffra has a population of approximately 5,400 people and is comprised of several established character residential areas, and fringe growth areas comprising of more contemporary residential development.*

*Maffra has limited housing choice, which is reflected in its relatively low population growth compared to other Shire towns, demonstrated by the recent trend of Maffra residents moving to Stratford to build a house. A way to ensure housing choice is to 'overzone' residential land so Maffra can grow sustainably and become developable.*

*There is growing evidence that people are increasingly moving to regional areas for reasons such as housing affordability, greater flexibility of working arrangements (**i.e. more people working from home**), as a **lifestyle option**, or simply returning from the cities to where they grew up. This Plan seeks to ensure Maffra is well placed to capture this growth."*

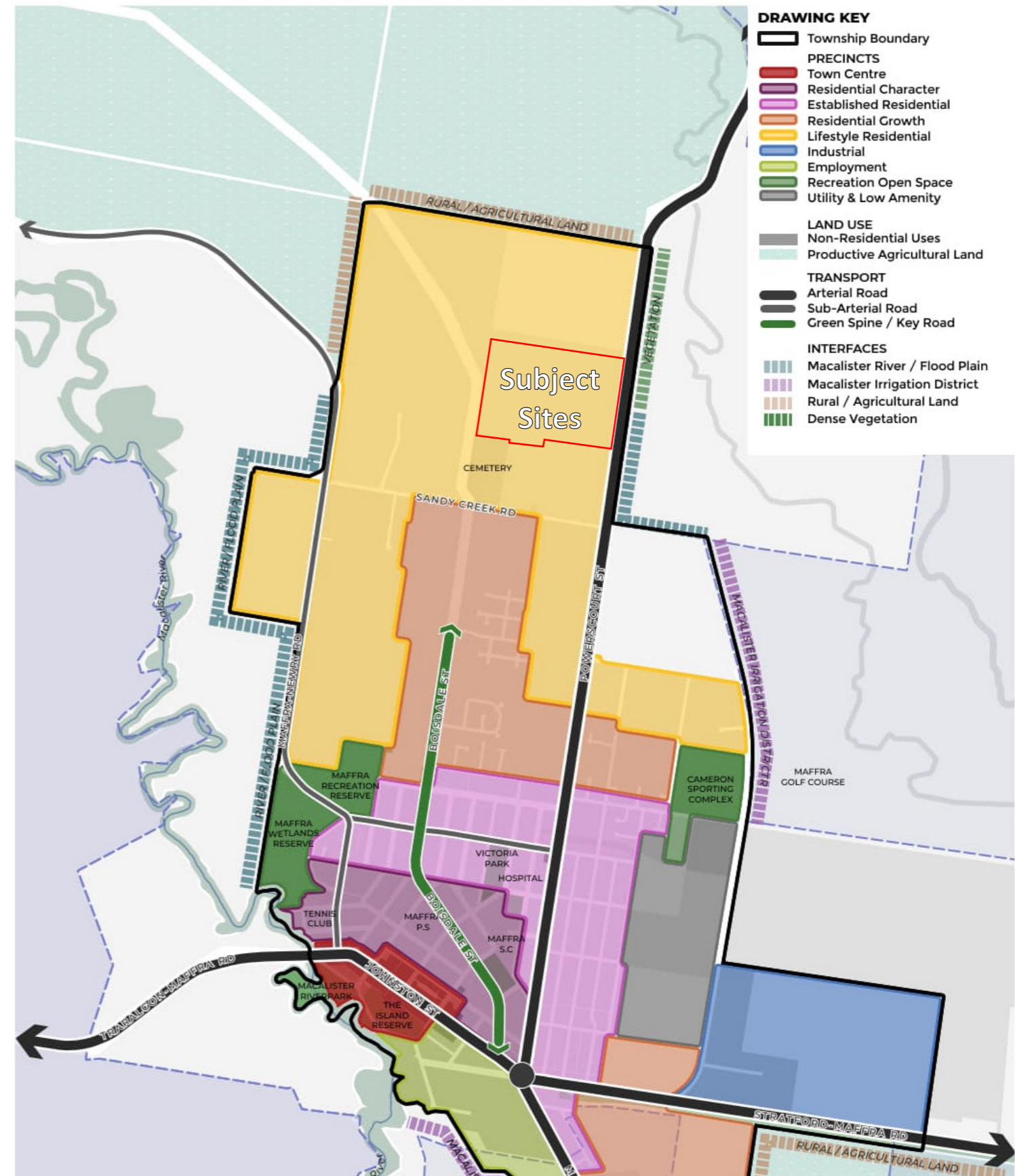
## Maffra Structure Plan (continued):

Figure 5 of the Structure Plan places the subject site in a “Lifestyle Residential” precinct. This image is reproduced at **Figure 15**.

The Lifestyle Residential precinct is described as providing:

*“a transition from urban areas to agricultural uses. Larger lot sizes seek to provide an alternative lifestyle for Maffra’s residents and provide a buffer to protect surrounding agricultural land from urban development. These areas are now the primary focus for future growth for Maffra, given the township’s constraints at other interfaces.”*

Figure 5. Township Structure with Precincts



**Figure 15:** Extract of the Township Structure Plan with Precincts shown and the subject sites outlined red (Source: Maffra Structure Plan)

## Maffra Structure Plan (continued):

The 'Growth Directions Plan' within the Maffra Structure Plan sets out a framework for how future growth will occur across Maffra. This Plan is reproduced opposite at **Figure 16**.

As can also be seen:

- the plan recommends that the land to the north of the subject sites be investigated for potential rezoning to Rural Living; and,
- the subject site is described as "Rural Residential with subdivision potential; \*\*"

\*\* - Potential to further investigate more intensive rural residential development subject to detailed technical investigations".

### Response:

It is noted that the technical investigations required prior to consideration of a more intensive rural residential development across the northern fringe of Maffra have been carried out. These investigations form part of Planning Scheme Amendment C119well, which is presently on foot. They are also used as a basis for this Development Plan and are annexed to it.

The finding of the technical investigations are that it is appropriate to change the Schedule to the Rural Living Zone that applies to the subject land from Schedule 2 to Schedule 5.

It is noted that Schedule 5 to the Rural Living Zone allows a minimum lot size of 6,000m<sup>2</sup>.

In the event that Amendment C119well is successful, the balance 30.18ha balance proposed through the current Development Plan will become further subdividable into 42 lots. The proposed Development Plan countenances a three-phase approach to development of the site to accommodate this outcome.

Amendment C119well is presently awaiting gazettal of Planning Scheme Amendment C120well, which is presently being carried out by Council. Amendment C120well seeks to incorporate the findings of the Maffra Structure Plan into the Wellington Planning Scheme.

Gazettal of Amendment C120well is predicted to occur by mid to late 2027

Figure 12: Theme 1 – Growth Directions Plan

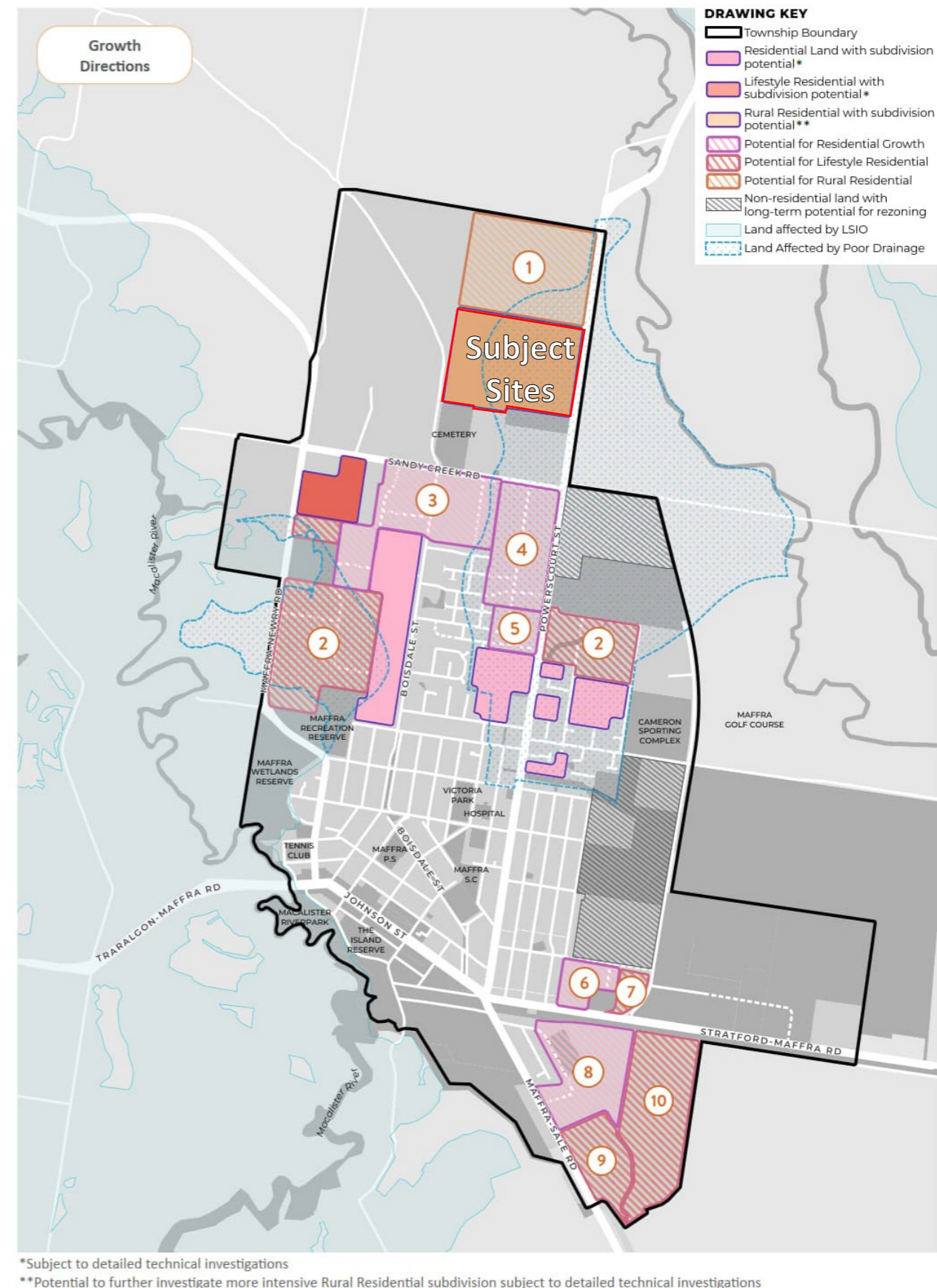


Figure 16: Growth Directions Plan (Figure 12 in Maffra Structure Plan)

Development within the Development Plan Overlay affected area since gazettal of the Wellington Planning Scheme:

Figure 17 shows the extent of the Development Plan Overlay that affected the subject sites when the Wellington Planning Scheme was first gazetted on 8 June, 2000.

Figure 18 shows the zoning of the subject sites and surrounding land when the Wellington Planning Scheme was first gazetted on 8 June, 2000.

As can be seen, all of the land bound by Sandy Creek Road, Three Chain Road and Maffra-Briagolong Road up to McCubbins Road, including the land to the north of Lots 1 & 2 on TP533434E, were located in the Rural Zone (Schedule 2) and affected by the Development Plan Overlay (Schedule 1).

Figure 19 provides an aerial image of development within the DPO1 area on 1/1/2000. As can be seen, it was largely undeveloped at the time of the original Scheme gazettal.



