APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1

DP NAME: Carter Street

DATE: 20/02/2025
SIGNED: Miriam Turner
OFFICER TITLE: Strategic Planner

(Page: 1 of 19)

CARTER STREET DEVELOPMENT PLAN

Carter & Hobsons Streets, Stratford

Prepared by:

The NBA Group

Wellington Shire Council

July 2024

ABN 197 748 327 43

6-8 Wellington Park Way, Sale 3850
156 Commercial Road, Morwell 3840

PO Box 1170 Sale VIC 3850
0418 402 204

admin@nbagroup.com.au
www.nbagroup.com.au

Document Status

Version	Date	Description	Prepared By	Revised by
1	May 2024	For approval	[redacted]	[redacted]
2	July 2024	For approval	[redacted]	[redacted]

Disclaimer
This report may be of assistance to you and has been made with careful consideration and with the best information available to the NBA Group at the time of writing. Before relying on information in this report, users should carefully evaluate the accuracy, completeness and relevance of the information provided for their purposes. The NBA Group does not accept responsibility for how you apply or rely on the information in this report

Table of Contents

1. Introduction 5
2. Local Context and Site Description 7
2.1 Regional Context 7
2.2 Local Context 8
2.3 Development Plan Area 9
2.4 Surrounding Area 10
3. Development Plan 11
3.1 Land Use & Subdivision 12
3.2 Infrastructure Services 13
3.3 Community Facilities, Open Space & Amenity 15
3.4 Bushfire Considerations 16
3.5 Vegetation 17
3.6 Process & Outcomes 18

Appendices

Appendix 1 – Certificate of Titles

Appendix 2 – Site & Context Description 30635P1_Version 1;

Appendix 3 – Development Plan 30635DP1_Version 1;

Appendix 4 – Streetscape Cross Sections Plan 30635DP2_Version 1;

Appendix 5 - Landscape Concept Plan 30635LMP01_Version 1;

Appendix 6 - Infrastructure Servicing Report

Appendix 7 – Traffic Impact Assessment Report

Appendix 8 – Stormwater Management Report

Appendix 9 – Native Vegetation Assessment

Appendix 10 – Bushfire Assessment

1. Introduction

This Development Plan (DP) applies to land referred to as ***'18 Carter Street and 41-47 Hobson Street, Stratford'*** and covers an area of approximately 5.9 hectares. The land is situated on the eastern periphery of Stratford Town Centre.

The Development Plan will guide future use and development of the site to ensure a seamless integration with the surrounding developing areas. It has been prepared with consideration of the *East Stratford Outline Development Plan* and in accordance with the *Development Plan Overlay, Schedule 1.*

The Development Plan identifies where roads, reserves and physical infrastructure should be located and is based on best practice urban design principles.

The Development Plan will:

- *Provide seamless integration into the surrounding developed areas in terms of scale, built form and amenity;*
- *Provide a range of lot sizes that promote housing choice and affordability;*
- *Provide improved north-south connectivity;*
- *Recognise and enhance the value of significant vegetation through the retention and provision of trees where appropriate.*

The Development Plan has been informed by the following investigative reports and assessments (these reports can be found in the attached Appendices):

- **Infrastructure Servicing Report –** an assessment of available infrastructure and its ability to service the future development, prepared by *Millar | Merrigan.*
- **Traffic Impact Assessment –** an assessment of the surrounding road network and its ability to accommodate the proposed development, prepared by *O'Brien Traffic.*
- **Stormwater Management Plan –** an analysis of existing major drainage and flooding associated with the site and assessment of proposed conditions, prepared by *Afflux Consulting.*
- **Native Vegetation Assessment** – an analysis of existing vegetation on site and assessment of the proposed impacts on this vegetation, prepared by *ID Ecological Management.*
- **Bushfire Assessment –** an analysis of surrounding bushfire conditions and assessment against Clause 13.02 of the planning scheme, prepared by *Millar Merrigan.*

