

Development Plan Report

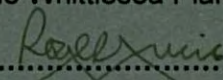
140, 150 & 160 Epping Road and
Parts of 75, 85, & 95 Harvest Home Road
(Epping North Development Plan)

January 2005

Prepared for Australand Holdings Pty Ltd

Epping North Development Plan

Development Plan approved by the City of Whittlesea
on **28 January 2005** in accordance with Clause 43.04
(Schedule 12) of the Whittlesea Planning Scheme.


.....
Signature for Responsible Authority

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1 Introduction

1.1 Overview

This development plan has been prepared to supplement the proposed subdivision and development of the subject site at 140 Epping Road for residential purposes and to satisfy the requirements of Development Plan Overlay – Schedule 12 (DPO12). It is a requirement of the Whittlesea Planning Scheme for a development plan to be prepared for the subject site which also addresses its surrounding environs.

The development plan is intended to supplement the preceding strategic planning documents which apply to the subject site and its surrounding environs; *Epping North Strategic Plan* and the *Harvest Home Local Structure Plan*.

It is acknowledged that land within the development plan area is held in multiple ownership and that a detailed development proposal has only been prepared for the 140 Epping Road site at this point in time.

This development plan provides an indicative lot layout for the entire development plan area in order to define how this remaining area within the Harvest Home LSP area (west of the transmission easement) can be developed in an orderly and sustainable fashion. Land within the development plan boundary and to the north of 140 Epping Road remains within the Rural Zone (RUZ) and the preparation of a development concept for this area has not been commissioned. Therefore, the layout of this component of the development plan must be treated as conceptual only.

This report describes the detail of the development plan which has been prepared to guide the future sustainable residential development of land within the extent of the development plan area (refer Figure 1) and has been prepared at Councils request.

Currently, under the provisions of the Whittlesea Planning Scheme the land within the Development Plan boundary is subject to the provisions of the:

- Residential 1 Zone (R1Z - 140 Epping Road);
- Rural Zone (RUZ - balance of development plan area);
- Development Plan Overlay – Schedule 12 (DPO12);
- Vegetation Protection Overlay – Schedule 2 (VPO2);
- Development Contributions Plan Overlay – Schedule 2 (DCPO2).

This report has primarily been prepared to address the requirements prescribed in Clause 2.0 of Schedule 12 to the Development Plan Overlay.

1.2 Development Plan Content

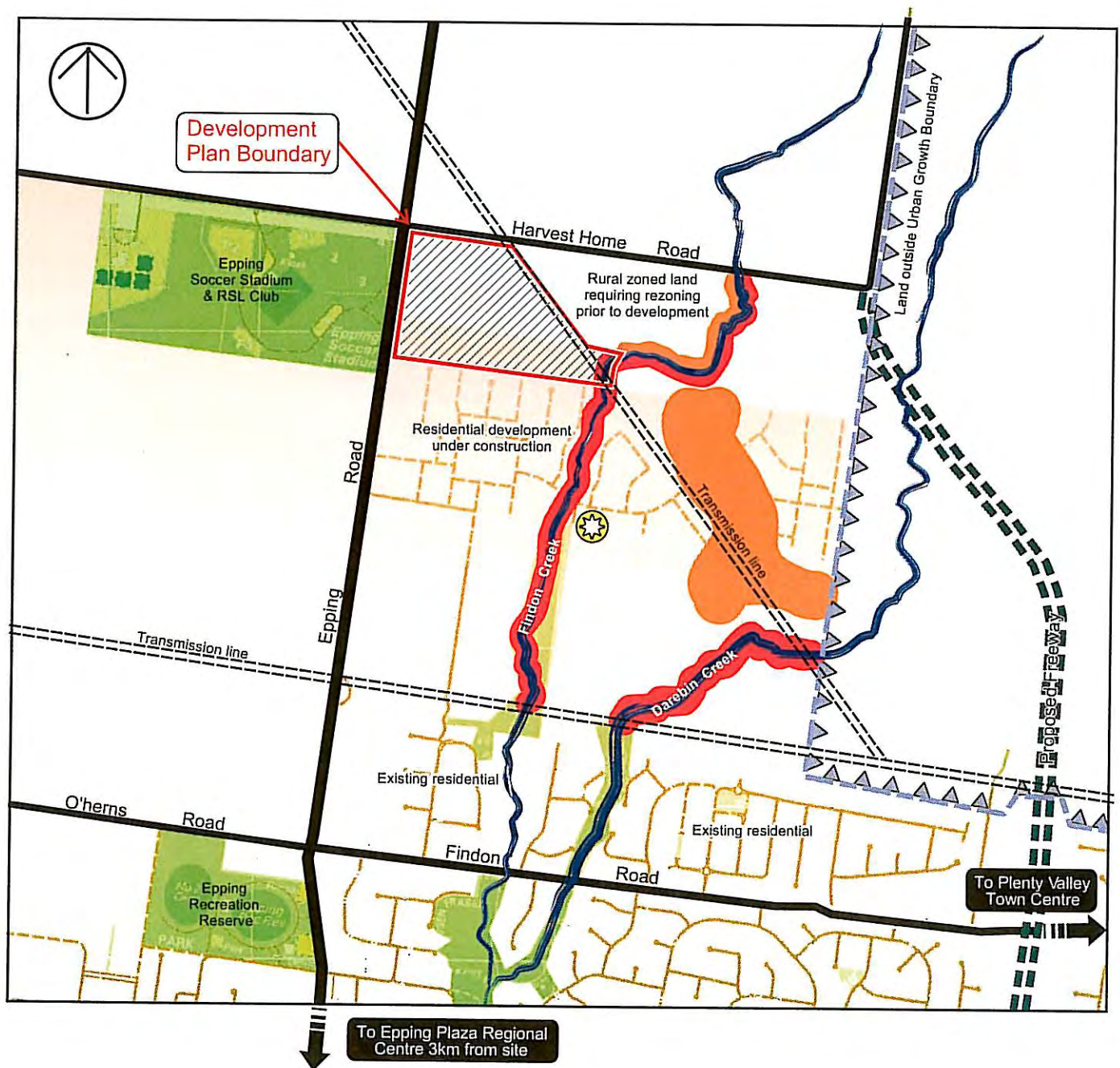
The report, together with the accompanying plans, comprises the Development Plan for the identified area (refer Figure 1). The matters addressed within this report include:

- The context of the development plan area;
- The planning context of the development plan area and reasoning for preparation of the development plan;
- Urban design vision and indicative development concept for the development plan area;
- The requirements for a development plan as addressed within Part 2.0 of DPO12

1.3 Land to which this plan applies

This plan applies to all land contained within the identified development plan boundary as illustrated in Figure 1.

