

**546 Deakin Avenue
Mildura (Lot 1 TP 683910
and Lot 1 TP 8511109)**

Development Plan

**546 Deakin Avenue
MILDURA 3500**

**Prepared for:
Turk Superannuation Pty Ltd**

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**HATCH
PLANNING**



Table of Contents (Hyperlinked)

1. Introduction3

2. Subject site and surrounding area and planning controls5

 2.1 Site and area 5

 2.2 Planning controls..... 10

3. Planning Objectives to be achieved.....18

4. Conclusion.....20

5. Attachment A – Development Plan21

1. Introduction

This Development Plan has been prepared in association with Price Merrett and Dean Zrna Dezigns for Turk Superannuation Pty Ltd.

The land comprises of two parcels of land formally known as Lot 1 TP 683910 & Lot 1 TP 8511109 or commonly known as 546 Deakin Avenue.

The subject land is located within the Development Plan Overlay Schedule 1 (DPO1).

Clause 43.04-4 Preparation of the development plan states:

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, 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.*

Additionally, Clause 3.0 within the Schedule to the Development Plan overlay states:

The development plan must provide the following:

- *A clearly distinguishable road hierarchy with the differences in road function reflected in the road width, design layout and road reserve treatments;*
- *A range of residential lot sizes.*
- *The lot layout, size and density.*

- *Innovative design of all proposed public open spaces incorporating pedestrian and cycle paths and linking open space networks with community facilities and local neighbourhood activity centres with the surrounding residential precinct;*
- *The means of servicing to lots including the provision of reticulated water and sewer to all residential lots.*
- *The need for open space and any other community infrastructure as considered necessary by the responsible authority.*
- *The impact of the development on any sites of flora or fauna significance, archaeological significance or significant views that may affect the land.*
- *Retention of any existing trees of value and an appropriate landscaping theme for nature strips and public open space including the use of salt tolerant plants.*
- *Identification of common trenching of compatible services.*
- *The application of water sensitive urban design principles.*
- *The comments of the owners of the land.*
- *The comments of Lower Murray Water.*

This report will address the above matters.

2. Subject site and surrounding area and planning controls

2.1 Site and area

The subject site, Lot 1 TP 683910 & Lot 1 TP 8511109, known commonly as 546 Deakin Avenue, is two allotments with a combined area of 6.835 hectares located approximately 580 meters south west of Mildura Central, being one of Mildura's main activity centres. The subject land is generally rectangular in shape, and contains an existing structure located in the north-eastern corner of the site. Access to the site is via an existing crossover along the Deakin Avenue Service Road.

The surrounding area generally comprises of existing Residential land that has all being developed over various periods in the past. However, connectivity is clearly envisaged with both adjoining lots to the east and west respectively containing through roads abutting the subject land.

The surrounding land is located within *Mildura South Master RDP (inc East Grange and 514 Deakin)* which was approved 2005, the subject land was left out of this development plan.

The subject site has access to reticulated electricity, telecommunications, water and sewer.