Figure 17: Planning Map 17-B1 DPO1 dated 8/6/2000

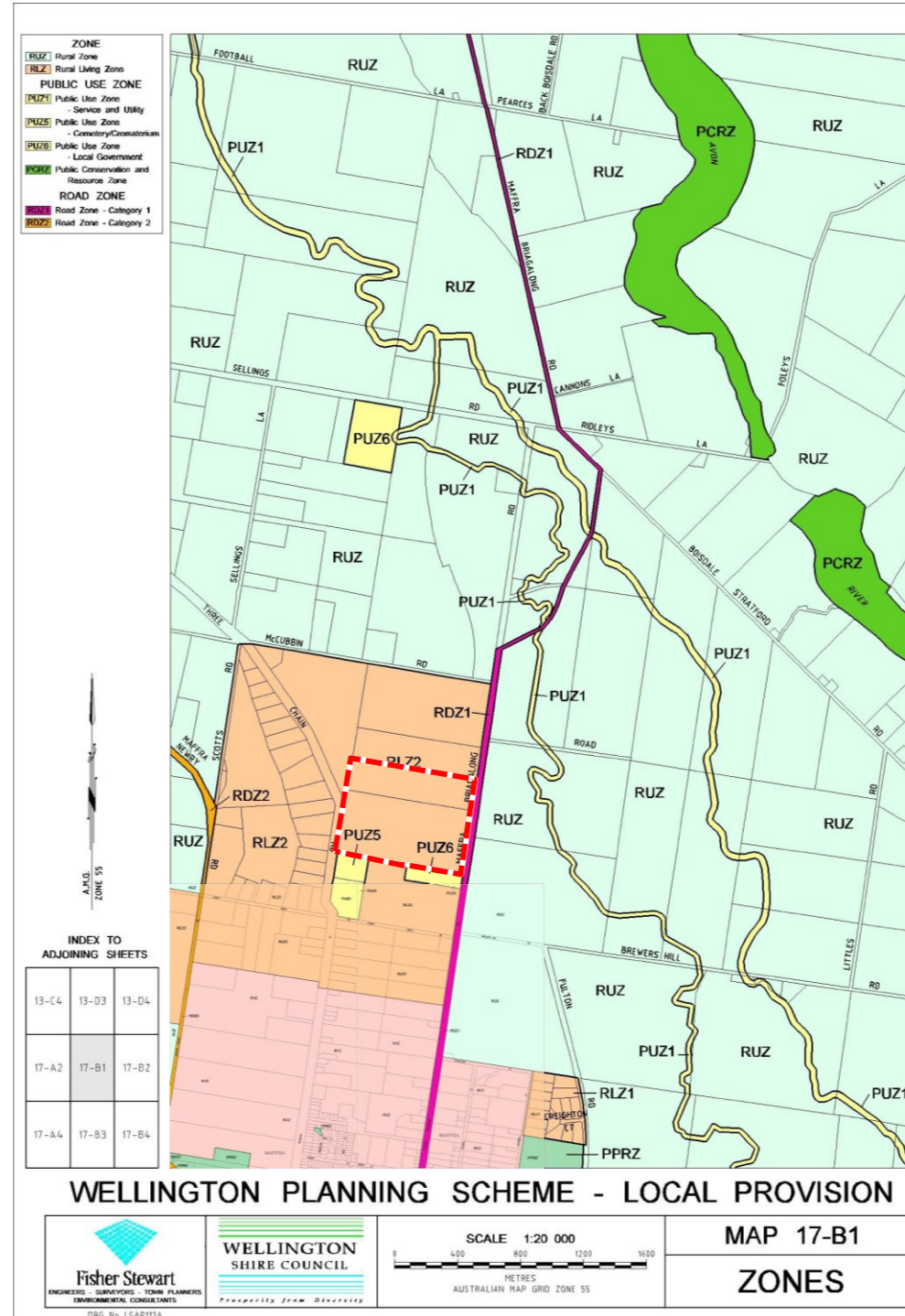


Figure 18 Planning Map 17-B1 (Zone) dated 8/6/2000

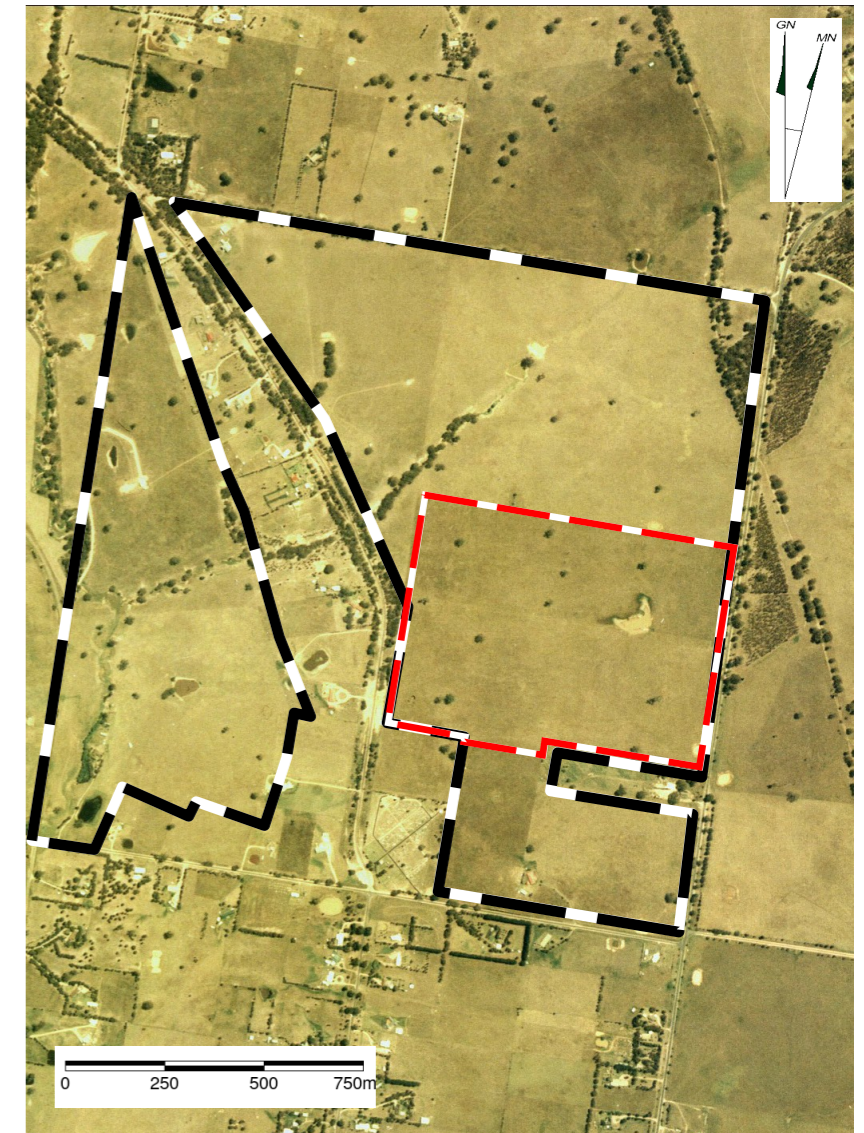


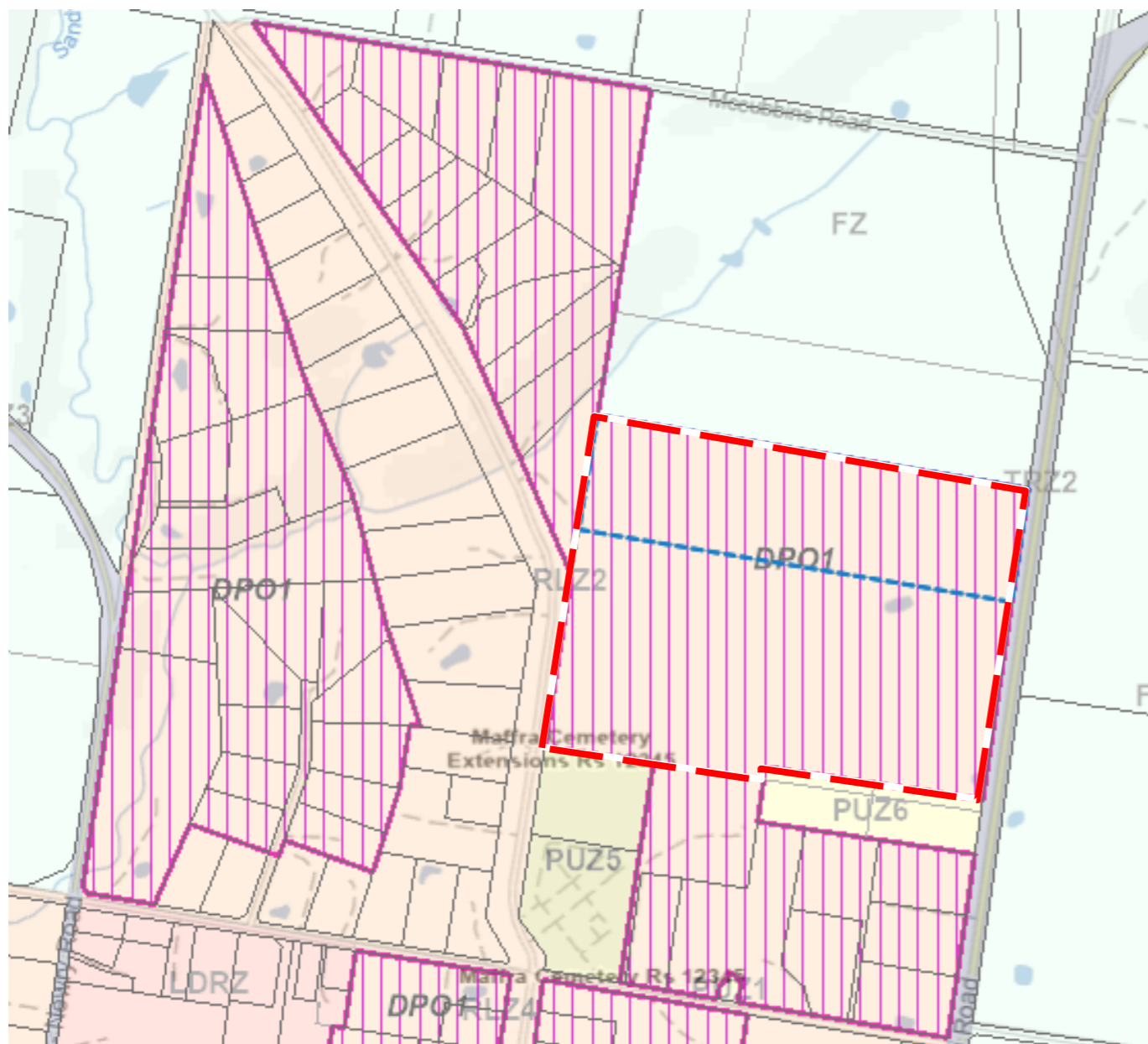
Figure 19: Aerial image of the area affected by Development Plan Overlay (Schedule 1) north of Sandy Creek Road on 1/1/2000, with the DPO boundary outlined black & white and the subject sites outlined red and white

## Development within the Development Plan Overlay affected area since gazettal of the Wellington Planning Scheme:

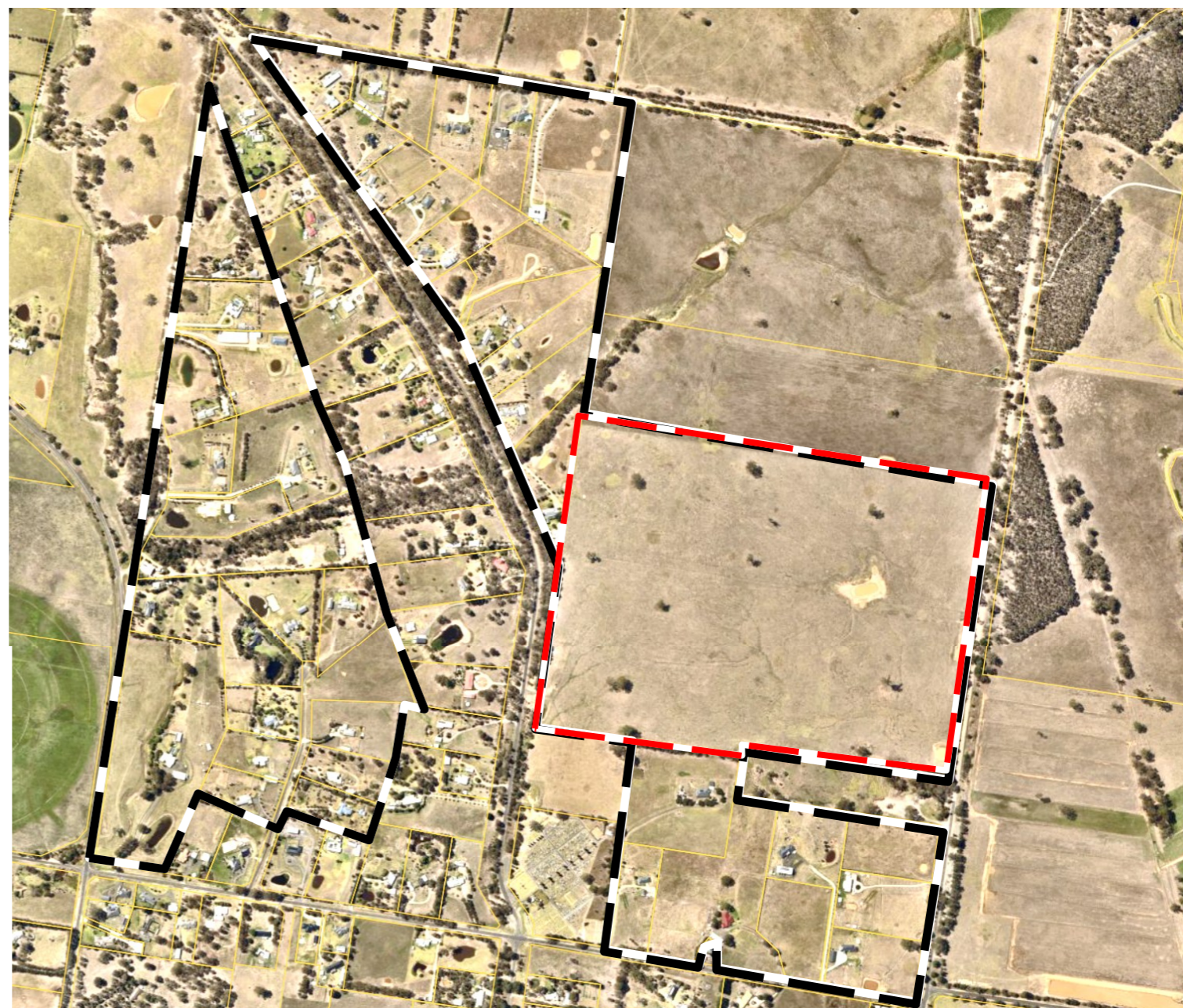
**Figures 20 & 21** show the current zoning & extent of development within the Development Plan Overlay (Schedule 1) as it now applies on the north side Sandy Creek Road.