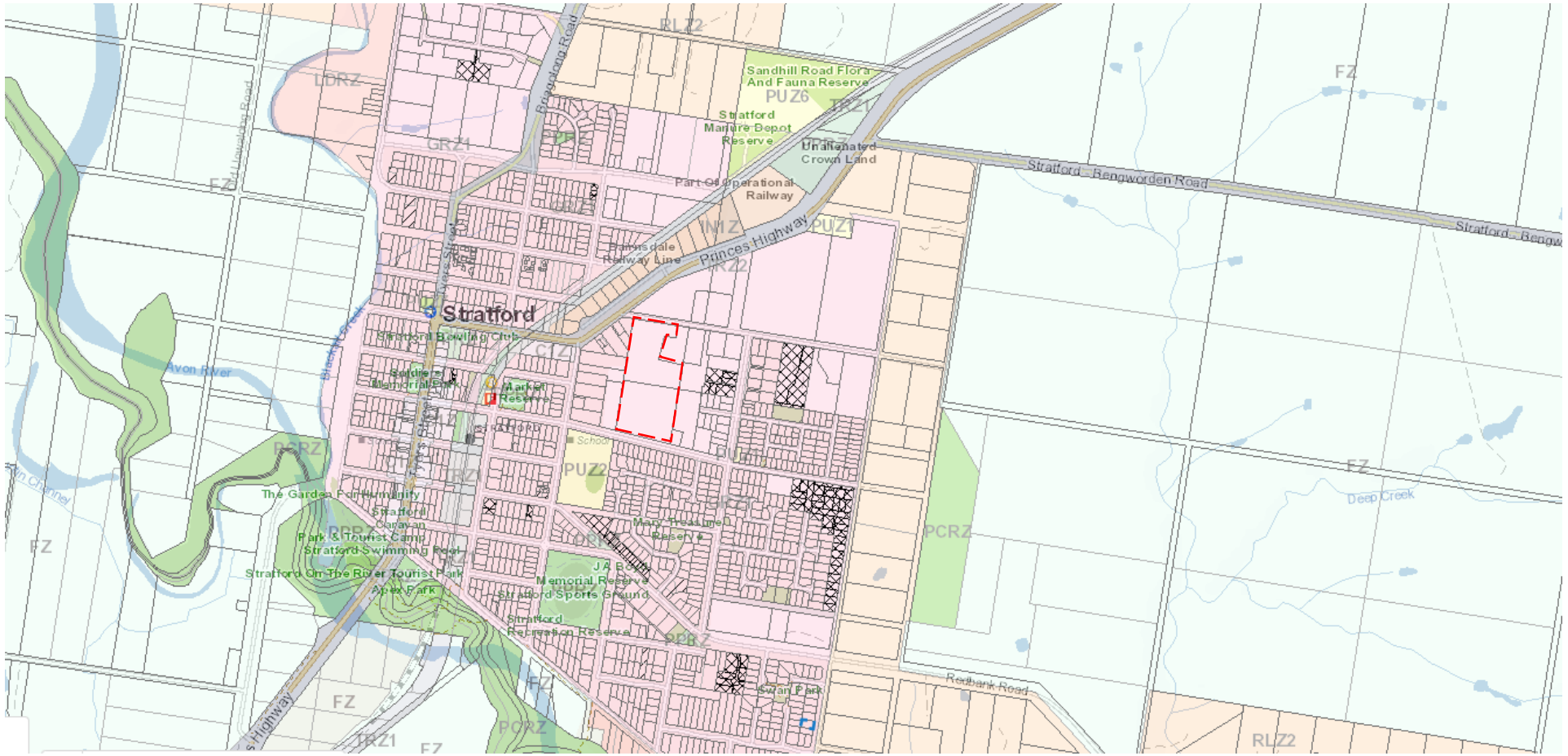

Figure 1: Context Plan

2. Local Context and Site Description

2.1 *Regional Context*

Stratford is situated approximately 235 kilometres east of the Melbourne Central Business District in the Wellington Shire Council. Stratford is an existing settlement captured within the *Gippsland Regional Growth Plan*. The Gippsland Regional Growth Plan encourages urban growth within Gippsland regional cities and sub-regional network towns such as Stratford.

Figure 2: Gippsland Regional Growth Plan

2.2 Local Context

The subject site is located on the eastern side of Stratford Township, approximately 1 kilometre from the town center. Stratford is a regional town situated along the Princes Highway, approximately 15 kilometres north of Sale.