Figure 1



Drawing Key:

- | | | | |
|---|---------------------------|---|--|
|  | Development Plan Boundary |  | High potential Aboriginal archaeological sensitivity |
|  | Residential zoned area |  | Moderate potential Aboriginal archaeological sensitivity |
|  | Rural zoned area |  | Proposed community/commercial centre |
|  | Urban Growth Boundary | | |

2 Site Context

2.1 Regional Context

The City of Whittlesea is located on the fringe of metropolitan Melbourne and has traditionally been characterised by its rapidly expanding residential areas and its continuing focus as a residential growth area. The southern extent of the City is located approximately 20 kilometers to the north of Melbourne. The development plan area is located within the identified Urban Growth Boundary of metropolitan Melbourne.

Epping Road is the primary north-south arterial road in the vicinity of the site and links the Epping North area with Epping and further to the Melbourne CBD. This particular area of Whittlesea is dominated by residential development, with the exception of the Principal Activity Centre of Epping.

Epping North is identified as one of the major growth corridors within the City of Whittlesea and it is envisaged that the majority of traffic generated by this growth will be serviced by the Craigieburn Bypass of the Hume Highway and the proposed freeway to link with Bindts Road (refer Figure 1).

The subject site is located within the area covered by the Epping North Strategic Plan and more specifically, the Harvest Home Local Structure Plan (refer Figure 2).

2.2 Local context

The development plan area is bound by Harvest Home Road to the north, Epping Road to the west, the northern boundary of the Hayston Valley Estate to the south and the transmission easement to the east (refer Figure 2).

The development plan area incorporates approximately 15.8 hectares of land of which approximately 5 hectares is incorporated within the transmission easement. Land within the development plan area is identified for urban purposes. With the exception of a 0.45 hectare area of land identified for open space (primarily to protect a significant stand of River Red Gums) it is envisaged that the development plan area would be developed for residential use.

However, prior to the northern portion of the development plan area being subdivided and developed for residential use, this component of the development plan area must be rezoned from the Rural Zone (RUZ) to the Residential 1 Zone (R1Z) – refer Part 3 of this report for further details. This area of land will not be considered for rezoning until a satisfactory resolution of sewer servicing constraints is achieved.

Topography

The development plan area and surrounding locality generally contains a gentle slope from west to east. Epping Road is located on a ridgeline and therefore sites to the east of Epping Road (development plan area) tend to slope eastward toward Findon Creek, whilst sites to the west of Epping Road slope westward.

Existing Land Use and Built Form

The development plan area has historically been used for agricultural purposes, primarily grazing and agistment. Residential development is advancing northward from Findon Road, on the eastern side of Epping Road, up to the southern boundary of the development plan area.

Epping Road is proposed to be duplicated in future and it is noted that a freeway (E6) is proposed to link the Metropolitan Ring Road with Harvest Home Road and Bindts Road.

A number of single dwellings exist within the development plan area. Dwellings are located on the following properties:

- 140 Epping Road
- 150 Epping Road
- 160 Epping Road

Transport, access and circulation

Access to the development plan area at present is limited to the site's frontage to Epping Road and the two proposed north-south links penetrating the development plan area from the Hayston Valley Estate. There is no bus route servicing the site as there is limited residential development in the vicinity of the development plan area. The closest bus route at present is Route No. 577 operating via Findon Road and High Street, through to the Epping Shopping Plaza.

Epping Road is an arterial road catering for one lane of traffic in each direction. In accordance with the Epping North Strategic Plan, it is envisaged that the road will be duplicated to cater for the substantial development proposed for Epping North.

The residential development occurring to the south of the development plan area is occurring in accordance with the transport and traffic policy framework provided within the Harvest Home Local Structure Plan. A high level of permeability is required through adjacent residential developments in Epping North whilst internal vehicular movements should ideally be minimised.

Open Space

The development plan area and surrounding environs (particularly to the north) are relatively unimproved, and public open spaces have not been established. Of note, however is the presence of the Epping Soccer Stadium and adjoining RSL Club located on the western side of Epping Road and within walking distance of the subject site.

It is noted however that a 0.45 hectare area of land is identified for public open space within the development plan area.

The area surrounding Findon Creek is an attractive environment and is suitable for incorporation into the regional network of open space as land is developed in the area. At this stage, the Epping North Strategic Plan identifies large areas with the potential to accommodate regional open space and the Harvest Home Local Structure Plan provides greater detail on the recreation and open space provision for the burgeoning population.

The proposed provision of open space within the development plan area is explained in Part 4.7.1 of this report.

Residential development

Residential development in the area has steadily moved toward the southern boundary of the development plan area. Established residential areas are predominantly located further to the south, in the vicinity of Findon Road.

The development of the site for residential purposes is recognised within the Harvest Home Local Structure Plan and the Residential 1 zoning of 140 Epping Road. Planning parameters designed to achieve sustainable and orderly development patterns bind all residential development within Epping North.

It is envisaged that through future rezoning and development proposals, residential development in Epping North will comprise a range of densities, contain high levels of connectivity and be accessible to a vast array of non-residential uses.

Community facilities

Due to the predominantly rural nature of Epping North and the transitional nature of development in the area, community facilities in the area are minimal.

Community facilities are generally restricted to south of Findon Road, where a number of sporting facilities and schools exist. As noted previously however, the Epping RSL and Soccer Stadium are located approximately 500m from the subject site (refer Figure 1 *Regional Context Plan*).

The Epping North Strategic Plan and Harvest Home Local Structure Plan identify the need for new community facilities in specific locations.

Retail opportunities

As with community facilities, retail opportunities are proposed to be increased in line with residential development as population increases in Epping North. The Principal Activity Centre of Epping is located approximately 3km to the south of the development plan area.

A new town centre and various neighbourhood centres are proposed for Epping North as identified in the Epping North Strategic Plan and the Harvest Home Local Structure Plan. New outlets will be developed in accordance with residential development. It is acknowledged however, that there may be a shortfall of retail opportunities in the short term.

Vegetation

Pockets of vegetation exist within the development plan area. The Harvest Home Local Structure Plan identifies a 0.45 hectare site at 150 Epping Road for open space due to a high concentration of River Red Gums present on the site. Vegetation which is deemed significant is generally restricted to River Red Gums.