As can be seen, since the gazettal of the Wellington Planning Scheme:

- the land to the north of the subject sites has been 'back-zoned' from Rural Living Zone (Schedule 2) to Farming Zone and removed from the Development Plan Overlay;
- the balance of the lots that were affected by Development Plan Overlay (Schedule 1) on 8/6/2000 have since been developed under the Rural Living Zone (Schedule 2); and,
- the subject sites are the only ones that are still affected by the Development Plan Overlay (Schedule 1) on the north side of Sandy Creek Road and haven't been subdivided.



**Figure 20:** Current Zone & Development Plan Overlay maps with the subject sites outlined red and lot layouts shown



**Figure 21:** Aerial photo showing the extent of development that has occurred across the area affected by Development Plan Overlay (Schedule 1)

# The proposed Development Plan

As discussed on page 2, this application forms part of a 3 Phase approach to development within the Development Plan Overlay affected area.

Phase 1: Preparation and approval of a Development Plan to establish the overall subdivision and servicing framework to address the requirements of the Development Plan Overlay Schedule 1. This plan is provided at **Figure 22**.

Phase 2: A planning permit application for the creation of 22 lots generally 6,000 m<sup>2</sup> in size, together with a balance lot with area of 30.18 hectares, addressing the current requirements of the Rural Living Zone (Schedule 2). This plan is provided at **Figure 23**.

Phase 3: A Planning Scheme Amendment to the Wellington Planning Scheme to change the Zone Schedule and planning permit application to facilitate the subdivision of the balance land into 64 additional lots, also generally 6,000 m<sup>2</sup> in size. The stage proposes to delete the Development Plan Overlay applying to the land. This plan is provided at **Figure 24**.

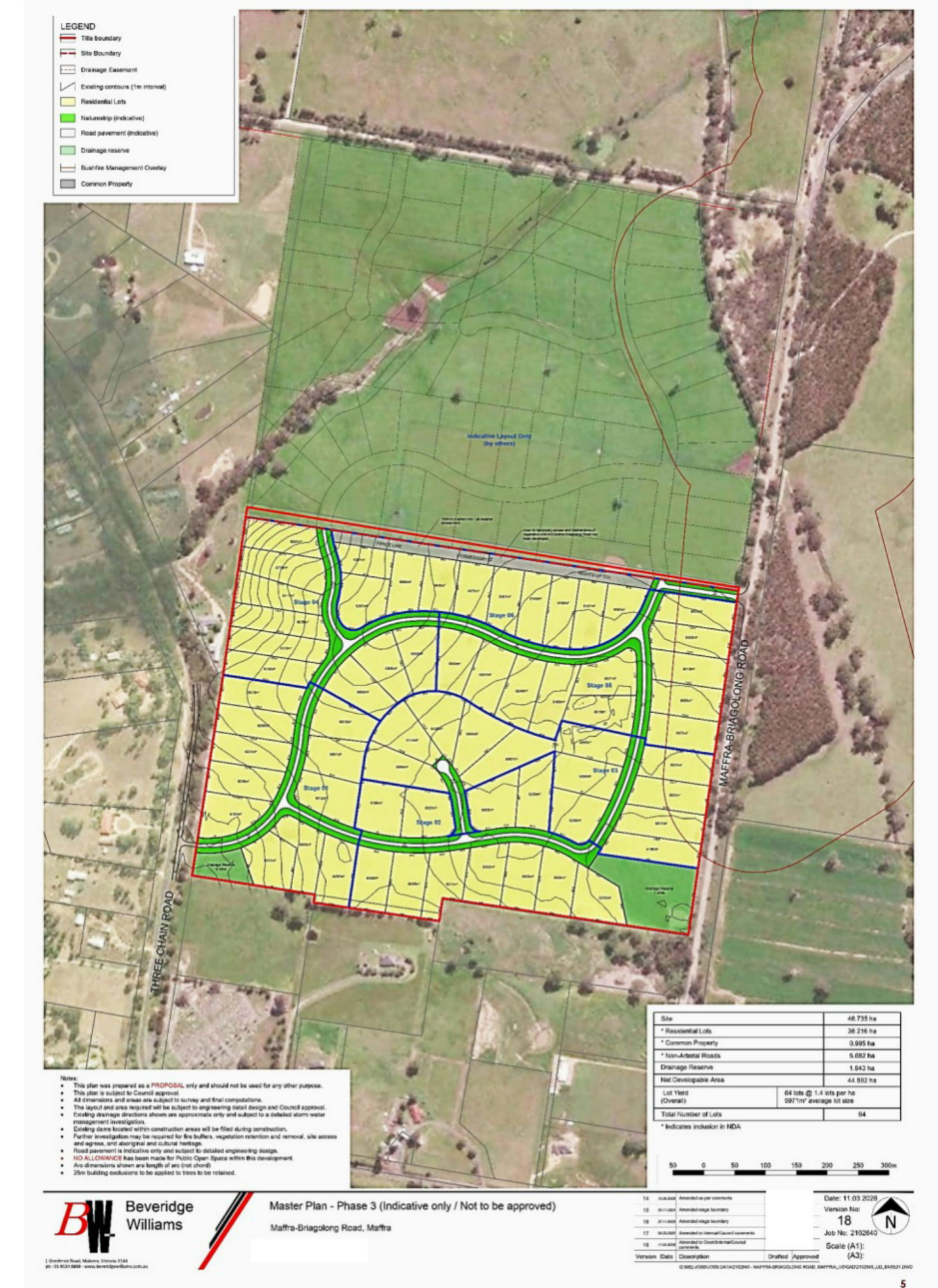
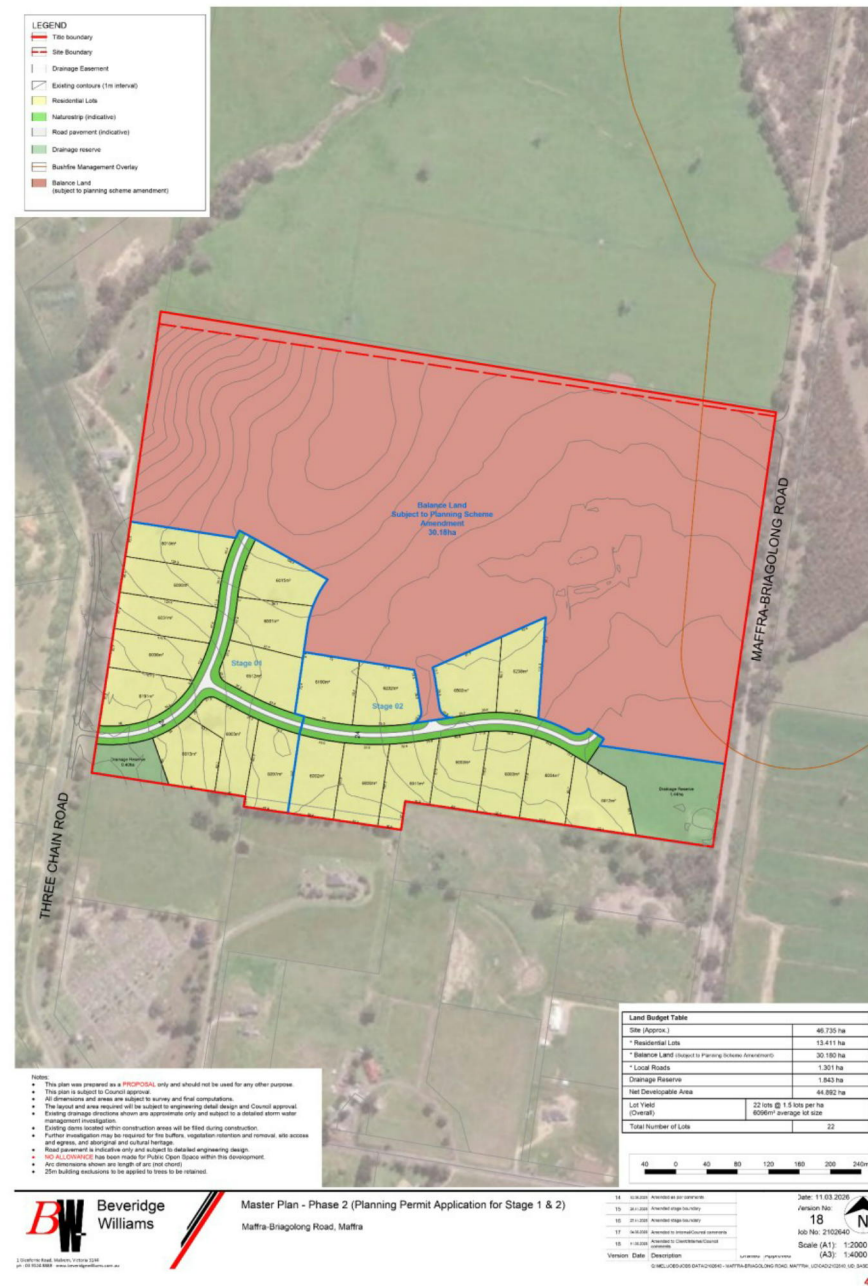
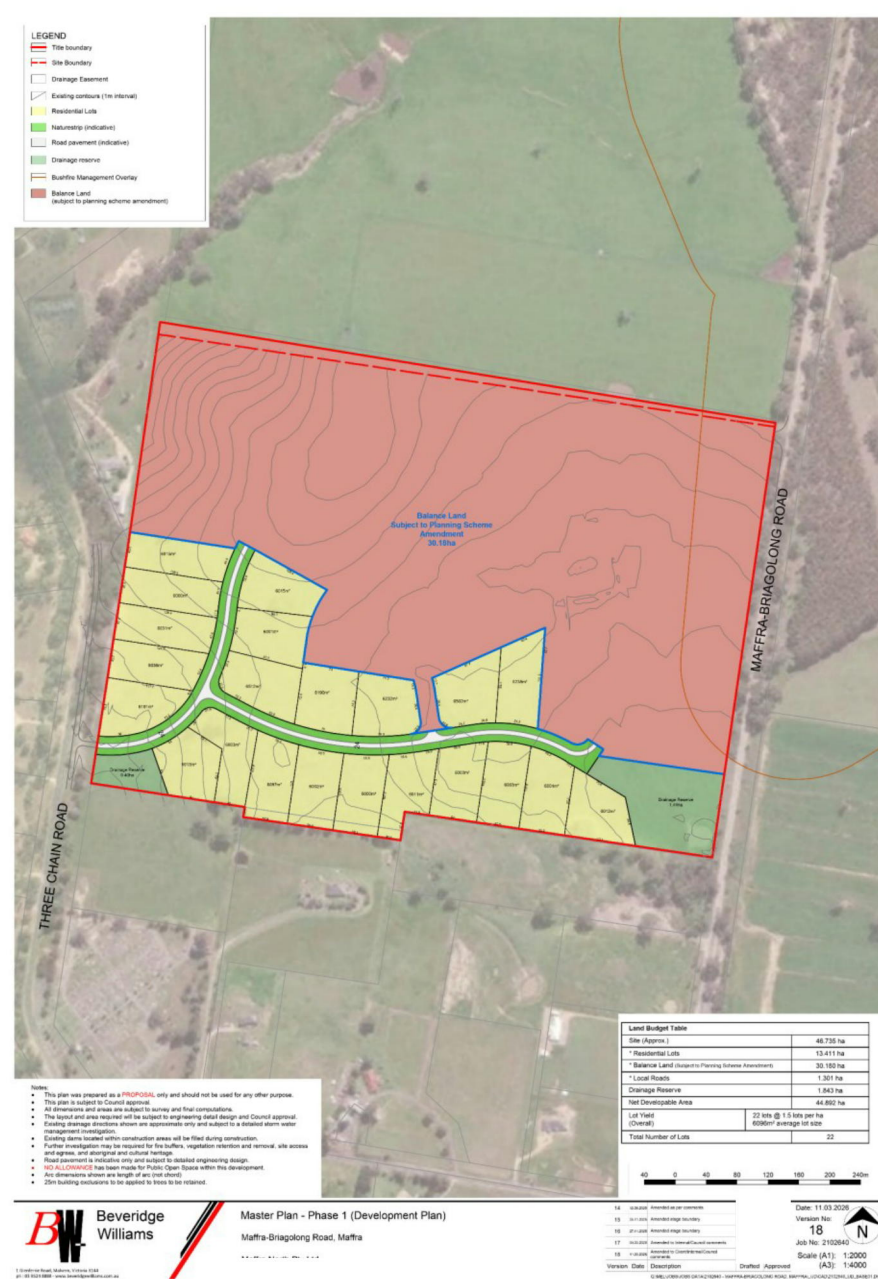


Figure 22: Phase 1 Plan

Figure 23: Phase 2 Plan

Figure 24: Phase 3 Plan

## Compliance with Clause 13.02-1S and the Bushfire Management Overlay

The proposed Development Plan has been prepared in response to assessments of fire risk carried out by:

- Fire Risk Consultants, which looked at the 64-lot subdivisional lot layout that will become possible in Phase 3 in light of the provisions of **Clause 13.02-1S**; and,
- Bushfire work undertaken by Kevin Hazell Bushfire Planning Pty Ltd on behalf of Council for land within the Maffra Township Boundary.