The site is located within the settlement boundary as identified by the Stratford Strategy Plan. It is nominated in the Strategy Plan as 'Residential Supply' – all development subjected to provision of reticulated sewerage and stormwater. An extract of the Stratford Strategy Plan is reproduced below.

Figure 3: Stratford Strategy Plan

East Stratford Outline Development Plan was prepared for Council by Beca in 2007 with the purpose of providing a framework for the future development of land east of Stratford Town Centre. It provides a series of design guidelines in relation to subdivision layout, boundary interfaces, roads and access, open space, infrastructure and community services.

The Outline Development Plan (ODP) nominates a recommended road layout, open space provisions and separates the study area into precincts, and nominates the subject site as Precinct 2, whereby a maximum lot size of 1500sqm is applicable.

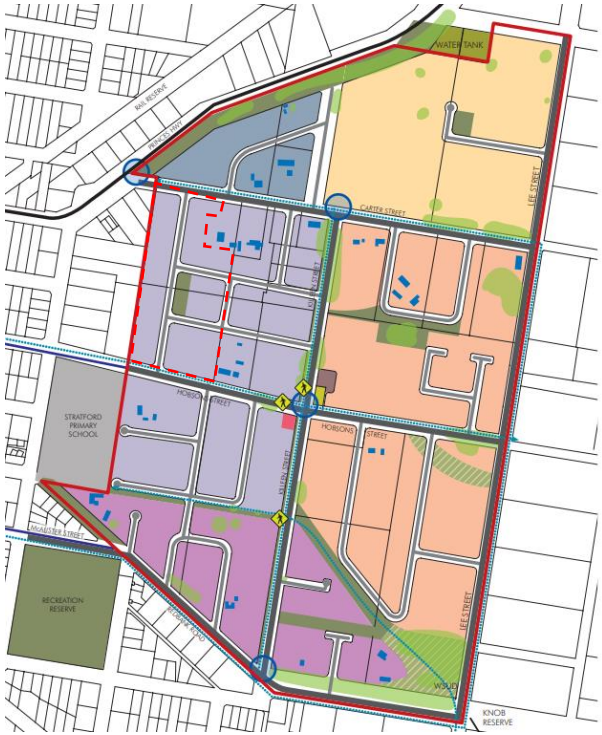

Figure 4: East Stratford Outline Development Plan

2.3 Development Plan Area

This Development Plan (DP) refers to land known as 18 Carter Street and 41-57 Hobson Street, Stratford. The two allotments which comprises the DP area results in an irregular shaped parcel situated between Carter and Hobson Street that comprises an area of 5.9ha.

The Certificate of Titles associated with the land is contained within Appendix 1.

The site contains an existing dwelling in the south-western corner, with the remainder of the land comprising of pasture grass and used as a horse grazing property. The topography of the land is generally flat.

There are two access points to the site from Hobson Street and one from Carter Street. A network of laneways are available throughout the property.

In terms of vegetation, a mix of canopy trees and native grasses are available across the site and within the Hobson Street, road reserve. Vegetation is mostly concentrated around the existing dwelling and along the boundaries of the site. A Native Vegetation Assessment has been prepared with further discussions included below.

The site can be connected to all reticulated services as determined by the attached Infrastructure Servicing Report.

The entire site is currently contained within the *General Residential Zone, Schedule 1 (GRZ1)* with the *Development Plan Overlay – Schedule 1* applying to the site.