An arboriculture assessment of 140 Epping Road has been undertaken in conjunction with the planning permit application for the site in which it was noted that the site presently contains 12 small trees, 4 large trees and 2 very large and old trees. The retention value of trees located at 140 Epping Road is incorporated in the Arboricultural Assessment Report at Attachment 10 to the planning application for 140 Epping Road (submitted concurrently with this Plan).

It is envisaged that further arboricultural assessment of the balance of the development plan area would reveal similar findings.

Archaeology and Heritage

An archaeological survey of the development plan area was undertaken as part of the preparation of the Harvest Home Local Structure Plan. The survey sought to identify and record archaeological sites of Aboriginal and non-Aboriginal significance.

No archaeological sites were recorded within the area covered by the Harvest Home Local Structure Plan. However, areas of potential Aboriginal archaeological sensitivity were identified. It is noted that an area of high potential Aboriginal archaeological sensitivity was identified on the far eastern component of the subject site adjacent to Findon Creek.

Biosis Research undertook a due diligence assessment of the archaeological and cultural heritage values of the site at 140 Epping Road, Epping North in November 2003. This report is provided at Attachment 11 to the planning application report for 140 Epping Road. Further detail in relation to archaeological recommendations raised in this report is addressed in Part 4.18 of this report.

Infrastructure

The site at 140 Epping Road will connect to the existing sewerage system provided as part of the Hayston Valley development which abuts this site to the south. It is understood that all existing services in the area can be extended to service the proposed development at 140 Epping Road and indeed the entire development plan area.

Details of the proposed extension of services for 140 Epping Road are provided in Part 5.2.6 of the original planning application report for the site.

2.3 Site Opportunities and Constraints

In summary, the development plan area offers a significant opportunity for residential development, primarily due to its linkages with the Principal Activity Centre of Epping, existing and emerging road networks and the identification of Epping North as a strategic growth area. However, it is also acknowledged that a number of constraints are applicable to the site.

The opportunities and constraints analysis demonstrates that the subject site is suited to residential development. It is acknowledged that there are some constraints to subdivision and residential development of the site. However, the development proposal for 140 Epping Road and the indicative development concept for the balance of the development plan area has illustrated that through an appropriate design response, the site can operate harmoniously both internally and in conjunction with adjacent residential developments and alternate land uses.

The findings of the Harvest Home Local Structure Plan present minimal constraints to the residential development of the site. The LSP specifies that the eastern portion of the site (from the transmission easement through to Findon Creek) is to be retained as a reserve.

The Council endorsed Hayston Valley Development Plan identifies potential road links with the development plan area. Not all links presented in the Hayston Valley Development Plan are viewed as sustainable and it is therefore intended that some amendments be made to the proposed road network in terms of its relationship with the proposed development site at 140 Epping Road and the development plan area.

It is therefore envisaged that, with the relevant constraints taken into account, the future development of the development plan area in accordance with identified planning policy will result in an attractive and sustainable residential environment.

A Site Analysis Plan has been prepared for the site at 140 Epping Road in conjunction with the planning permit application for the site (refer Figure 2 in the planning application). It is envisaged that a Site Analysis Plan would be prepared for the balance of the development plan area in conjunction with further detailed investigations of the site required for the rezoning of these lands.

It is envisaged that the development plan area can be developed in a sustainable manner, whilst maintaining the high quality living environments being achieved throughout Epping North. Therefore, from a town planning and site development perspective, the land presents the following opportunities and constraints.

Opportunities

The principle opportunities of the site are:

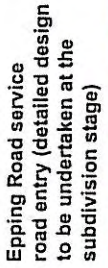
- The location of the site within the Urban Growth Boundary;
- The existence of the Epping North Strategic Plan and Harvest Home Local Structure Plan which identify the development plan area for residential development;
- The ability to make effective and efficient use of land at a time when large scale greenfield sites are highly sought after;
- The ability to integrate the site into the establishing residential areas of Epping North;
- The proximity of the site to the existing and proposed arterial road network, that link the development plan area with the Principal Activity Centre of Epping and further, to the Melbourne CBD;

- The gentle slope of the land, making residential development an attractive prospect.

Constraints

The principle constraints of the site are:

- High voltage transmission lines which act as the eastern boundary of the development plan area;
- The relatively constrained traffic conditions on Epping Road prior to its duplication;
- The short term lack of community, open space and recreational facilities;
- Lack of modal choice in terms of transport, particularly public transport in the short term.



TRANSMISSION LINE EASEMENT

Public Road

Public Open Space

ROAD

Anglers Way

Myra St

Waterlily Drive

ade Court

Coldstream Avenue

HAYSTON VALLEY
ESTATE

Hayston Boulevard

Medium Density Housing

Standard Density Housing

Local Open Space

Public Open Space

Pedestrian / Cycle Links

NOTE: Layout to the North of 140 Epping Road is indicative only and is subject to further detailed assessments.

Client: Australand
Reference No: 1407-50 UO1 Rev:A
Drawing Status: Draft
Map Reference: M6wy 1A2C4
North

Sheet 1 of 1
Date: 14.01.05
Revision: 5
Drawn: BC & EM
Scale: 1:1250 @ A1

12.5 2 15 37.5m

By: gregor 14/07/05, A.L.T.: rev, A. updated 08/09/05 Draw: gregor, Version: A1/A

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Engineering Surveying Planning Urban Design Landscape Architecture
Sustainability and Environment Air Pollution Project Management

Epping North Development Plan (without lots)



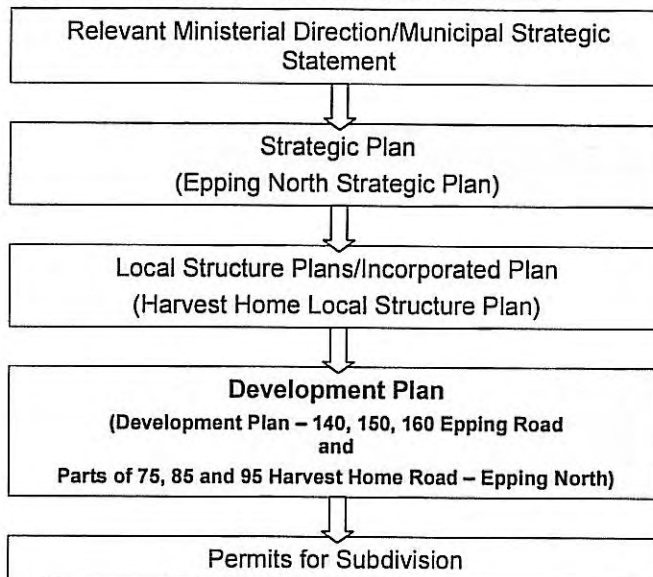
3 Planning Context

3.1 Overview

The use and development of the development plan area is governed by the provisions of the Whittlesea Planning Scheme.