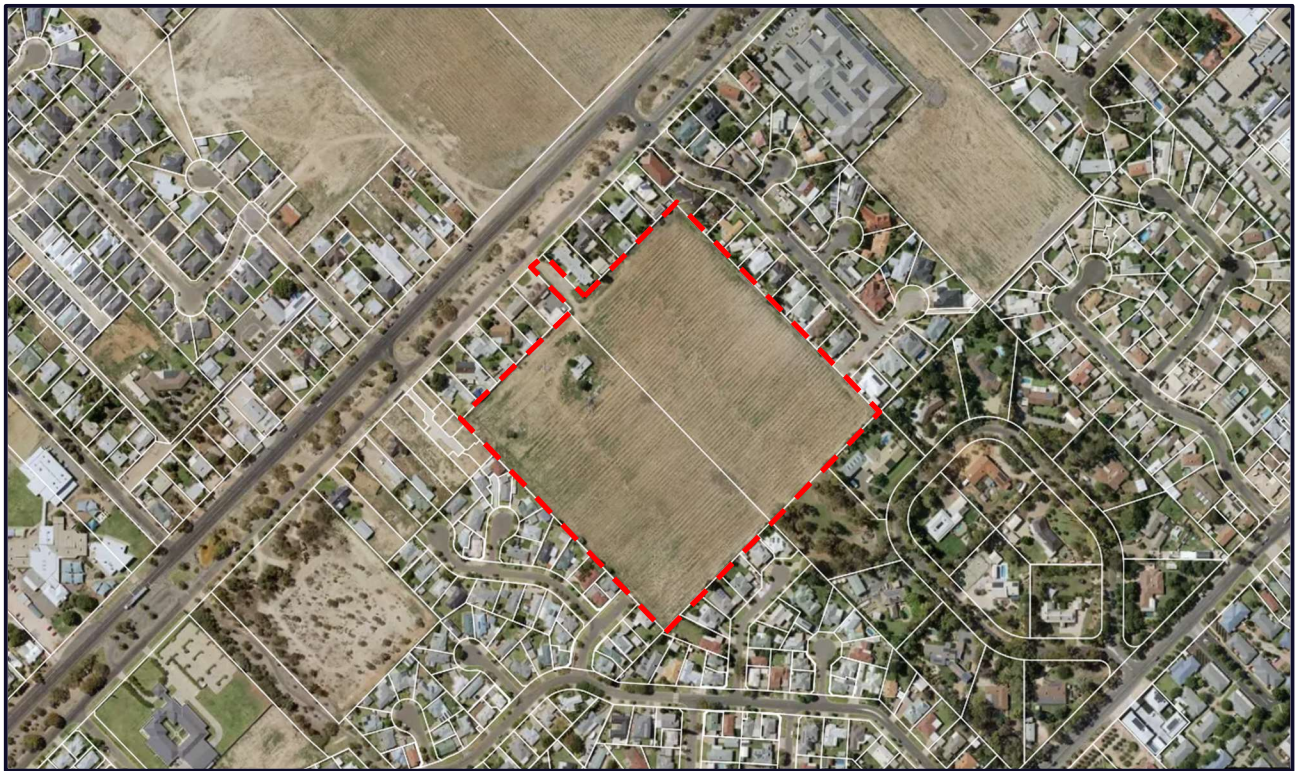


Figure 1: Subject site (highlighted) Source: Metromap



Figure 2: Entry from Deakin Avenue



Figure 3: Existing dwelling (to be demolished)



Figure 4: Harmony Drive viewing north-east



Figure 5: Harmony Drive viewing south-west



Figure 6: Eastwood Drive viewing south-west



Figure 7: Harmony Drive viewing north-east



Figure 8: Subject land viewing towards The Grange Park

2.2 Planning controls

The subject land is located within the General Residential Zone (GRZ) under the Mildura Planning Scheme. An extract of the relevant zoning map is provided below



Figure 9: Zoning map of subject site and immediate surrounds. Source: VicPlan

The subject land is covered by the following overlays under the Mildura Planning Scheme:

- Design and Development Overlay – Schedules 1 and 8 (DDO1 and DDO8)
- Development Contributions Plan Overlay – Schedules 1 and 2 (DCPO1 and DCPO2)
- Development Plan Overlay – Schedule 1 (DPO1)
- Salinity Management Overlay (SMO)
- Specific Controls Overlay (SCO)