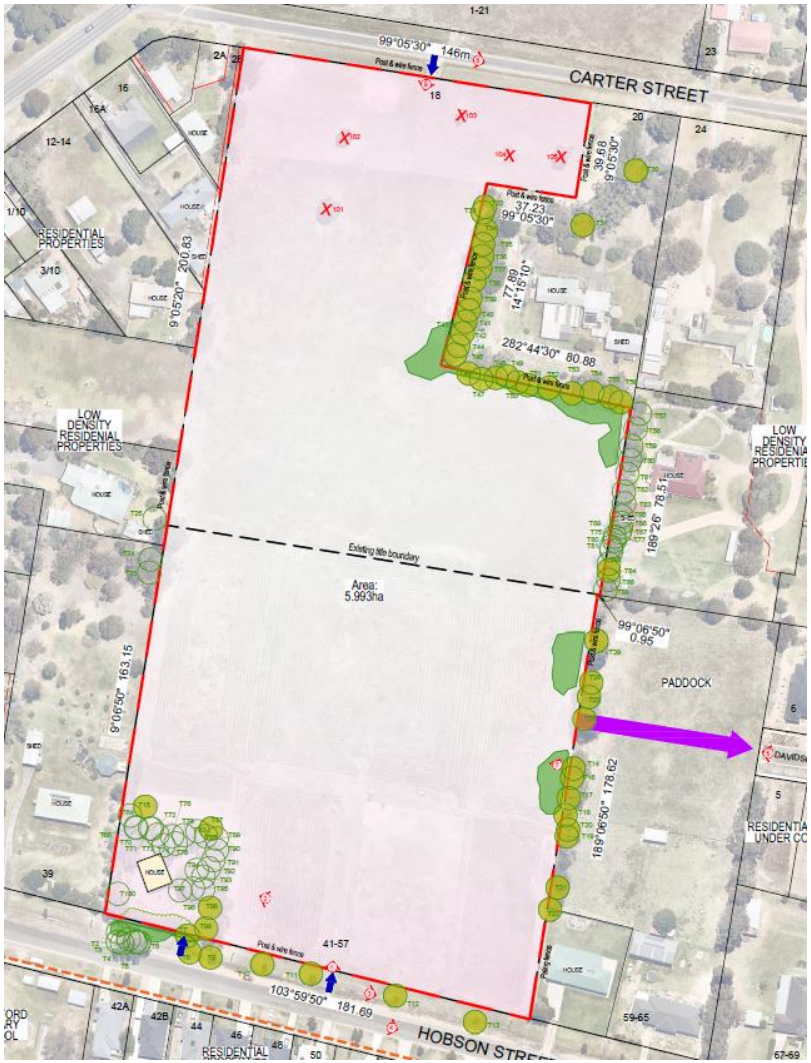

Figure 5: Site Map

2.4 *Surrounding Area*

The following provides a detailed description of the surrounding land uses.

North

The DP area abuts Carter Street to the north. Carter street is a two-way local access road with a pavement width of approximately 3.6m with unsealed shoulders on each side. North of Carter Street is undeveloped residential land currently used for grazing. The area north of Carter Street is nominated in the ODP as Precinct 3 with a maximum lot size of 2000sqm.

East

The DP area abuts rural lifestyle properties to the east comprising of dwellings and associated grazing land. These properties are within the ODP and are yet to be developed. Development has, however, occurred in land further east along Kileen Street generally in line with the ODP.

South

The DP area abuts Hobson Street to the south. Hobson Stret is a two-way local access road with a pavement width of approximately 7.8m with an unsealed shoulder present adjacent to the site and kerb and channel on the southern side. South of Hobson Street, land has been developed generally in accordance with the ODP.

West

The DP area abuts residential land to the east, that is not within the ODP boundary. Land in this direction is zoned GRZ and has generally been developed for residential purposes. A few larger parcels remain, suitable for redevelopment in line with the purpose of the zone in the future.