The Whittlesea Growth Area Framework outlined in the Municipal Strategic Statement (refer Figure 3) illustrates the order of events from the identification of an urban growth area through to the issue of a planning permit for subdivision. The Growth Area Framework allows for the comprehensive planning of urban growth precincts to occur and is a transparent method of planning for sustainable development outcomes.

Figure 3 Whittlesea Growth Area Framework



3.2 Epping North Strategic Plan

The Epping North Strategic Plan and more detailed Local Structure Plans constitute the framework to guide development in Epping North.

The Epping North Strategic Plan aims to ensure a co-ordinated and integrated approach to development and planning in Epping North by providing opportunities for residential development and associated infrastructure, local employment through the provision of neighbourhood centres, roads and public transport, conservation areas, open space and recreational areas.

The Epping North Strategic Plan seeks to encourage the integrated development of land in Epping North for residential purposes in conjunction with development of land in Cooper Street for employment purposes. It is important that the Epping North residential area takes maximum advantage of this link.

The Strategic Plan identifies the recommended design and spatial distribution of major roads, main roads, residential development, the new town centre, neighbourhood centres, recreation reserves, public open space, and transport corridors.

As outlined in the Strategic Plan, the preparation of a Local Structure Plan for the designated residential neighbourhoods is a key step in the growth areas framework adopted by Council and highlighted within the Municipal Strategic

Statement. The LSP and development within this area will need to be consistent with the overall vision and framework proposed by the Strategic Plan.

3.3 Harvest Home Local Structure Plan

The Harvest Home Local Structure Plan was prepared in 2002 and outlines the planning framework for development within the identified urban development area located to the south of Harvest Home Road and east of Epping Road, Epping North. Prior to subdivision of land within the Harvest Home LSP area, development plans, that are consistent with this LSP must be prepared and subsequently approved by Council.

This development plan has been prepared in accordance with the provisions of the Epping North Strategic Plan and Harvest Home Local Structure Plan.

3.4 Land Use Zoning and Overlays

The development plan area is affected by the following planning controls within the Whittlesea Planning Scheme:

- Residential 1 Zone (R1Z)
- Rural Zone (RUZ)
- Vegetation Protection Overlay (VPO2)
- Development Plan Overlay (DPO12)
- Development Contributions Plan Overlay (DCPO2)

3.4.1 Residential 1 Zone (R1Z)

Refer Figure 4

The Residential 1 Zone only applies to the site 140 Epping Road within the development plan area. The Residential 1 Zone is the main zone applied to serviced residential areas and provides for a range of dwelling types, dwelling densities and for a limited range of other uses commonly found in residential areas.

A planning application has been submitted for a residential development at 140 Epping Road in conjunction with this development plan. It is also envisaged that the balance of land within the development plan area (to the north of 140 Epping Road) will be rezoned to the Residential 1 Zone in the near future.

3.4.2 Rural Zone (RUZ)

Refer Figure 4

The Rural Zone applies to all sites north of 140 Epping Road. The Rural Zone in this case is essentially a 'holding zone' as it is envisaged that these particular areas will be rezoned to the Residential 1 Zone in the near future.

It is anticipated that the City of Whittlesea would pursue this rezoning process in conjunction with the satisfactory resolution of sewer servicing constraints within this area of the development plan.

3.4.3 Vegetation Protection Overlay (VPO2)

Refer Figure 5

The Vegetation Protection Overlay applies to any form of significant vegetation, whether it is native or otherwise. In this particular case, the significant vegetation is the River Redgum Grassy Woodland.

VPO2 provides a number of vegetation protection objectives to be achieved within the identified area. The development plan area is incorporated within the area covered by VPO2.

An arboricultural assessment of the site at 140 Epping Road has been prepared by Treelogic as part of the planning application for the subdivision and development of the site. The report assesses the retention value of vegetation on the subject site and the requirements of the Vegetation Protection Overlay (refer Attachment 10 of the planning application report). Subsequently, all trees recommended for retention have been incorporated within the proposed development of the site.

It is envisaged that a detailed arboricultural assessment will be undertaken for the balance of the development plan area as part of the rezoning process.

3.4.4 Development Plan Overlay (DPO12)

Refer Figure 6

Development Plan Overlays are generally used where the form of development can be appropriately controlled by a plan which satisfies the planning authority and where a planning scheme amendment is not considered necessary to amend the plan. DPO12 sets out a number of requirements to be incorporated within development plans for land contained within Epping North.

This development plan has been prepared in accordance with DPO12. Part 4 of this report explains the indicative development concept for the development plan area and its compliance with the requirements for a development plan, as set out in Part 2.0 of DPO12.