Both assessors found that the risk of fire posed by the landscape around Maffra is generally low, with Kevin Hazell Bushfire Planning Pty. Ltd.'s work nominating McCubbins Road as the appropriate perimeter for development on the north side of Maffra.

These findings are borne out in the:

- 1km landscape risk analysis prepared by Fire Risk Consultants opposite at **Figure 25**; and,
- The analysis of predicted radiant heat during a bushfire for the subject land and the land to its immediate north at **Figure 26**, which was prepared by Kevin Hazell.

It is noted that compliance with the bushfire management measures set out in the **Clause 13.02-1S** assessment accompanying this application will require that:

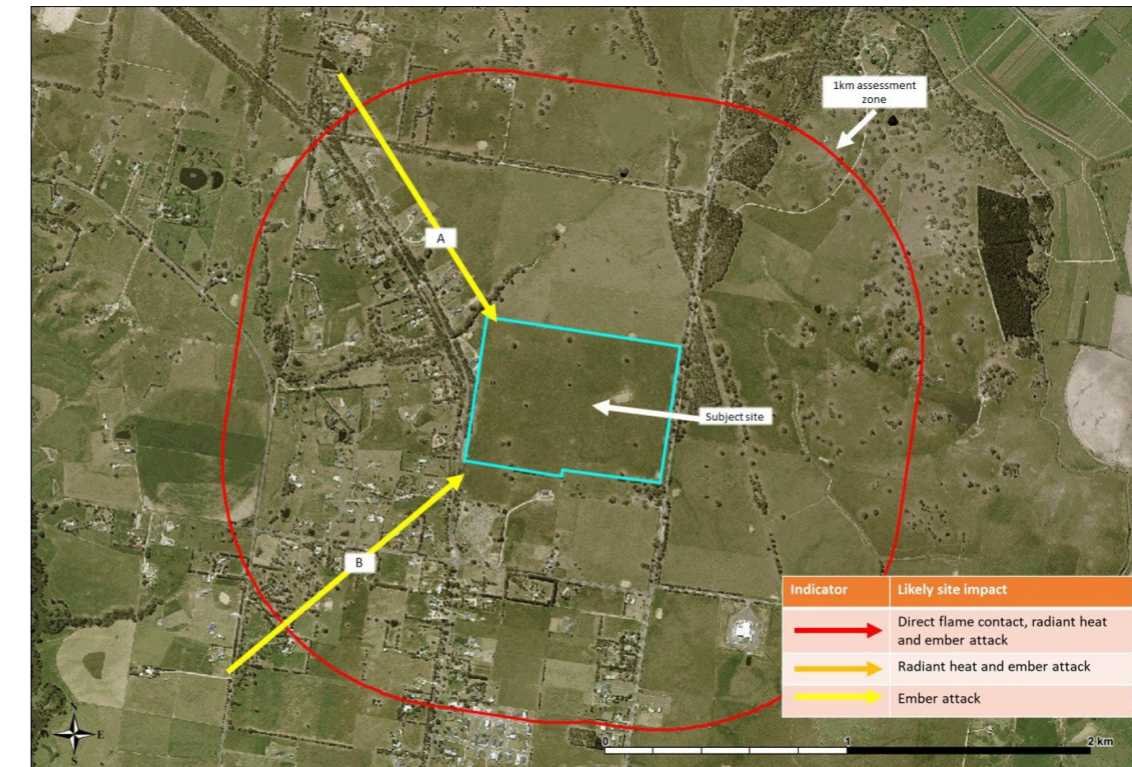
- on-site landscaping be restrained in order to retain a low fuel load; and,
- each dwelling will enjoy access to a static water supply for fire fighting purposes.

This will mitigate the risk of a bushfire threatening lives or property both within the Development Plan area or across Maffra's northern fringe, as required under **Clause 13.02-1S**.

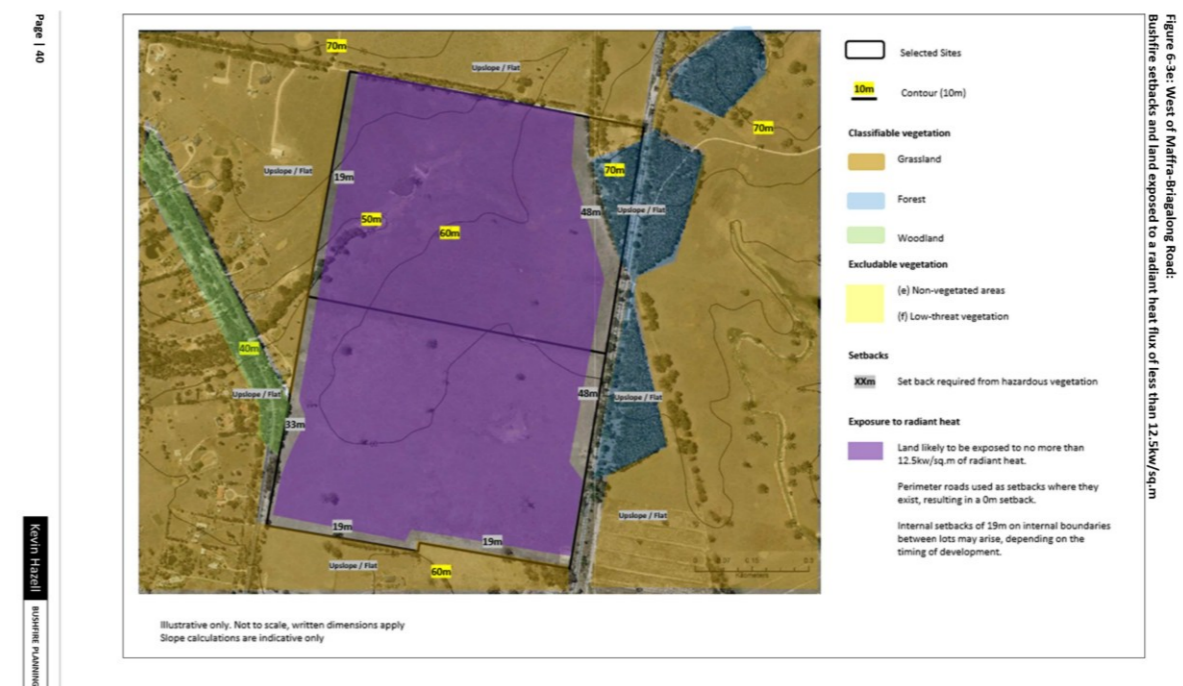
On top of this, the developer under the Development Plan Overlay will be required to maintain a 19m-wide strip of vegetation around the fringe of the 22-lot development at a low threat vegetation standard.

The assessment carried out by Fire Risk Consultants is annexed to this report and should be read in conjunction with it as the response to the matters raised at **Clause 13.02-1S**.

It is noted that this report also considers the impacts of the Bushfire Management Overlay that affects the eastern perimeter of the land and makes recommendations for how impacts upon future development of affected lots can be mitigated.



**Figure 25:** 1km landscape risk analysis (Source: Fire Risk Consultants)



**Figure 26:** Radiant heat exposure mapping (Source: Bushfire work undertaken by Kevin Hazell Bushfire Planning Pty Ltd on behalf of Council for land within the Maffra Township Boundary)

## Compliance with Clause 16.03-1S (Rural Residential Development)

The Development Plan is designed to achieve the strategies set out **Clause 16.03-1S** by:

- Limiting the extent of development to 22 lots initially and then an additional 42 when the balance of the land is rezoned through Amendment C119well will allow for a slow transition to a rural residential interface. This will mitigate the impacts upon agriculture.
- Allowing the development of land that is located within Maffra's existing township boundary, as can be seen on the plan at **Figure 10**. Hence, it will serve to consolidate new housing in an existing settlements where investment in physical and community infrastructure and services has already been made.
- Allowing rural residential development that has been identified as appropriate through both the Maffra Strategy Plan and the Maffra Structure Plan; and,
- Avoiding adverse economic, social and environmental impacts by:
  - Avoiding impacts upon agricultural production, water, mineral and energy resources.
  - Proposing housing growth on land that does not have identified landscape values;
  - Complying with the findings of the land capability assessment in relation to wastewater management so as to avoid impacts upon water quality;
  - Minimising native vegetation removal to the maximum extent possible;
  - Relying upon expert advice in relation to flora and fauna with a view to maintaining biodiversity and habitat where possible across the site;
  - Minimising or avoiding property servicing costs carried by local and state governments, by designing the development to allow straightforward road access and service connections;
  - Maintaining an adequate buffer distance between rural residential development and animal production through the phased approach to development;
  - Ensuring that the subject land does not have capacity for high quality productive agriculture; and,
  - Avoiding adverse impacts on waterways or other natural resources.

## Response to Clause 43.04-4 (Preparation of a Development Plan)

The development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

### Response:

The Development Plan at **Figure 21** on page 25 is the one for which approval is sought under this application.

As can be seen, it provides for:

- The creation of 22 house lots with access via a subdivisional road that connects to Three Chain Road at the south end of the site's west boundary;
- A balance lot that will have area of 30.18ha, which is labelled "Balance Land Subject to Planning Scheme Amendment".

It is accompanied by this report and the following expert technical assessments, which all countenance the full development of the subject land at Phase 3:

- A land capability assessment prepared by Strata Geoscience
- A Stormwater Management Strategy prepared by Water Technology
- A Traffic Study prepared by One Mile Grid
- A response to **Clause 13.02-1S** (Bushfire) of the Wellington Planning Scheme prepared by Fire Risk Consultants
- An Infrastructure Servicing Plan prepared by Beveridge Williams & Co. Pty. Ltd.
- A Landscape Plan prepared by Beveridge Williams & Co. Pty. Ltd.

The plan at **Figure 22** on page 25 shows how the Development Plan will be implemented through a subdivision carried out across two, 11-lot stages under a permit issued under the current zoning, i.e. Rural Living Zone (Schedule 2).

The plan at **Figure 23** on page 25 shows how:

1. The Development Plan will be implemented across the 30.18ha balance land as part of Phase 3 of the development. This development will require a planning permit to be issued under the zoning proposed through Planning Scheme Amendment C119well, i.e. Rural Living Zone (Schedule 5).
2. Development of land to the north of the subject site could be developed once it is rezoned in the manner anticipated through the Maffra Structure Plan.

*A development plan that provides for residential subdivision in the Neighbourhood Residential Zone, General Residential Zone, Housing Choice and Transport Zone, Residential Growth Zone, Mixed Use Zone, Township Zone, Comprehensive Development Zone and Priority Development Zone must meet the requirements of Clause 56 as specified in the zone.*

**Response:** The subject land is not located in any of the specified zones. Hence, the requirements of **Clause 56** are not applicable to the proposed subdivision.

*The development plan 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.*

**Response:** The Plan applies to Lots 1 & 2 on TP533434E. The 22 house lots created will all be used for residential purposes, while the balance land will be lightly grazed until it is rezoned to allow further subdivision. A response to the requirements of Schedule 1 to the Overlay are provided on page 22.

## Requirements for a Development Plan: 4.0 - Land Use and Subdivision

### Land use and Subdivision

The proposed boundaries of the development area and provide justification for those boundaries.

The proposed Development Plan applies to the land contained within Lots 1 & 2 on Title Plan No. 533434E. This area was chosen as it is the last remaining section of the area affected by Development Plan Overlay (Schedule 1) that is located:

- In the Rural Living Zone; and,
- On the north side of Sandy Creek Road.

Including developed land across the balance of the Overlay affected area would be counter-productive because it is already developed.