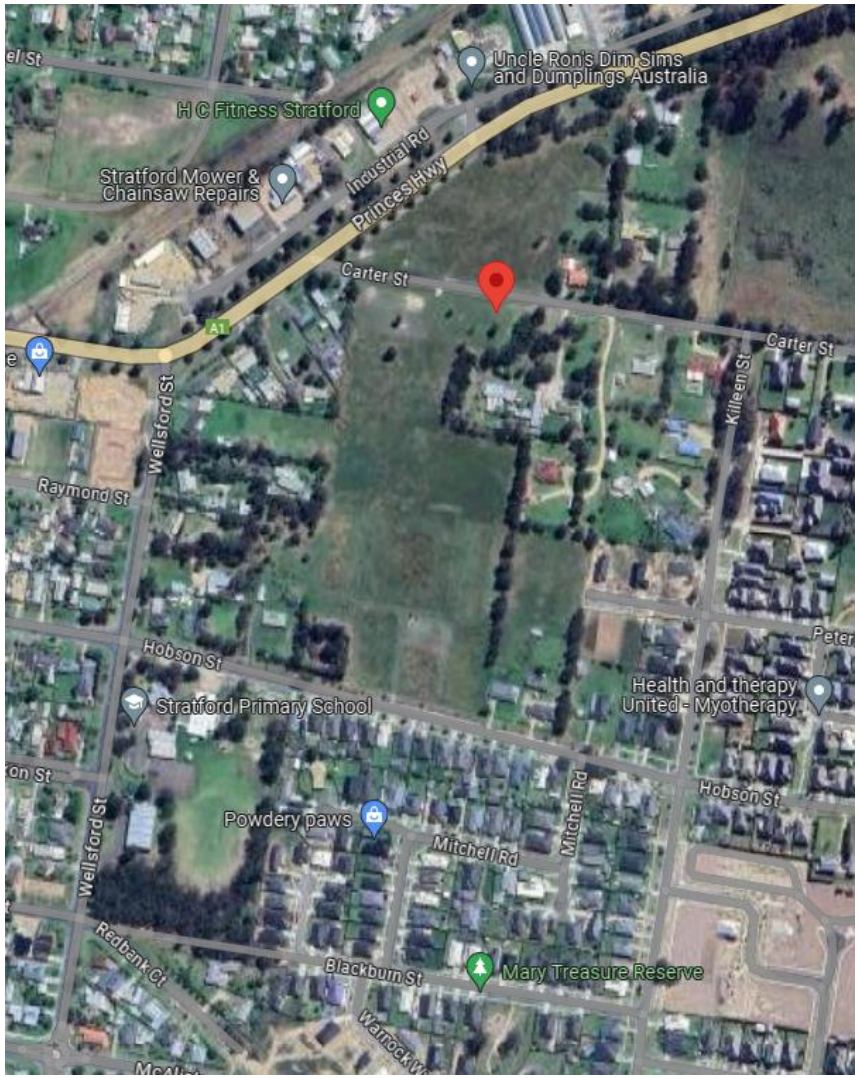

Figure 6 : Surrounding area plan

3. Development Plan

The Development Plan has been prepared in accordance with the objectives of the Wellington Planning scheme and the strategic directions for the area, namely the Stratford Strategy Plan and East Stratford Outline Development Plan. The Development Plan is attached.

The ultimate vision for the East Stratford ODP area is:

> *To create and maintain a high quality and well-serviced residential area with appealing lifestyle opportunities that retains the neighbourhood's predominantly 'rural feel'. This neighbourhood should provide a variety of dwelling types and sizes that utilise the existing environmental features including, topography and rural open spaces, as well as a layout that acknowledges the character of Stratford and its unique attributes, such as the Avon River and The Knob reserve. The ODP should have strong pedestrian and vehicular connections to the Stratford Town Centre and utilise the ODP's 'precincts' approach to encourage a transition of residential densities from the Town Centre to rural living land in the east.*

Schedule 1 to the *Development Plan Overlay* relates to Residential Areas and stipulates key requirements under the following categories:

- *Land Use and Subdivision;*
- *Infrastructure Services;*
- *Community Facilities;*
- *Open Space Network and General Amenity;*
- *Process and Outcomes.*

These requirement categories roughly correlate to those within the ODP and as such, are utilised as an assessment tool to demonstrate the appropriateness of the Development Plan within this report.

Figure 7: Carter Street Development Plan

3.1 *Land Use & Subdivision*

The proposed Development Plan seeks to deliver a development that is in keeping with the character of the existing areas of Stratford and preferred character outlined in strategic documentation as follows:

- The boundaries of the development area correlate with those within the ODP. It provides for development of the western extent of the ODP and opportunity for properties to the east to connect to the development. The Development Plan includes two properties whose properties owners are ready to develop.
- The Development Plan demonstrates a subdivision layout in line with the maximum lot size provisions of the ODP. The subdivision layout provides for 64 lots with an average lot size of 665sqm and a density of 11.45 lots per hectare.
- The existing dwelling located on site is dated and can be removed to facilitate development of the site in accordance with the ODP.
- The Development Plan demonstrates the proposed use and development of each area of the site.
- Much of the site is to be utilized for residential purposes except for a centrally located open space reserve of 4100sqm.
- The proposed open space reserve occupies 7% of the site and provides flexibility for interim drainage treatment if required, together with opportunities for use as passive open space by future residents.
- The proposed reserve is appropriately located within the center of the site where it is easily accessible to all residents. The reserve can be attractively landscaped as required.
- The Development Plan demonstrates a street network that includes pedestrian footpaths on each side of the roads to provide direct, safe, and convenient pedestrian access within the site and connection to external areas.
- The proposed road layout is considered appropriate, providing links to the existing road networks of Carter Street and Hobson Street.
- A road link is provided to the east to allow for connection for future development areas provided in the ODP.
- The proposed road network has been designed in accordance with Greener Wellington to provide substantial streetscape plantings as required to enhance the treed environment of the development.
- A variety of road cross sections are provided within the development plan area including:
    - A wide tree lined entrance road situated between Hobson Street and Cater Street. The road reserve varies between 18 metres at the northern end and 24 metres at the southern end to provide for retention of existing trees, and a 4.7-metre-wide nature strip on one side of the road in accordance with Greener Wellington.
    - A 16 metre internal road network, with street trees and footpaths on each side of the road, with the exception of sections of the road adjacent to the public open space reserve, where walking and cycling is encouraged within the reserve.
    - A 20 metre connector road to the west to provide for future connection to Davidson Road.
    - A 10 metre laneway situated between the public open space reserve and allotments, providing for access to a limited number of lots and encouraging surveillance over the public space.
- A Traffic Impact Assessment has been prepared for the proposed Development Plan and confirms the surrounding road network capable of accommodating the proposed development and that the internal road network is satisfactory.

3.2 *Infrastructure Services*

An Infrastructure Servicing Report (Millar Merrigan) and Stormwater Management Plan (Afflux Consulting) have been prepared as part of this Development Plan. They provide the following in relation to infrastructure services:

- **Sewerage:** Services are available within the area including on the north side of Hobson Street, the end of Davidson Road and within Princes Highway to the west of the site at the intersection with Carter Street. Future development can connect to this infrastructure subject to detailed design.
- **Water:** Existing water mains are available along the south side of Carter Street adjacent to the site and on the opposite side of Hobson Street. A recently constructed water main was also provided to the end of Davidson Street. Future development can connect to this infrastructure subject to detailed design.
- **Electricity:** Numerous low voltage underground and overhead electricity lines are available within the vicinity of the site and are available for connection to.
- **Telecommunications:** Telstra/NBN facilities are available within Carter Street and Hobsons Street. Future development can connect to this infrastructure subject to detailed design.
- **Gas:** There is no requirement to connect to gas.
- **Stormwater:**
    - Existing drainage infrastructure is available within the Carter Street streetscape (swales), Hobsons Street (375mm diametre drains and an existing swale) and Davidson Street (600mm diametre drain).
    - The ODP included a drainage investigation of East Stratford by Water Technology in 2020 and introduced a new drainage strategy, including centralised and de-centralised methods to mitigate flood risk.
    - The ODP identified overland flow paths that traverse the site in a north south and an east west direction. The Development Plan is provided with a road network that generally aligns with these overland flow paths.
    - Stormwater associated with the development must be restricted to predevelopment levels to mitigate flood risk.
    - The Stormwater Management Plan by Afflux notes multiple options for attenuation storage including:
        - In street storage which may be cost prohibitive and impractical to deliver.
        - Attenuation within the open space reserve as a temporary asset. The reserve is sufficiently large enough to deliver approximately 1600m³ of attenuation whilst also providing for sufficient space for reserve embellishment and use by residents for recreational purposes.
        - Delivery of the regional storage option per the Water Technology strategy which includes sub catchment outlets and construction of a final basin to the south east of Stratford. Given the costs and works associated with this option it may be that a scheme charge is developed for delivery.

- The Development Plan has been prepared to allow flexibility for attenuation options, depending on the timing of development, delivery of the ultimate solution and financial constraints. As proposed, interim solutions can be provided to the satisfaction of the responsible authority until such a time that the regional storage option is available.
- The Stormwater Management Plan explores three options for water quality treatment:
  - The open space area can cater for a wetland and sediment basin system with a total area of at least 2000m², which can comfortably fit within the open space reserve.
  - As per the Water Technology report, a regional treatment option is available and would require the payment of offsets towards the construction of the asset.
  - The Water Technology drainage strategy also explored a local asset option that would see the construction of three rain gardens within this subdivision. These assets could be distributed around the subdivision layout and would require approximately 2000sqm surface area.
- The Development Plan has been prepared to allow flexibility for water treatment options, depending on the timing of development and delivery of the regional solution. As proposed, the Development Plan provides interim solutions that can be accommodated at the subdivision stage, subject to detailed design and approval by the responsible authority.
- Stormwater management should be provided consistent with the Afflux report as part of future subdivision applications.