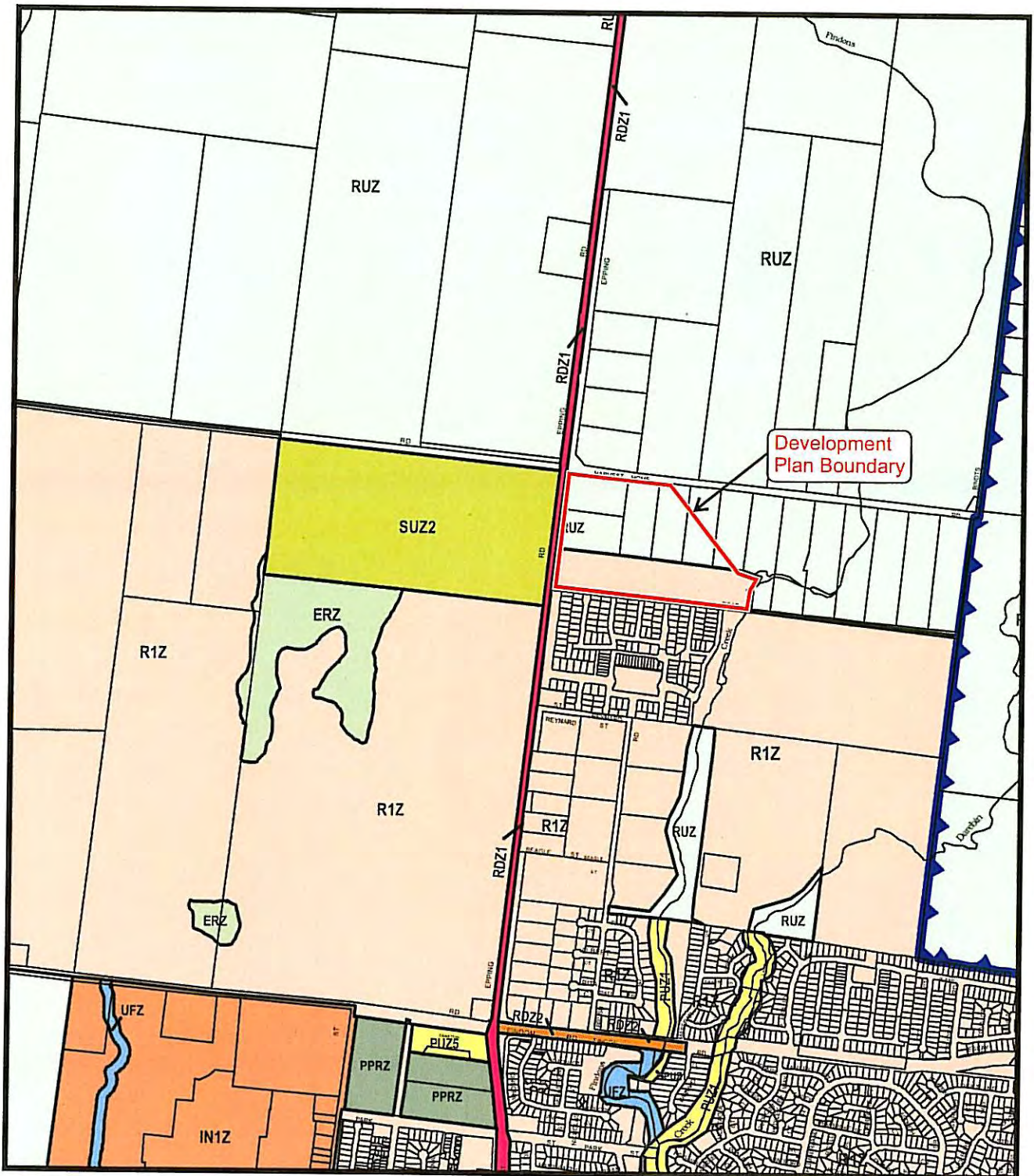
3.4.5 Development Contributions Plan Overlay (DCPO2)

Refer Figure 7

Development Contributions Plan Overlays identify areas where a development contribution plan is in place. The schedule to the overlay summarises the development contributions required. DCPO2 provides a summary of the development contributions required for the area covered by the Harvest Home Local Structure Plan, including the development plan area.

It is acknowledged that all residential development proposals within the development plan area will attract development contributions, the sum of which will be specified by Council when planning permits are issued.

Figure 4



Business

- B1Z Business 1 Zone
- B2Z Business 2 Zone
- B3Z Business 4 Zone

Industrial

- IN1Z Industrial 1 Zone
- IN2Z Industrial 3 Zone

Public Land

- PPRZ Public Park And Recreation Zone
- PUZ2 Public Use Zone Education
- PUZ6 Public Use Zone Local Government

- PUZ1 Public Use Zone Service And Utility
- PUZ4 Public Use Zone Transport

- RDZ1 Road Zone Category 1
- RDZ2 Road Zone Category 2

Residential

- R1Z Residential 1 Zone

Special Purpose

- UFZ Urban Floodway Zone

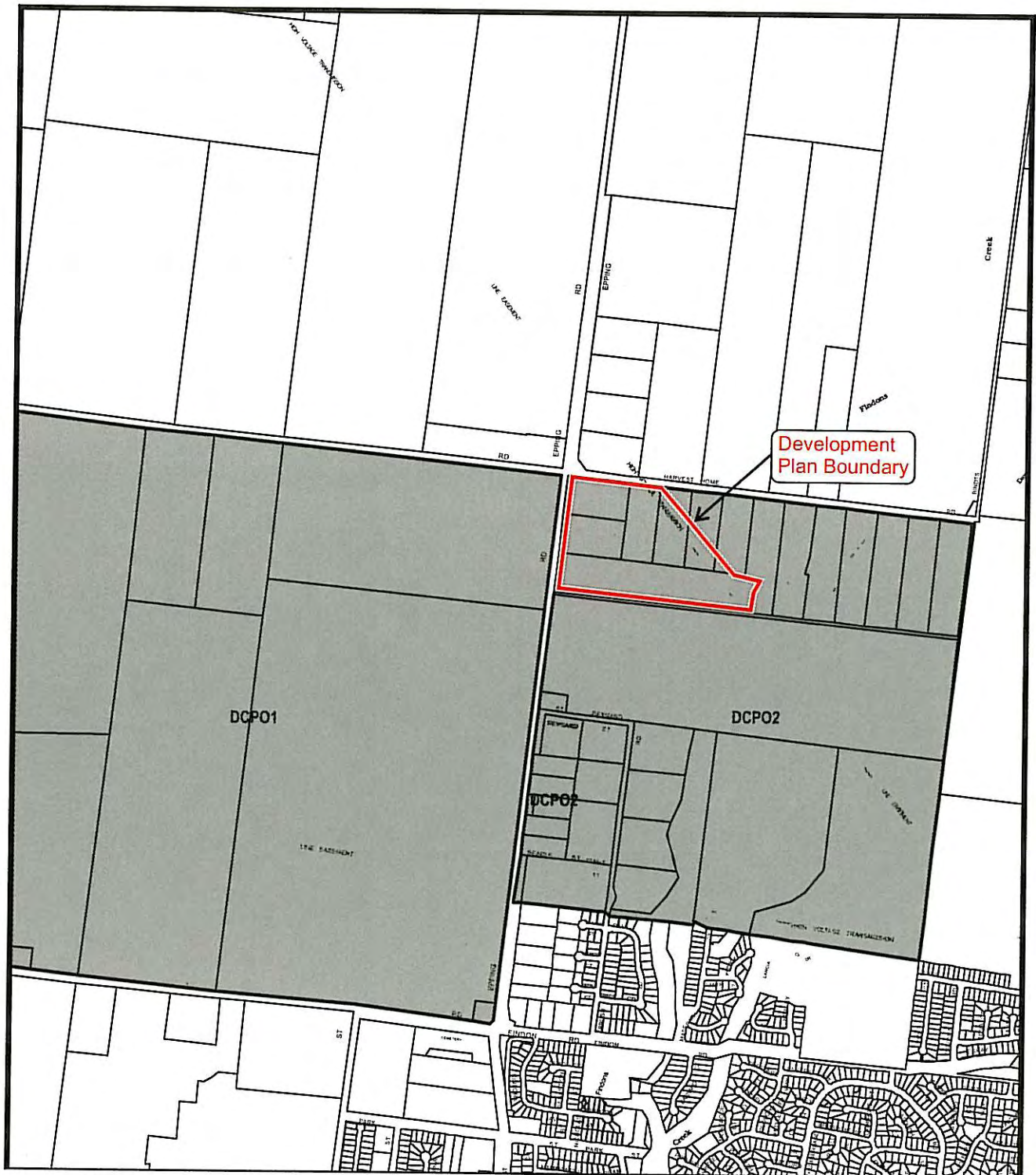


Figure 5



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Figure 7



4 Indicative Development Concept & Consistency with DPO12

4.1 Overview

This development plan has been prepared as the Development Plan Overlay (Schedule 12) applies to the subject site. Clause 43.04-1 of the Whittlesea Planning Scheme states 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.