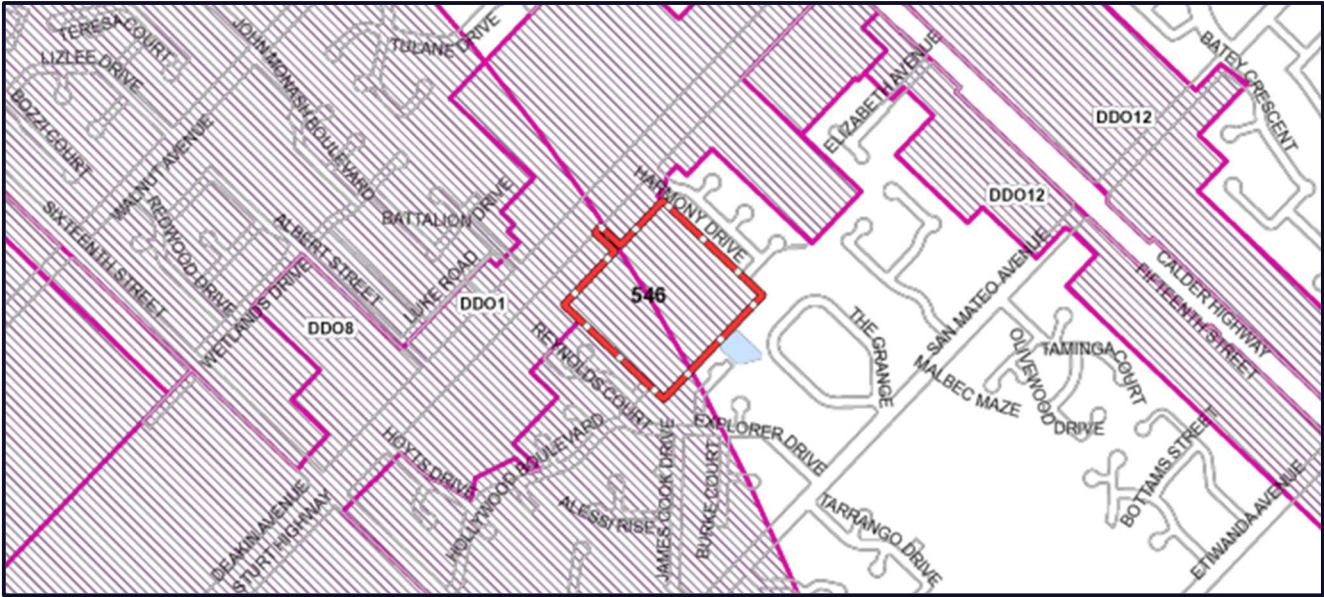


Figure 10: DDO map of subject site and immediate surrounds. Source: VicPlan



Figure 11: DCPO map of subject site and immediate surrounds. Source: VicPlan

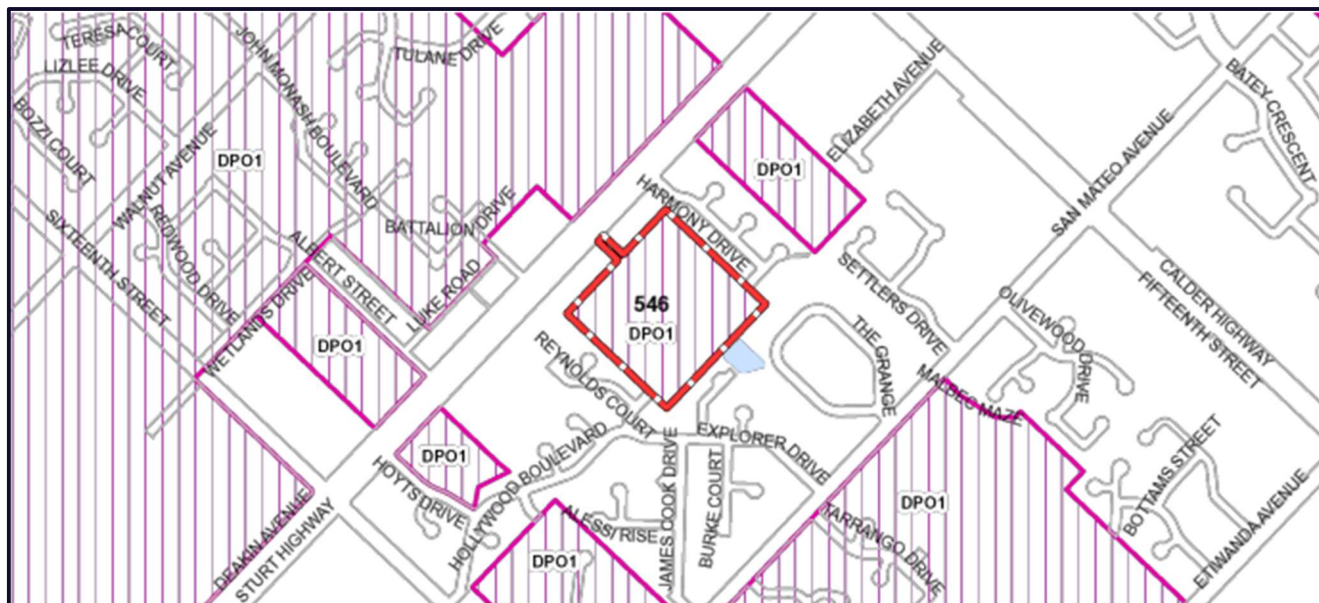


Figure 12: DPO map of subject site and immediate surrounds. Source: VicPlan



Figure 13: SMO map of subject site and immediate surrounds. Source: VicPlan

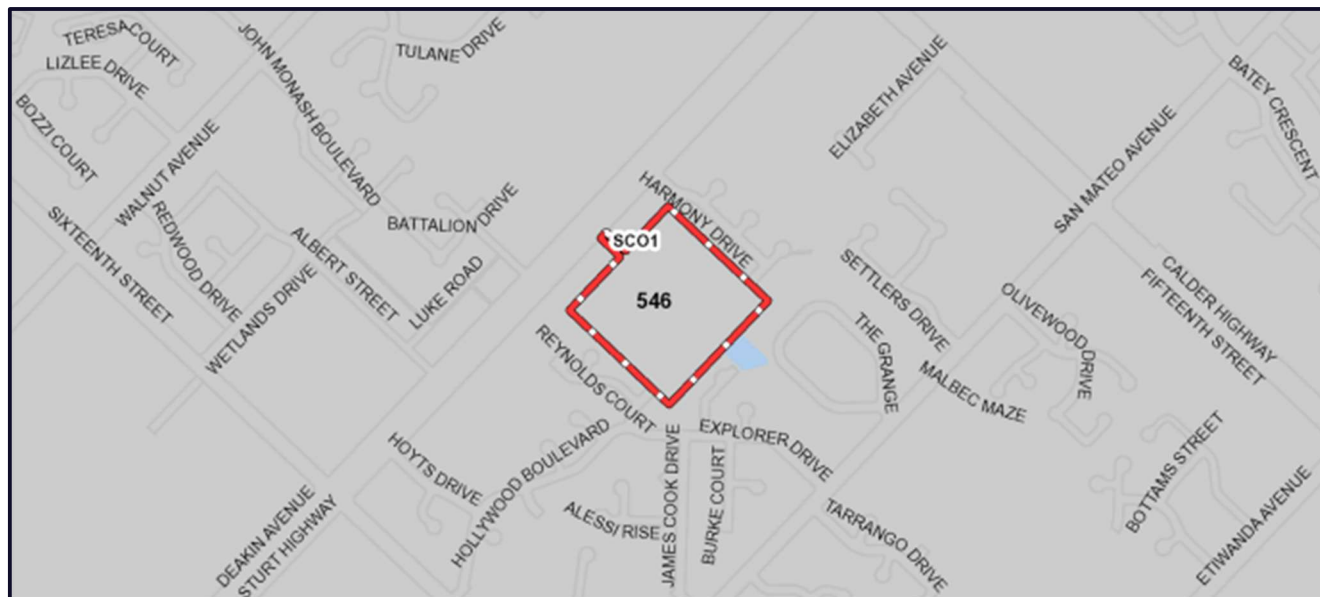


Figure 14: SCO map of subject site and immediate surrounds. Source: VicPlan

3. Planning Objectives to be achieved

Accessible walkable neighborhoods that encourage reduced car use

- *Promote connectivity with short blocks (<200m long) and by maximising connections to adjacent development.*
- *Provide a legible street network that is easy to navigate by following a broadly grid pattern, with movement corridors and lines of sight directly linking key destinations within the site.*
- *Avoid cul-de-sacs, provide permeability with landscaped pedestrian connections to provide through routes.*

Compact neighborhoods

- *Provide diverse lot sizes and a range of lot types to better meet future community housing needs.*

Crime prevention through Environmental Design (CPTED)

- *All streets and parks should be addressed by the front elevations of houses, to enhance overlooking and improve safety for pedestrians and cyclists.*
- *Surround public open space by edge roads to provide easy access and encourage overlooking by passing traffic*

Landscape design principals

- *Land reserved for drainage is integrated into the public open space network with the inclusion of paths, landscaping and additional unencumbered space to allow public access and use.*
- *Public open space is provisioned in accordance with the appropriate classification as detailed in the Mildura Public Open Space Strategy 2021.*
 - *The Grange Park is extended into the site to meet the internal road network, the design of the extended area of the Grange Park is designed to meet the standard of 'Neighbourhood Park' as detailed in the Mildura Public Open Space Strategy 2021.*