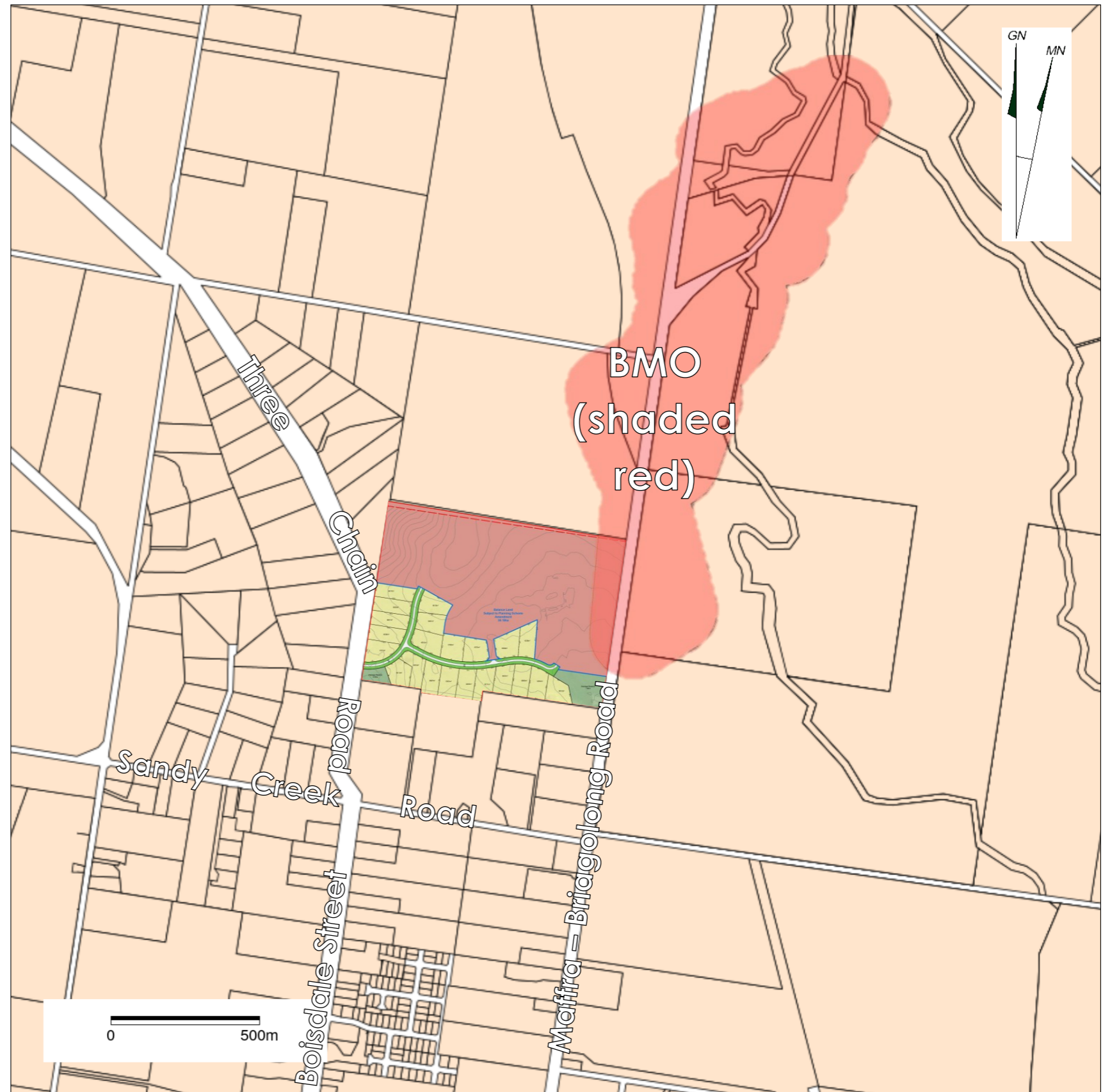
The overall subdivision of the area, including where possible, the proposed subdivision lot layout.

#### Response:

The image at **Figure 27** shows how the lots created through the subdivision for which approval is sought under the proposed Development Plan would fit in the broader context of development across this part of Maffra.

As can be seen:

- The new lots provide a more intense development outcome than the ones to the south and west, as is envisaged through the Maffra Structure Plan;
- The new lots will enjoy access to stormwater management infrastructure, which will mitigate impacts upon surrounding land;
- The proposed house lots will not be affected by the Bushfire Management Overlay; and,
- Access will be available via Three Chain Road;



**Figure 27:** Map showing the proposed lot layout in the context of lots across the broader area & the BMO

## Requirements for a Development Plan: 4.0 - Land Use and Subdivision

### Land use and Subdivision (continued)

The overall pattern of development of the area, including any proposed future zoning shown on relevant strategy plan within clauses 21.05 - 21.12.

#### Response:

The image at **Figure 28** shows how the rezoning regime anticipated for this area in the Maffra Structure Plan would fit in the broader context of existing development.

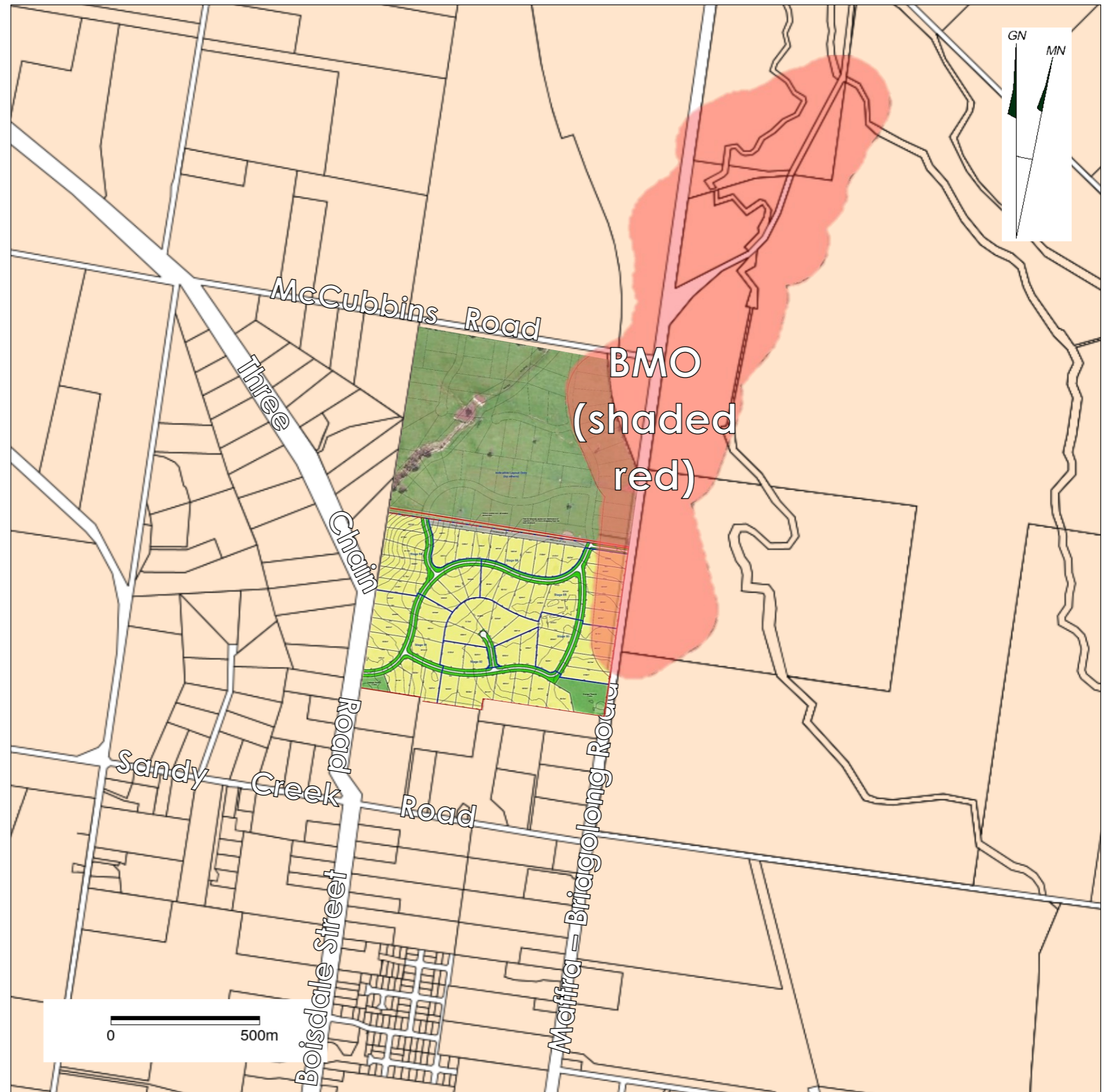
As can be seen:

- All of the proposed new lots provide a more intense development outcome than the ones to the south and west, as is envisaged through the Maffra Structure Plan;
- Some of the lots along the eastern fringe would be affected by an isolated area of Bushfire Management Overlay, which has arisen due to the presence of a plantation on land to the east of Maffra – Briagolong Road.

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

#### Response:

As can be seen opposite at **Figure 25**, the eventual outcome proposed for the area through the Maffra Structure Plan will involve development of residential allotments across the entirety of the subject land and the land to its immediate north, all the way up to McCubbins Road.



**Figure 28:** Map showing the Phase 3 outcome in the context of lots across the broader area & the BMO

## Requirements for a Development Plan: Land Use and Subdivision

### Land use and Subdivision (continued)

Street networks that provide direct, safe and convenient pedestrian and cycle access and where appropriate, support the use and operation of public transport.

&

An accessible and integrated network of walking and cycling routes for safe and convenient travel to other adjoining communities (including existing and future areas included within the DPO), local destinations, open spaces and points of interest.

#### Response:

The Traffic Report that has been prepared by One Mile Grid for the full development of the subject land included the images that can be seen at **Figures 29 & 30**, which show the road cross section and the road hierarchy.

As can be seen, the proposed road network will sit in a 24-metre curvilinear reserve. This will allow:

- for the planting of street trees as appropriate for a rural living development; and,
- pedestrians to walk safely along the grassed verge area.

On page 24 of the report it states that:

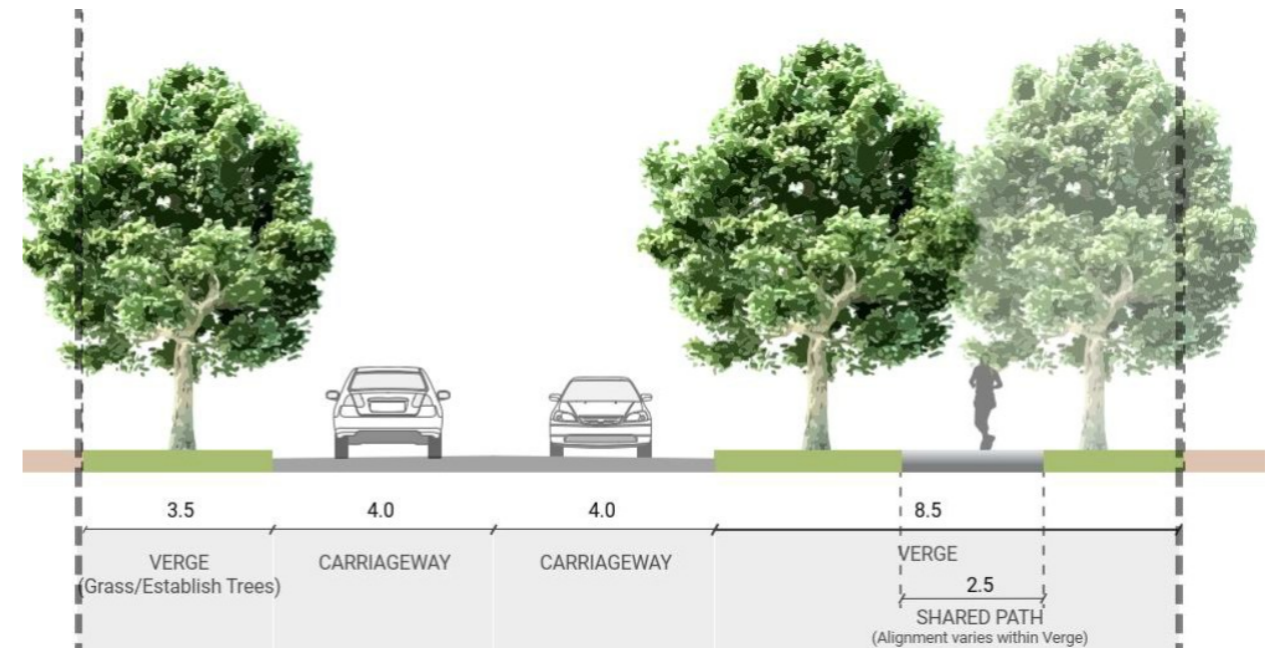
*"The proposed road network is in accordance with the Rural Living Access Road and does not include footpaths. Notwithstanding, the internal roads are expected to have minimal traffic volumes and low speeds and are considered suitable for cyclists."*

The identification and where appropriate, provision of public transport stops within easy walking distance to residential dwellings and key industrial and commercial areas.