However, Part 1.0 of DPO12 states that:

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Strategic Statement and Epping North Strategic Plan.

This development plan has been prepared to demonstrate how the subject site can be developed in an efficient and orderly fashion. The preparation of this plan has been triggered by the intention to subdivide and develop the site at 140 Epping Road for a medium density residential purpose.

Part 2.0 of DPO12 specifies a number of requirements to be incorporated in any development plan prepared for sites within the area covered by DPO12. The consistency of the development proposal for 140 Epping Road and the indicative development concept for the balance of the development plan area is addressed below.

4.2 Consistency of the proposal with relevant plans

The development plan must show General consistency with and application of the principles of the relevant Incorporated Plan/Local Structure Plan and Epping North Strategic Plan.

The Epping North Strategic Plan identifies the development plan area as suitable for residential development and although a portion of the development plan area remains zoned for rural purposes, it is envisaged that in time the entire development plan area will be developed for urban purposes.

However, of greater significance are the findings and recommendations of the Harvest Home LSP as they relate to the development plan area. The development plan prepared (this plan) is generally consistent with the Harvest Home LSP.

Where the development plan varies from the recommendations of the Harvest Home LSP it is considered that the concept provides for a superior design response and a greater level of consistency with metropolitan planning objectives. The various sections below provide the strategic justification for the development concept of the development plan area.

4.3 Co-ordination of different land ownerships

The development plan must show the co-ordination of different land ownerships.

The development plan (refer Figure 2) demonstrates that the five parcels of land incorporated within the subject area can be developed in an orderly fashion. The proposed development of the site at 140 Epping Road has allowed sufficient flexibility for sites within the balance of the development plan area to achieve sustainable residential developments.

All proposed residential allotments and roads within the balance of the development plan area correspond with property boundaries to achieve a practical development outcome.

4.4 Access networks and public transport

The development plan must show the local road, pedestrian and bicycle network, including links to adjoining land and networks and provision for access to proposed public transport routes.

4.4.1 Road network

The road network within the development plan area has been prepared in accordance with the transport and traffic policy framework incorporated within the Harvest Home Local Structure Plan (Part 9.0 of the LSP). The relevant strategies within this component of the LSP include:

- *Reduce dependency on car based transport by providing greater transport options such as improved public transport and pedestrian/cycle options;*
- *Establish a high level of interconnectivity and accessibility for all forms of transport within and between subdivisions in order to reduce dependency on the arterial and main road network;*
- *Limit the number of direct access points to main roads to maintain efficient functioning of main roads.*

The Hayston Valley Development Plan proposes the through connection of 2 local roads with a 5.5m pavement width and another 3 local roads with a 7.5m pavement width (referred to as local access roads). Therefore, the Hayston Valley DP proposes 4 north-south public roads to be constructed within a distance of approximately 300m which are, in theory to link into the subject development plan area.

Two of the five public road connections represented in the Hayston Valley DP are proposed to be continued into the development plan area. The continuation of four public roads into the development plan area and within such a restricted space is at odds with contemporary town planning policy, especially the objective of *reducing the dependency on car based transport* presented in the Harvest Home LSP.

Furthermore, the reduction in the number of public local access roads penetrating the southern extent of the development plan area allows for increased residential densities to be achieved on the 140 Epping Road site and indeed the balance of the development plan area – consistent with the metropolitan strategy.

It is further envisaged that the road links to the north of 140 Epping Road would comprise two public local access roads (Waterlily Drive and Anglers Way). The indicative development concept provided in Figure 2 demonstrates the manner in which this area may be developed in future.

An explanation of the potential road linkages between the Hayston Valley Estate and the development plan area is provided below:

4.4.2 Interface with Hayston Valley Estate

Waterlily Drive

Waterlily Drive is identified as a local access public road. The road contains a 7.5m pavement width within a reserve of 16m and is intended to facilitate local vehicle trips between Hayston Boulevard to the south (collector road) and potentially through to Harvest Home Road to the north.

Myna Street

Myna Street is presented in the Hayston Valley DP as a local public road incorporating a pavement width of 5.5m. The benefits of this road continuing north of Hayston Valley are minimal. Myna Street is located 65m to the east of Waterlily Drive and as such continuing this road north into the development plan area as a public road is not sustainable.

The extension of Myna Street into the development plan area is proposed to be in the form of a carriageway easement in favour of Council, primarily to facilitate the circulation of garbage trucks and emergency vehicles. It is envisaged that a traffic management device would be utilised within the site at 140 Epping Road to manage vehicle movements in this area. Specific recommendations are made within the planning application for the subdivision and development of 140 Epping Road.

Cascade Crescent

Cascade Crescent is presented in the Hayston Valley DP as a local public road incorporating a pavement width of 7.5m. Similar to Myna Street, the benefits of this road continuing north of Hayston Valley are minimal. The extension of Cascade Crescent north, into the development plan area would effectively contradict the principles of sustainability presented within the Hayston Valley LSP and Melbourne 2030. Furthermore, the second north-south local public access road is located only 130m to the east of Cascade Crescent.

The extension of Cascade Crescent into the development plan area is proposed to be in the form of a carriageway easement in favour of Council, suited to the circulation of garbage trucks, emergency vehicles and vehicular access to the rear of the proposed medium density dwellings.

Coldstream Avenue

Coldstream Avenue is presented in the Hayston Valley DP as a local public road incorporating a pavement width of 5.5m. It is proposed to link this road to the carriageway easement in favour of Council located within 140 Epping Road. This link will allow local vehicles, garbage trucks and emergency vehicles to circulate in a controlled traffic environment.

Anglers Way

Anglers Way is the public road adjacent to the transmission easement. It is proposed to link this public road from the Hayston Valley Estate through to the northern portion of the development plan area. SPI Powernet have indicated that Anglers Way is permitted within the transmission easement on the 140 Epping Road site, however must be located outside of the easement on land to the north of 140 Epping Road (refer Figure 2).