 - *A 'Neighbourhood Park' should contain the following*
 - *Grassed 'Kick-about' Area*
 - *Play Equipment*
 - *Picnic Facilities*

- *Park Furniture (i.e. Seating)*
 - *Shade / Shelter*
 - *Pathways / Trails (Unsealed)*
 - *Shade Trees / Feature Trees*
 - *Water Sensitive Urban Design (WSUD)*
 - *Crime Prevention Through Environmental Design*
-
- *Any Land reserved for drainage is integrated into the public open space network with the inclusion of paths, landscaping and additional unencumbered space to allow public access and use.*

A sense of place

- *Provide an attractive sense of arrival at each entrance to the site and to each character precinct, through the use of landscape.*
- *Articulate decision points in the movement network through the use of attractive and distinctive built form and landscape.*

Traffic safety

- *Promote traffic speeds and behaviour appropriate to a residential environment through the design of local streets and appropriate traffic calming measures.*

Energy efficiency

- *Environmentally friendly development where lot layout and design supports more energy efficient dwellings.*
- *Where possible align streets and dwellings to optimise solar access and shading.*

Contribute to ecological value/ encourage climate resilience

- *Provision of street trees is maximised within council guidelines to provide the greatest possible future canopy cover.*
- *Street tree varieties selected are native, climate resilient, and will provide significant canopy cover when mature. Varieties should be to the satisfaction of council.*

4. Conclusion

The development plan and attached plans meet the objectives and should be supported by Council as it:

- Contains a clearly distinguishable road hierarchy with the differences in road function;
- Will provide for a range of residential lot sizes
- Successfully connects to the existing residential development towards the east and west;
- Expands the existing public open space within The Grange; and
- Has no significant impact on any flora or fauna significance or archaeological significance within the site or locality.

5. Attachment A – Development Plan