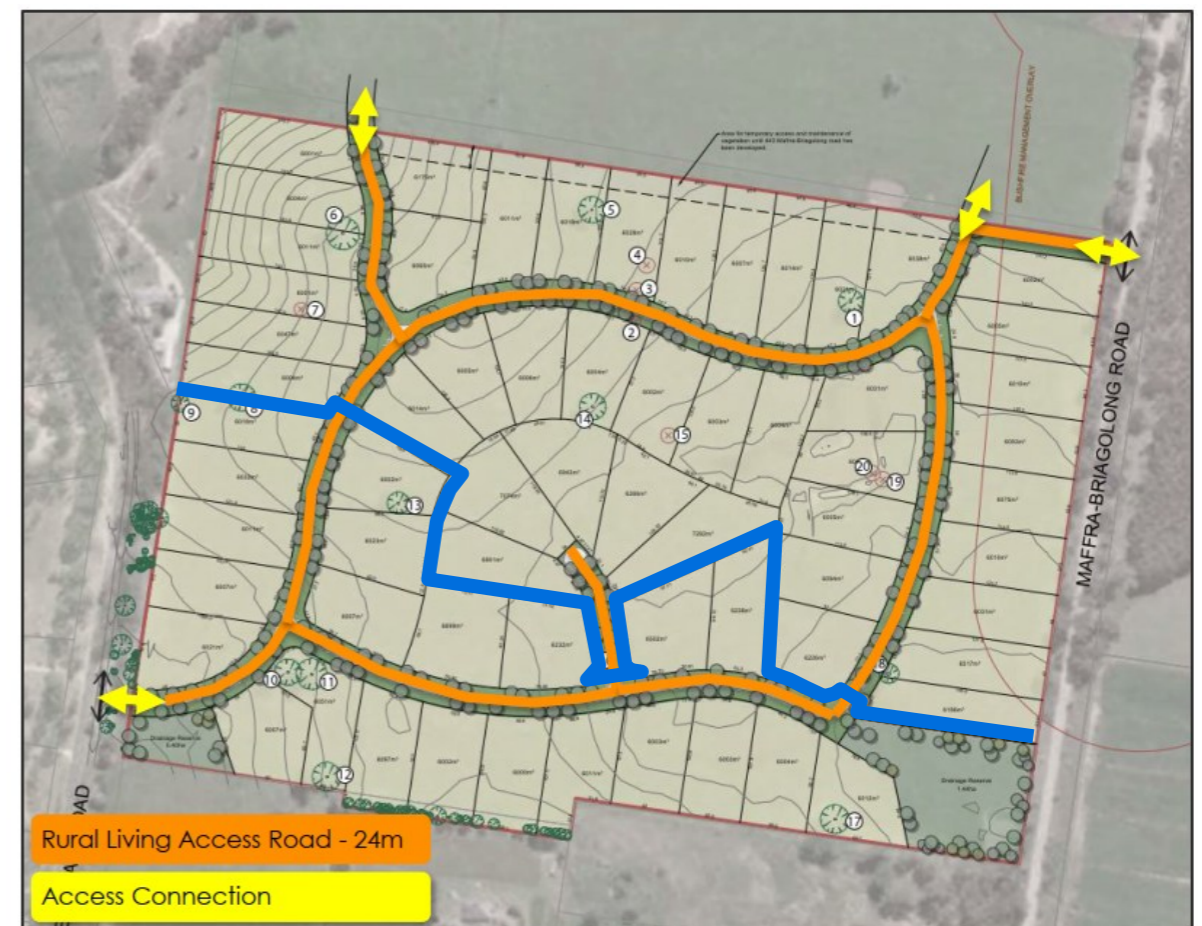
#### Response:

The low density nature of the proposed Development Plan area does not warrant the inclusion of any public transport infrastructure.

This could be reconsidered as part of Phase 2 or 3 of the Development Plan area.



**Figure 29:** Reproduction of Figure 14 from Traffic Report with the boundary between Phase 1 & Phase 2 Maps shown as a blue line



**Figure 30:** Reproduction of Figure 19 from the Traffic Report with the boundary between Phase 1 & Phase 2 Maps shown as a blue line

## Requirements for a Development Plan: Land Use and Subdivision

### Land use and Subdivision (continued)

The provision of any commercial facilities and the extent to which these can be located with other community or social facilities to create lively, clustered and more walkable neighbourhood destinations and centres of social and commercial activity.

#### Response:

The proposed Development Plan will only lead to the construction of 22 new houses in a low density residential setting. Even the full development of the subject land will only lead to the construction of 64 new houses.

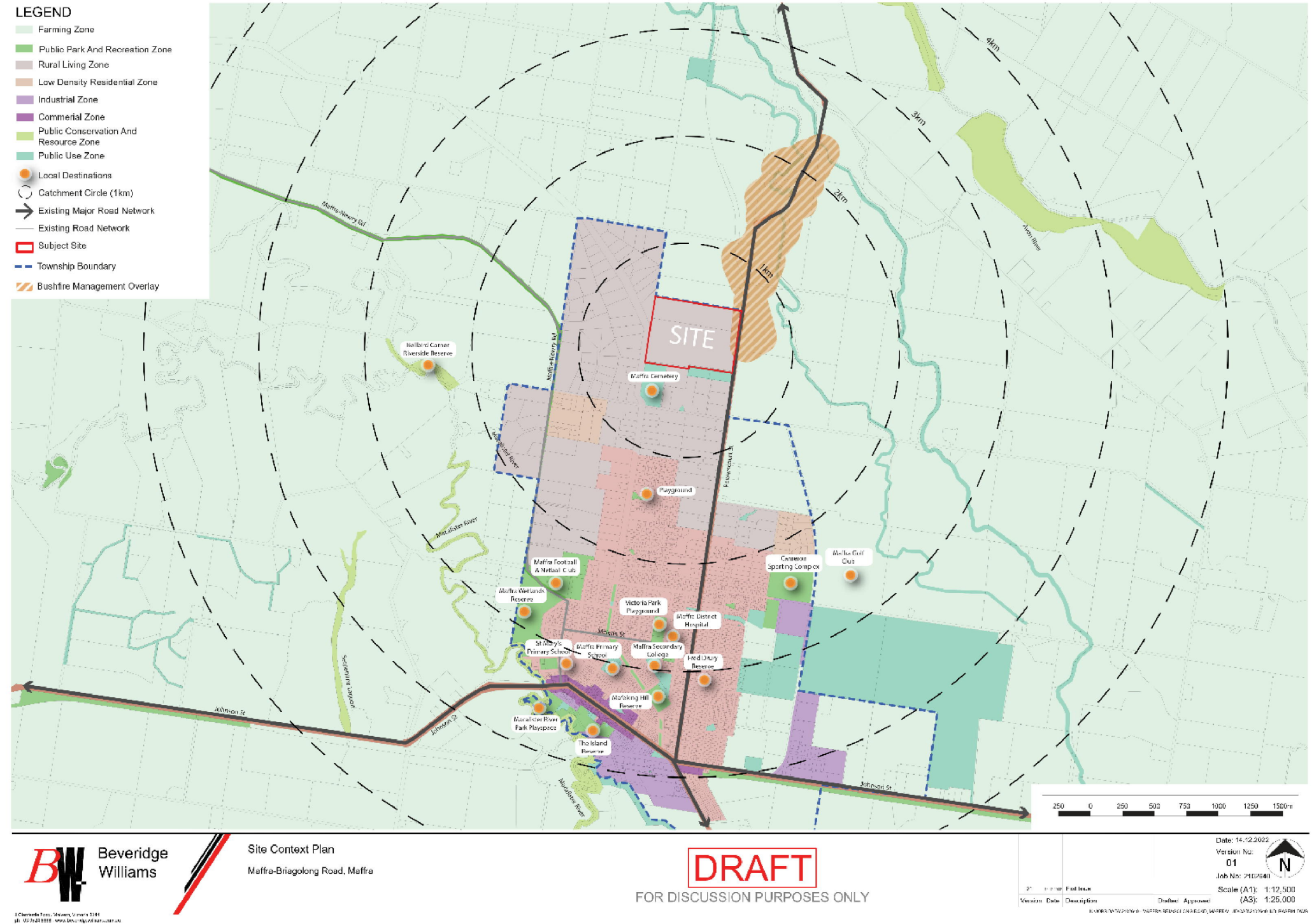
Hence, it is not feasible for the proposed Development Plan to include any commercial facilities.

The Site Context Plan at **Figure 31** shows the proximity of the subject site to key commercial and community facilities across Maffra.

As can be seen, it is located more than 1km from the nearest community facility, i.e. a playground and 2km from the nearest convenience shop.

Hence, it is not seen as necessary for the Development Plan to cater for the likelihood of residents accessing commercial and community facilities on foot on a regular basis.

As discussed previously, the road network will cater for use by cyclists.



**Figure 31: Site Context Plan**

## Requirements for a Development Plan: 4.0 – Infrastructure Services:

The provision for an integrated drainage scheme for the area.

A Stormwater Management Plan has been prepared by Water Technology to provide an integrated drainage outcome for the development up to the completion of Phase 3. This plan demonstrates the necessity for the construction of two retarding basins and a swale drain that runs along the western perimeter of lots that will be created along the western fringe of the land in later stages. The swale drainage system and retarding basins can be seen at **Figures 32 & 33**.

Otherwise, the estate will be connected to reticulated electricity in the manner outlined in the servicing report that forms part of this development plan application.

The pattern and location of the major arterial road network of the area including the location and details of any required:

A Traffic Impact Assessment report has been prepared by One Mile Grid to support the proposal. The proposed development relies upon access being created to Three Chain Road at the south end of the western boundary. A preliminary intersection design is provided in this report. It goes on to provide a design for an intersection to Maffra-Briagolong Road that will eventually be required as part of the phase 3 development of the land.

Both intersections will necessitate a degree of road widening to accommodate off-ramps and passing lanes.

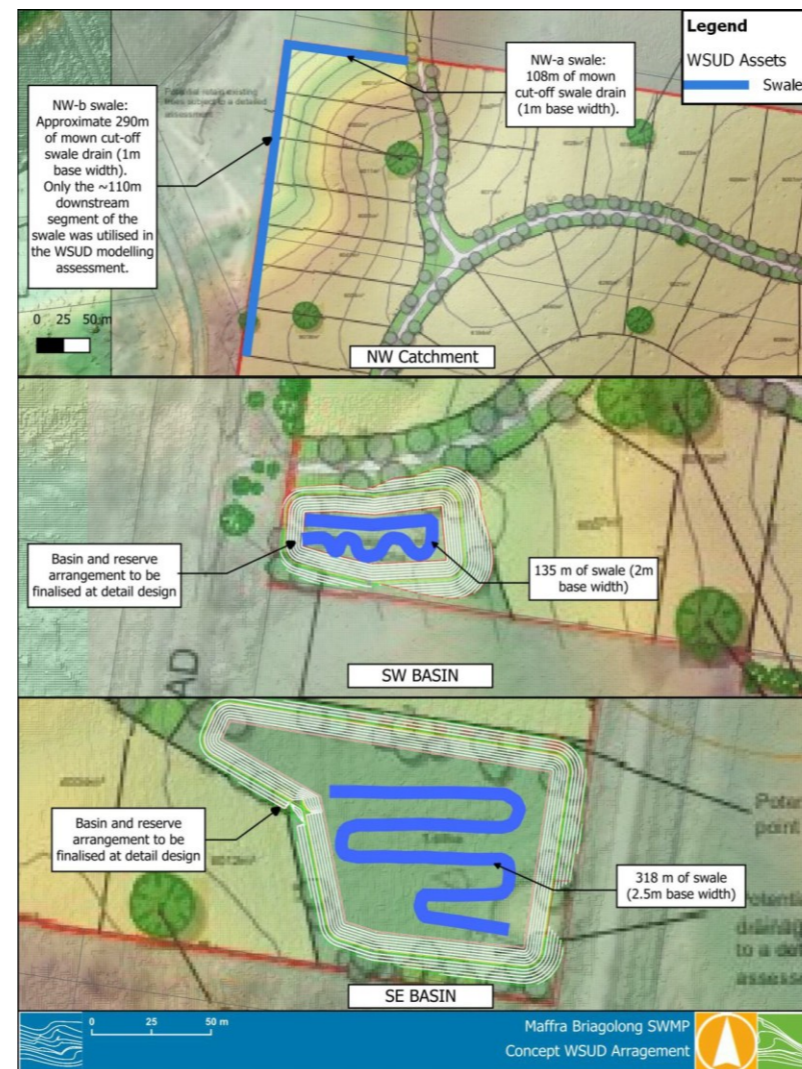
Due to its low density nature, the proposed development will not necessitate construction of any pedestrian crossings, safe refuges or cycle lanes.

The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points.