It is envisaged that this road will veer westward to the north of 140 Epping Road and link with the northern extension of Waterlily Drive. It is considered that the divergence of the proposed road layout from the layout proposed in the Hayston Valley Development Plan represents a superior design response and in effect will create a more liveable and pedestrian friendly environment, providing consistency with State and local policy objectives.

4.4.3 North of 140 Epping Road

An indicative lot layout has been prepared for the balance of the development plan area. The area has been designed to provide a level of consistency with the proposed residential development at 140 Epping Road and as such has informed the potential road layout for this component of the development plan area (refer Figure 2).

The conceptual plan prepared for the balance of the development plan area aims to demonstrate a potential development outcome for land parcels held in different ownership and acknowledge that development in this area must be approached in a holistic manner.

4.4.4 Harvest Home Road

Harvest Home Road consists of an existing road reserve of 20m, however is required to be widened to 34m to upgrade to its proposed function as a sub-arterial

Development Plan

140, 150 and 160 Epping Road

Parts of 75, 85 & 95 Harvest Home Road – Epping North

road. The widening of Harvest Home Road is to occur on the northern side of the road then make a transition to the southern side within the transmission easement due to the location of stone walls and a number of dwellings which are considered to be of local heritage significance. Subsequently, the road widening will occur partly within the development plan area (refer Figure 2).

4.4.5 Epping Road widening and service road

The Epping North Strategic Plan illustrates that Epping Road is proposed to be widened by 20 metres along the eastern side of the road. The road widening will facilitate the duplication of Epping Road (refer Figure 2).

The Harvest Home Local Structure Plan further identifies an 11 metre wide reserve for a service road directly to the east of the road reserve. The service road is proposed to run adjacent to Epping Road, from Harvest Home Road through to the southern extremity of the Harvest Home Local Structure Plan area.

The major vehicle links to Epping Road in the area are through the Hayston Valley Estate, via Hayston Boulevard and via Harvest Home Road to the north of the development plan area. No public or private roads will connect directly with Epping Road from the development plan area except for the Epping Service Road connection (refer Figure 2). All roads will feed to the proposed service road which will ultimately operate in a one-way, southerly direction.

4.4.6 Pedestrian and bicycle network

A high level of permeability is proposed for the development plan area. Pedestrians and cyclists will be able to utilise public and body corporate roads and dedicated pedestrian/cycle linkages to traverse the development plan area. The development plan (refer Figure 2) illustrates the level of permeability of the site. Furthermore, the transmission easement located immediately to the east of the development plan area is able to be utilised by both pedestrians and cyclists for recreational purposes. It is also noted that this area contains strong linkages with the Findon Creek recreational area. A landscape concept plan has been prepared for this area (refer Figure 8).

4.4.7 Public transport linkages

It is envisaged that a bus route would operate via the proposed collector road (Hayston Boulevard) within the Harvest Home LSP area, and link with Epping Road and Harvest Home Road. All points within the development plan area would be located within 400 metres of a bus stop, whether this be from Hayston Boulevard, Epping Road or Harvest Home Road.

It is not anticipated that a bus route would penetrate the development plan area, nor would this be required.

4.5 Road cross sections

The development plan (refer Figure 2) demonstrates the potential layout of roads within the subject site. Six types of internal roads and one form of local access road (public road) are proposed to be incorporated within the development of the site at 140 Epping Road (refer Figure 9 Typical Road Cross Sections).

Where roads are proposed to link with existing roads within the Hayston Valley Estate cross sections have been replicated to demonstrate their consistency.

4.6 Indicative subdivision design and landscape treatments

The development plan is required to show the Concept design of the proposed subdivision including proposed landscape treatments.

A subdivision plan for 140 Epping Road has been submitted to Council concurrently with this development plan. This plan proposes to subdivide the 6.45 hectare site (of which approximately 5 hectares is developable) into 103 medium

density residential allotments under a body corporate arrangement. The subdivision layout is illustrated on the development plan at Figure 2.

A landscape treatment plan has been prepared for the proposed subdivision of 140 Epping Road. Further, a landscape concept plan has been prepared for land adjacent to this site within the transmission easement (refer Figure 8) and this concept is consistent with the treatment proposed for land adjacent to the Hayston Valley Estate.

Any landscaping to be undertaken on land to the north of 140 Epping Road (including land adjacent to the proposed central open space area) will need to provide a level of consistency with that provided at 140 Epping Road and within the transmission easement.

4.7 Non residential uses

The development plan must show the location and layout of non-residential uses, including neighbourhood centres and open space.

The development plan area is not proposed to accommodate any non-residential developments. However, it is noted that a neighbourhood/commercial facility is proposed to be incorporated within the adjoining Hayston Valley Estate.

4.7.1 Open Space

The vast majority of land to the immediate east of the development plan area is incorporated within the area identified as encumbered open space and this area provides strategic links with the regional open space network. The land is incorporated within the transmission easement and cannot be developed.

The Harvest Home Local Structure Plan notes that an area of open space (0.45 hectares) is to be incorporated within the development plan area, within the site currently known as 150 Epping Road. This area of open space has been strategically located to incorporate a cluster of significant River Red Gums. It is acknowledged that the configuration of this open space cannot be confirmed until more detailed investigations are undertaken in conjunction with the future rezoning and development of this area.

It is envisaged that land immediately adjacent to this identified area of open space would be incorporated within local open space (non compensable) in order to preserve the remaining River Red Gums and form local pockets of open space in close proximity to potentially higher density residential development (refer Figure 2). Further local pockets of open space are encouraged for the balance of the development plan area.

Both body corporate and public roads are proposed to bind of the proposed public open space area in order to provide convenient access and casual surveillance.

It is noted that the proposed subdivision and development of 140 Epping Road incorporates two areas of non compensable open space incorporating significant River Red Gums and providing local informal recreational areas (refer original planning application for 140 Epping Road).

In addition to local pockets of open space, three vehicular restricted-pedestrian/cycle linkages are proposed between the Hayston Valley Estate and 140 Epping Road. These areas, while not constituting formal open space increase the level of green spaces within the development area making the site more liveable, which is consistent with Direction 5 of Melbourne 2030.

4.8 Topography, landscape, environment and cultural heritage

The development plan must show the relevant topographical and landscape details, including identification of significant environmental, cultural and heritage features (especially rock walls) and measures to preserve and enhance those features.