Figure 8: Proposed Interim Solutions

3.3 Community Facilities, *Open Space & Amenity*

There are no community facilities proposed or required as part of this development plan.

Suitable community facilities are available within the main township of Stratford a short walk from the subject site.

The Development Plan provides informal opportunities for community gathering through provision of a centrally located reserve. The reserve provides for 4100sqm and is easily accessible to all lots within the Development Plan. It will also be easily accessible to surrounding areas when they are developed and road links are continued.

At the subdivision stage, detailed landscaping design for the reserve should be prepared. The extent and type of reserve embellishment provided will depend largely on the timing of the development and the drainage solution that is pursued. Should attenuation and treatment be required to be accommodated within the reserve, embellishment may include public seating, shelter and pathways together with canopy tree and understory planting. A preliminary landscape treatment has been prepared to demonstrate how the reserve could be landscaped with drainage infrastructure.

Should the regional drainage strategy be available, there may be additional space within the reserve for further embellishment, play spaces and the like.

Figure 9: Indicative Landscape Treatment

3.4 *Bushfire Considerations*

The site is not affected by a Bushfire Management Overlay, however Bushfire Planning (Clause 13.02-1S) must be applied to all planning and decision making in Bushfire Prone Areas (BPA).

As depicted in Figure 10, the Development Plan area is contained within a BPA and as such bushfire construction requirements will apply to each future lot in this area at building permit stage. A minimum construction level of BAL 12.5 (Bushfire Attack Level) is imposed by AS3959-2009 Construction of Buildings in Bushfire Prone Areas and the BAL is increased as the bushfire hazard increases. Vegetation and slope within 100 metres of a dwelling is considered in determining the BAL.

A Bushfire Assessment has been prepared for the Development plan and concludes that the landscape risk is moderated to an acceptable level given the land is in a residential zone on the edge of an existing urban area.

Low threat vegetation categorized by roads and lots with dwellings that comprise of manicured lawns and cultivated gardens are available to the east, west and south of the site. These areas are not a consideration under AS3959. A grassland hazard exists to the north of the site, however this is considered to be temporary in nature given the land is identified for future growth. In response to this the Development Plan has shown a BAL 12.5 setback to the lots adjacent to Carter Street. Ample space is available for development of these lost outside the BAL 12.5 setback.

Any new landscaping within the site will not be of a scale that presents a hazard to the Development Plan area.