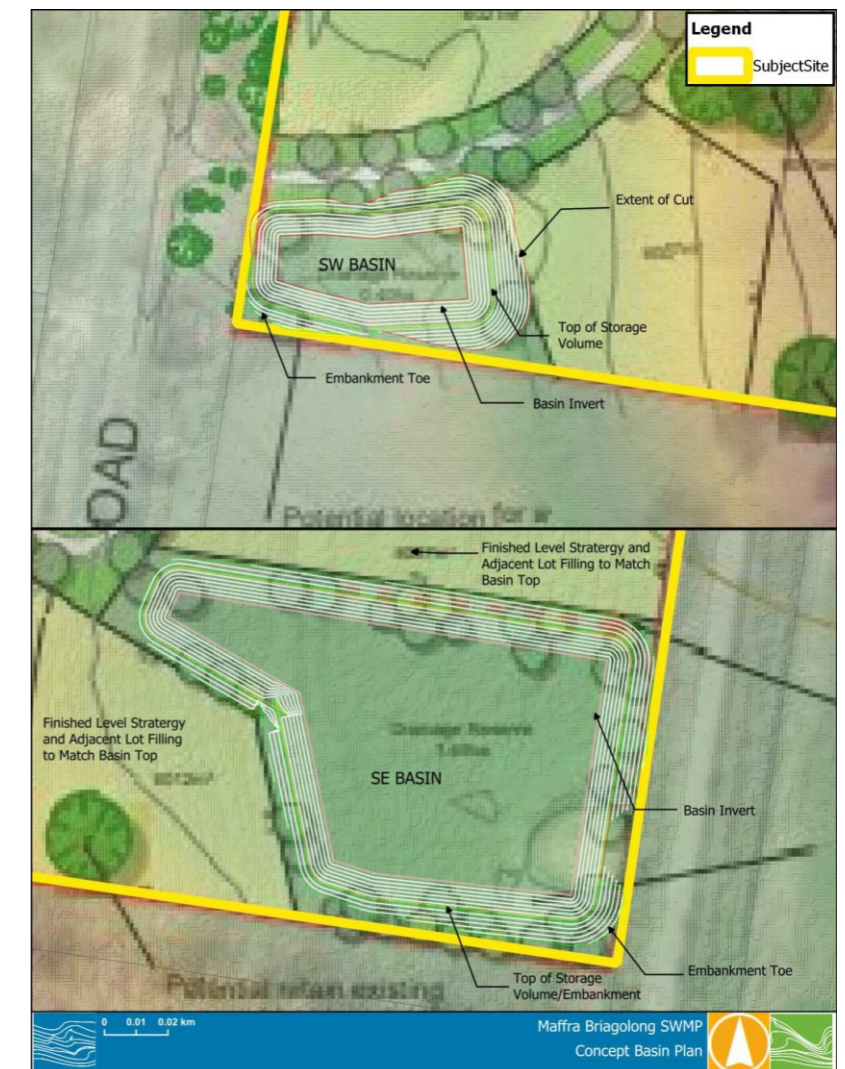
The Traffic Impact Assessment report prepared by One Mile Grid provides details about the internal road structure. Again, the low density nature of the proposed development does not necessitate any safe pedestrian or bicycle connection and crossing points.

The identification and where appropriate, provision of public transport stops within easy walking distance to residential dwellings and key industrial and commercial areas.

The low density nature of the proposed development and its location at the northern fringe of Maffra's town boundaries means that public transport stops are unnecessary.



**Figure 32: Basin Concepts Plan**  
(Source: Figure 3-2 Water Technology)



**Figure 33: Swale Layout**  
(Source: Figure 3-6 Water Technology)

## Requirements for a Development Plan: 4.0 - Community Facilities:

### Community Facilities & Public Open Space:

- The provision of any community facilities, including schools, pre-schools, infant welfare centres and elderly citizen centres.
- The provision of informal opportunities for community gathering and social interaction particularly where this encourages incidental physical activity.
- The provision of public toilets where required in accordance with Council policies.
- The location of public open space.
- The public open space is integrated into, and accessible via, clearly defined local network pathways for pedestrian and /or cyclist.

### Response:

Council's current Open Space Plan (2021-2024) makes the following statement with regards to Maffra at point 19.6.3 DOS (District Open Space):

"DOS – as shown on Figure 59 the current Maffra township is adequately covered for DOS level parks, however, should the northern development continue, there would be a requirement to include a DOS or NOS level park in this area. This should be considered in any future Overall Development Plan (ODP)".

As shown at **Figure 34**, the Maffra Structure Plan countenances the development of land on the south side of Sandy Creek Road at standard residential densities.

As discussed previously, the proposed Development Plan will only lead to the construction of 22 new houses in a rural residential setting, while the full development of the subject land will only lead to the construction of 64 new houses in a rural residential setting.

Hence, it is considered more appropriate that new community and open space facilities be located in the new standard density residential developments proposed for the south side of Sandy Creek Road.

A District Open Space in this area would be ample to serve the new housing that will be constructed as a result of the approval of the proposed Development Plan.

Figure 12: Theme 1 – Growth Directions Plan

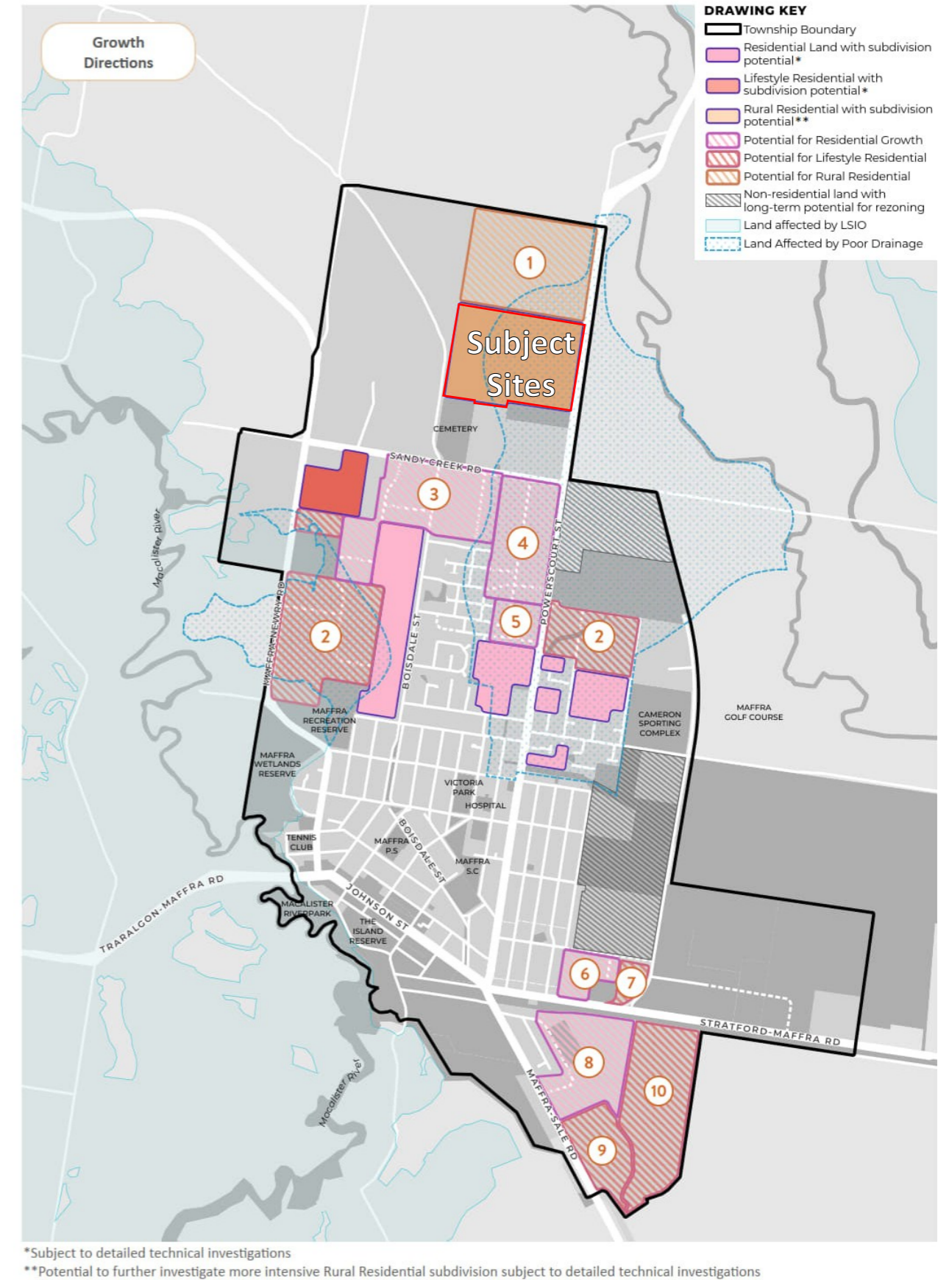


Figure 34: Growth Directions Plan (Figure 12 in Maffra Structure Plan)

## Requirements for a Development Plan: 4.0 - Community Facilities:

An overall scheme for landscape planting and the preservation of stands of exiting indigenous vegetation and individual trees wherever possible.

**Figure 35** shows a landscape plan for the Phase 3 development area within the subject land. This landscape plan includes the 19 metre in which vegetation is required to be managed by the developer until phase 3 works are underway. strip required to comply with the recommendations of the Bushfire Management Statement & Plan.

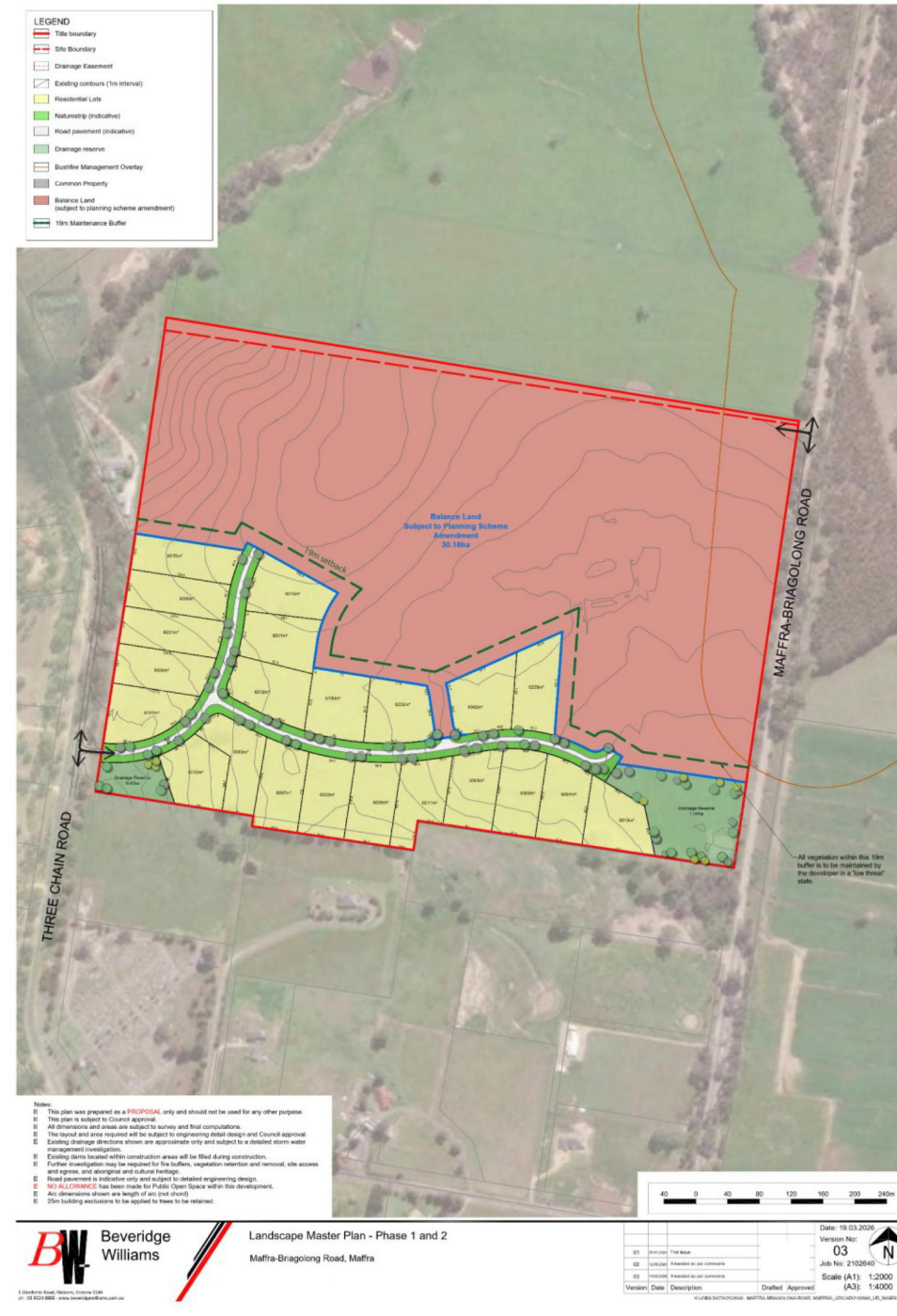
**Figure 36** shows a vegetation removal/retention plan for the Phase 2 Development Plan area.