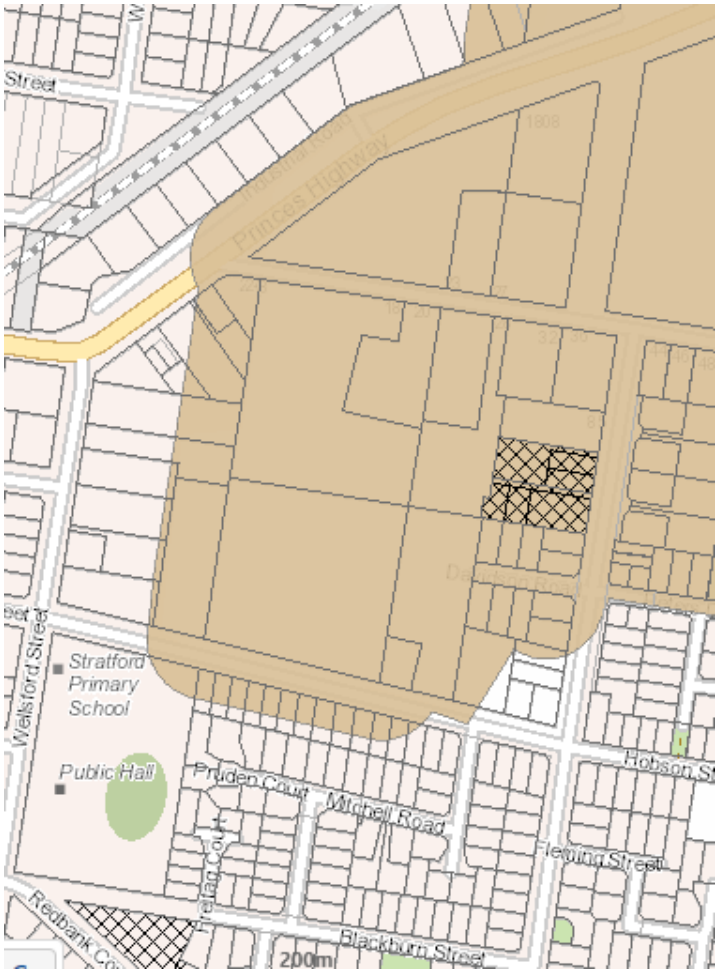

Figure 10: Bushfire Prone Area Mapping

3.5 *Vegetation*

A Native Vegetation Report has been prepared for the Development Plan by ID Ecological. It assesses all vegetation on site and identifies the following within the study area:

- 11 Gippsland Red Gum established on the site and 5 others previously located on the site;
- 42 locally native trees that are considered planted;
- 6 native trees on the Hobson Street roadside that are thought to have been recruits from nearby plantings (Gippsland Red Gums);
- 41 native trees that are all considered planted;
- Habitat Zone 1 – modified remnant grasses along the eastern fence line with an overall poor habitat score;
- Habitat Zone 2 – small fragment of native understory located along the eastern fence line also with an overall poor habitat score due to its modification;
- Habitat Zone 3 – modified remnant zone within the damper area of the site along the central eastern fence line with a poor overall habitat score;
- Habitat Zone 4 – modified remnant zone of native grasses within the Hobson Steet roadside verge with a poor overall habitat score.

The ODP identifies a small patch of 'significant Red Gums' that appear to be a single tree within the site. Aerial photograph shows this tree declining from around 2015, prior to its removal in 2018. Otherwise, the ODP provides no recommendation for protection of native vegetation beyond providing the identified significant red gums 'where possible'.

The Development plan encourages the avoid, minimize and offset principles and is specifically designed to facilitate this approach. As proposed it requires the removal of:

- 3 patches of Plans Grassy Woodland vegetation within the site (HZ1, 2 and 3);
- 10 small scattered trees, identified as 9, 15, 87, 98, 99, 101 and 105.

The Development Plan encourages subdivision applications to consider the retention of vegetation. As such, it recommends a road alignment and width that will provide for the retention of significant Red Gums within the newly created road reserve and within Hobson Street, subject to detailed design at the subdivision stage.

Similarly, the Development Plan provides an opportunity for vegetation within Hobson Street, road reserve to be avoided and vegetation removal in this area to be minimized. Subdivision design should consider crossing locations that will allow for the retention of vegetation in this area.

Pursuant to the avoid, minimize and offset provisions, vegetation that is required to be removed to facilitate development, should be appropriately offset, as per the recommendations of the Native Vegetation Assessment.

3.6 *Process & Outcomes*

Any application for subdivision should consider the following:

- Subdivision layouts must be generally in accordance with the Development Plan.
- Subdivision layouts must meet the requirements of *Clause 56: Subdivision* at the discretion of Wellington Shire Council.
- Open space must be provided in accordance with the Development Plan and *Clause 52.01: Public Open Space Contribution and Subdivision*, at the discretion of Wellington Shire Council.
- Street networks should support building frontages with two-way surveillance.
- Provide for walking and cycling networks that link with existing pathways and provide for circulation to town in accordance with *Healthy by Design Guidelines.*
- Infrastructure must be designed and constructed in accordance with Council's infrastructure design guidelines and the Victorian *Stormwater Committee Best Practice Guidelines*.
- Subdivision design should consider the retention and protection of native vegetation where possible and provision of offsets where applicable under Clause 52.17.
- A landscape master plan should be prepared and submitted as part of any subdivision application or completed as part of a permit condition. The plan must be generally in accordance with the Landscape Concept Plan attached at Appendix 6.
- Any possible staging for the subdivision should provide for the orderly and timely provision of services.

END OF DOCUMENT