As can be seen, the Development Plan is designed to:

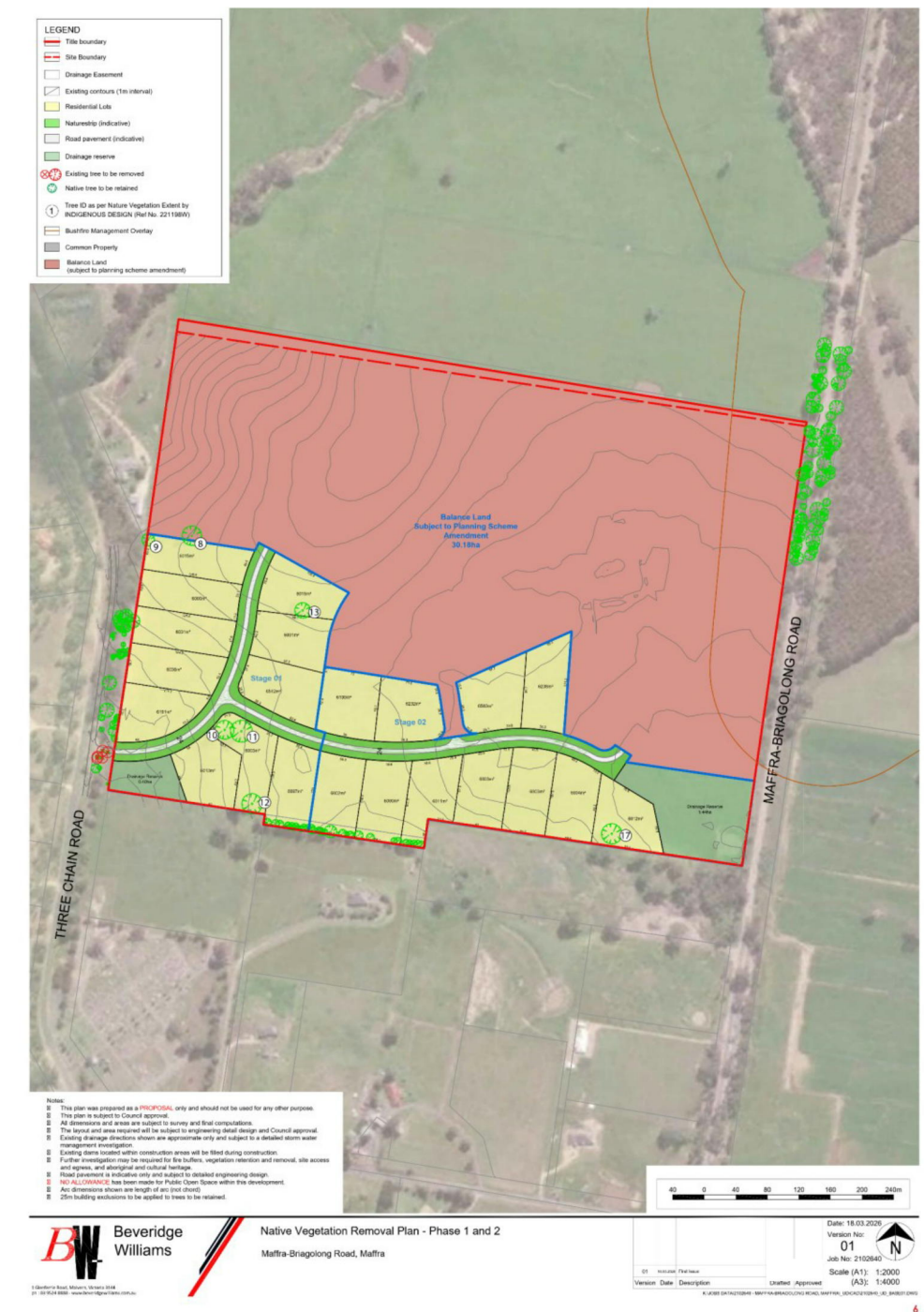
- Minimise the removal of significant vegetation; and,
- Allow for an extensive street tree planting regime.

It is noted that compliance with the bushfire management measures set out in the **Clause 13.02-1S** assessment prepared by Fire Risk Consultants that accompanies this application will require that on-site landscaping be restrained in order to retain a relatively low fuel load.

This restriction, along with management of the 19 metres strip, as shown at **Figure 35**, will mitigate the risk of a bushfire threatening lives or property both within the Development Plan area or across Maffra's northern fringe, as required under **Clause 13.02-1S**.



**Figure 35:** Proposed Landscape Plan



**Figure 36:** Proposed Vegetation Removal Plan

## Requirements for a Development Plan: 4.0 – Open Space Network and General Amenity:

### The location of public open space

As can be seen on the landscape plan at **Figure 37**, the proposed Development Plan contains two drainage reserves, which are not intended to be used as formal outdoor recreation facilities, and no areas that are set aside for use as public open space.

As discussed previously, this approach has been chosen because:

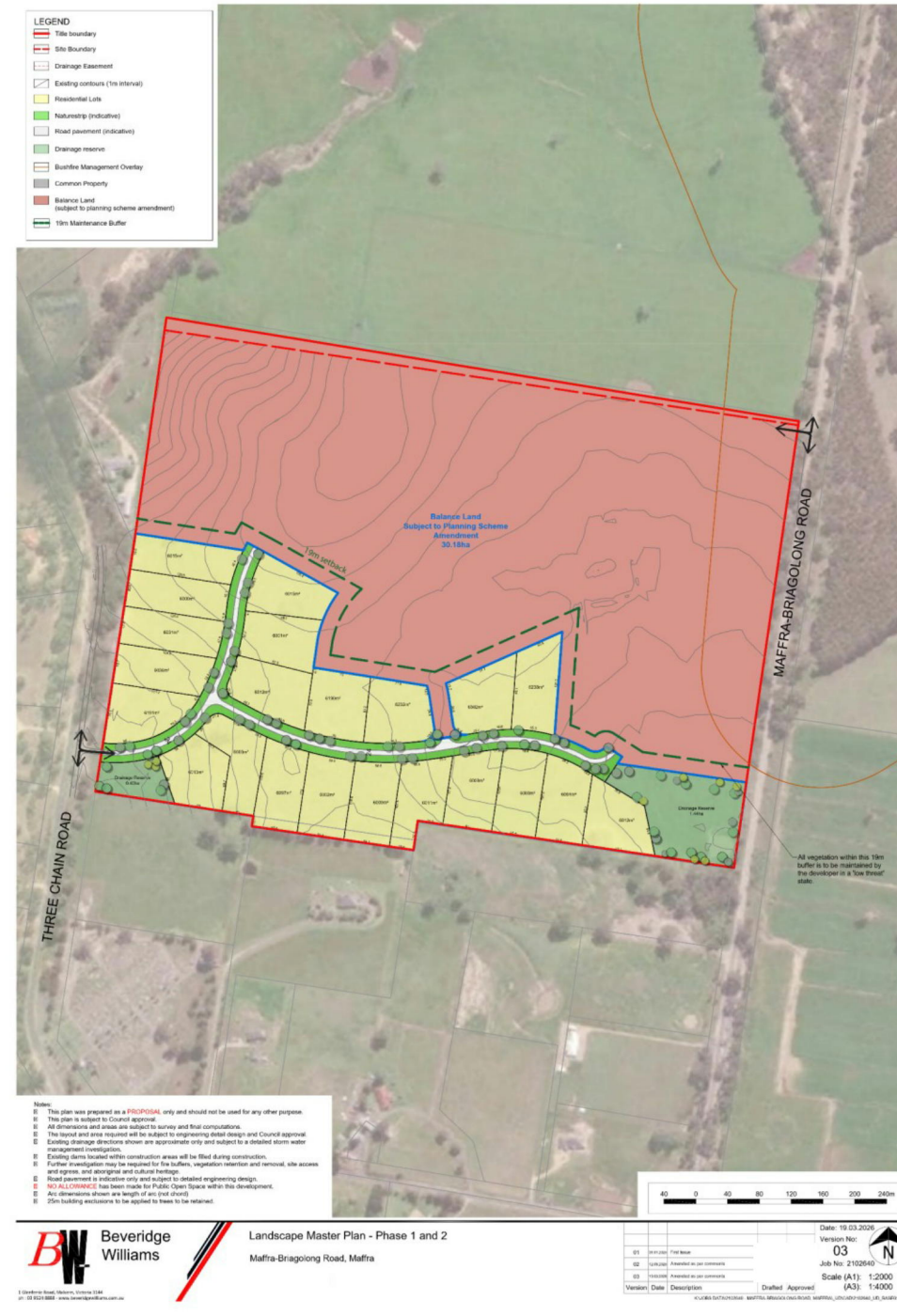
- Council's open space strategy does not identify this part of Maffra as being appropriate for a public open space reserve; and,
- The size of the lots means that future residents will enjoy access to large areas of unencumbered open space within their own private properties, which will allow for outdoor recreation activities.

The public open space is integrated into, and accessible via, clearly defined local network pathways for pedestrian and /or cyclist.

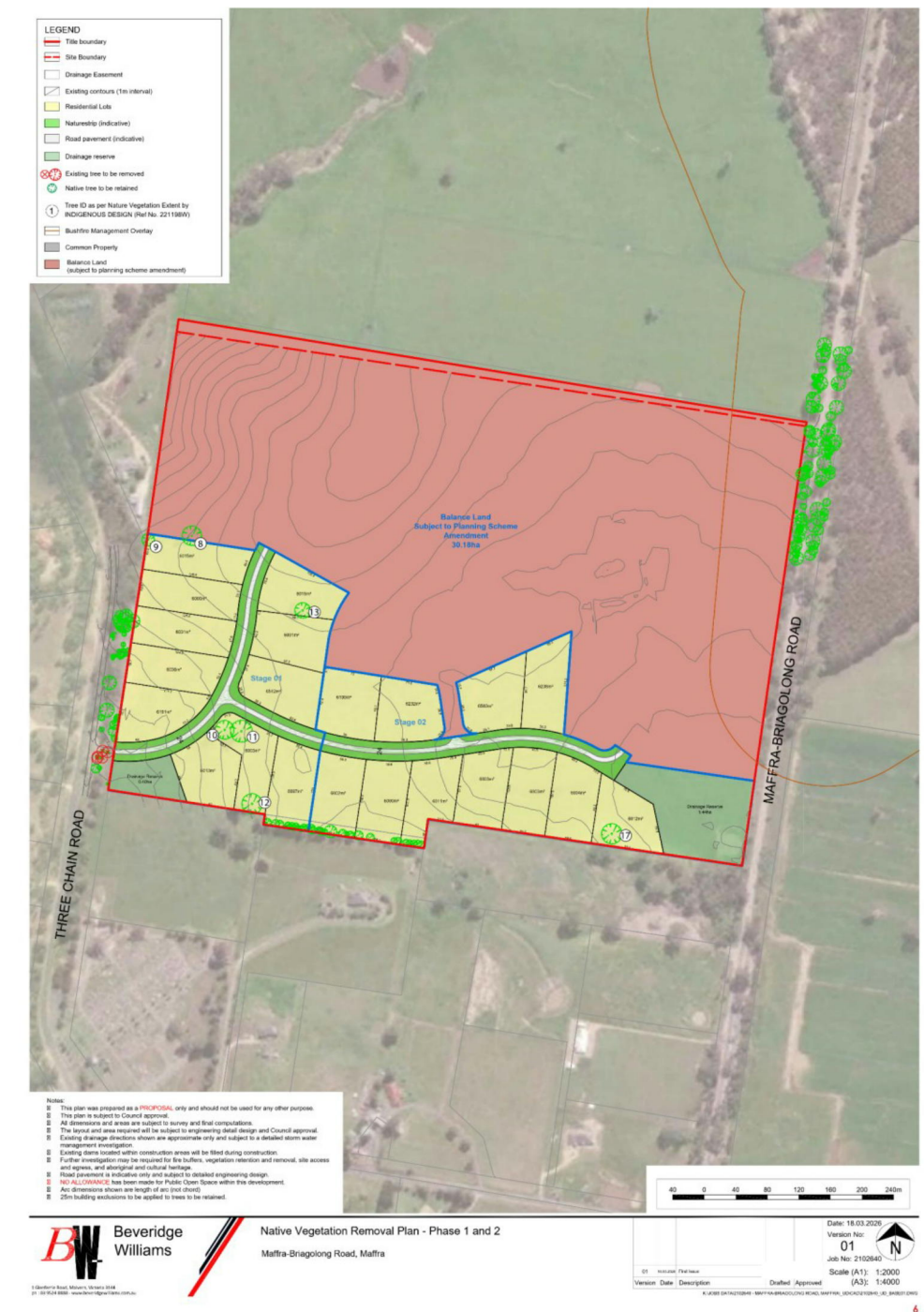
As discussed above, the proposed Development Plan does not include any areas of public open space.

An overall scheme for landscape planting and the preservation of stands of exiting indigenous vegetation and individual trees wherever possible.

As can be seen from the landscape plan at **Figure 37** and vegetation removal plan at **Figure 38**, the proposed Development Plan seeks to provide new plantings at regular intervals along the road reserves, whilst retaining existing stands of indigenous vegetation wherever possible.



**Figure 37:** Proposed Landscape Plan



**Figure 38:** Proposed Vegetation Removal Plan