A landscape concept plan has been prepared for that portion of land within the development plan area and within the transmission easement (refer Figure 8). Furthermore, a landscape plan has been prepared to complement the proposed development of 140 Epping Road.

The subdivision and development proposal for 140 Epping Road was accompanied by the following specialist reports:

- Landscape Plan;
- Archaeological Assessment; and
- Ecological Assessment.

The ultimate subdivision layout plan for 140 Epping Road was informed by the findings of these reports. It is acknowledged that more detailed investigations are required to be undertaken in relation to the remainder of the development plan area in conjunction with any rezoning proposal for this land.

It is anticipated that any components of rock walls to be removed within the transmission easement will be embellished through the use of rocks obtained from other areas of the site.

4.9 Allotment sizes and dwelling types

The development plan is required to show the opportunities for a diverse range of allotment sizes and dwelling types with particular emphasis on areas highlighted within the relevant Incorporated Plan/Local Structure Plan and the Epping North Strategic Plan.

The development proposal for 140 Epping Road and the indicative development concept for the balance of the development plan area demonstrate a diverse array of residential allotment sizes and development types. A detailed development proposal has been prepared for a medium density, body corporate development at 140 Epping Road and it is envisaged that this concept may be replicated to a degree for the balance of the development plan area (refer Figure 2).

Attachment 4 to the planning application for 140 Epping Road illustrates the diverse range of allotment sizes and dwelling types proposed for the subject site. Incorporating diversity in allotment sizes and dwelling types is consistent with the objectives of the Harvest Home LSP, Epping North Strategic Plan and indeed, State policy.

4.10 Sensitive design areas

The development plan is required to show details of proposed uses, subdivision pattern and treatment of areas of sensitive design as shown on the relevant Incorporated Plan/Local Structure Plan.

The Harvest Home LSP does not identify any developable land within the development plan area as requiring sensitive design. However, the site at 150 Epping Road contains significant stands of River Red Gums and the indicative development concept has taken their significance into consideration through the potential implementation of an integrated housing development.

Only 0.45 hectares of land in this area (150 Epping Road) is to be dedicated as public open space. It is therefore recommended (and confirmed in the indicative development concept at Figure 2) that a sensitive urban design outcome is achievable in this vicinity.

Details in relation to any sensitive design cannot be confirmed until such time as further detailed investigations are undertaken for land within the development plan area remaining within the Rural Zone (RUZ).

4.11 Core conservation area

The development plan must detail the treatment of land adjacent to the core conservation area.

All land adjacent to the core conservation area (Findon Creek reserve) is incorporated within the transmission easement and is therefore unavailable for development. A landscape concept plan has been prepared for this area of land (refer Figure 8) in order to complement its conservation status.

Therefore, limited threat will be placed on these areas from any development to occur within the development plan area.

4.12 Native trees

The development plan is required to show individual native trees and an indication of their health as a result of a report by a qualified environmental consultant.

An arboricultural assessment was prepared to inform the proposed subdivision and development of the site at 140 Epping Road. The report examined the retention value of the native vegetation present on the site. Trees identified as having a high retention value within the report were incorporated into open space and pedestrian linkages (refer planning application for 140 Epping Road).

An arboricultural assessment of the balance of the development plan area will be required at the time of any rezoning of this land from the Rural Zone to the Residential 1 Zone.

4.13 Revegetation

The development plan must show areas for revegetation.

It is not envisaged that revegetation of land within the development plan area would be required. This has been confirmed for the site at 140 Epping Road. Any revegetation required for land contained within the balance of the development plan area is to be confirmed in conjunction with further detailed investigation of these areas.

4.14 Detention tanks

The development plan must show the location of any detention tanks or other such features in association with provision of infrastructure to the area.

Detention tanks are not proposed to be incorporated within the development of 140 Epping Road nor is it envisaged that they would be incorporated in any development of the remainder of the development plan area.

4.15 Stormwater management plan

The development plan must include a stormwater management plan.

Stormwater management details have been prepared for the proposed development of 140 Epping Road (refer planning application report). Stormwater management details for the balance of the development plan area should be provided when further detailed investigations of this area are undertaken.

4.16 Flora and fauna

The development plan is to be informed by an assessment of the health and habitat value of all native vegetation. The report is to be informed by flora and fauna assessments conducted as part of the preparation of the Harvest Home Local Structure Plan.

A due diligence assessment of the ecological values of the site at 140 Epping Road has been undertaken by Biosis Research in August 2003. The report found that the subject site is of low ecological value and generally poses little ecological constraint to development. Consequently, the development proposal for 140 Epping Road has taken any potential ecological constraints, particularly the location of River Red Gums into consideration.

An ecological assessment of the balance of the development plan area has not been undertaken. It is envisaged that when the remainder of the development plan area is proposed to be rezoned and developed that ecological investigations will be undertaken.

4.17 Site analysis

The development plan is to include a detailed site analysis.

The general context of the development plan area is discussed in Part 2 of this report. A detailed site analysis of 140 Epping Road was undertaken as part of the planning application for the site and it is acknowledged that an analysis of the balance of the development plan area is required prior to its development.

4.18 Aboriginal archaeology

The development plan is to include a survey of the area for Aboriginal archaeological sites.

The archaeological survey undertaken in conjunction with the preparation of the Harvest Home LSP indicated that the area in proximity to Findon Creek contains high potential for Aboriginal archaeological sensitivity. It is noted that no areas of developable land within the development plan area contain any potential Aboriginal archaeological sensitivity.

Nevertheless, an archaeological assessment of the site at 140 Epping Road was undertaken in conjunction with the planning application for the site. The report noted that no archaeological sites were recorded on the site. It is envisaged that further archaeological assessment of the balance of the development plan area is required prior to the preparation of detailed subdivision plans.

4.19 Environmental audit

The development plan is to include an environmental audit identifying any environmental hazards and proposed treatments.

A land contamination assessment was prepared for the proposed development site of 140 Epping Road. The report noted that the site does not appear to have included industrial or commercial entities.

However, an area to the east of the house on 140 Epping Road has received fill and that additional investigation of this area is considered warranted prior to residential development to confirm that contamination is not present within the fill. As a result of this finding, an Environmental Site Assessment was undertaken of the site which specified that contamination above health-based investigation levels for standard residential settings is not present.

It is acknowledged that an environmental audit of the balance of the development plan area is required. It is envisaged that this investigation would occur in conjunction with the rezoning and subsequent development of the area.

4.20 Further detailed assessments

A cultural heritage assessment, flora and fauna survey, contamination assessment and arboricultural survey and assessment will be required to be undertaken on land to the north of 140 Epping Road at the subdivision application stage.

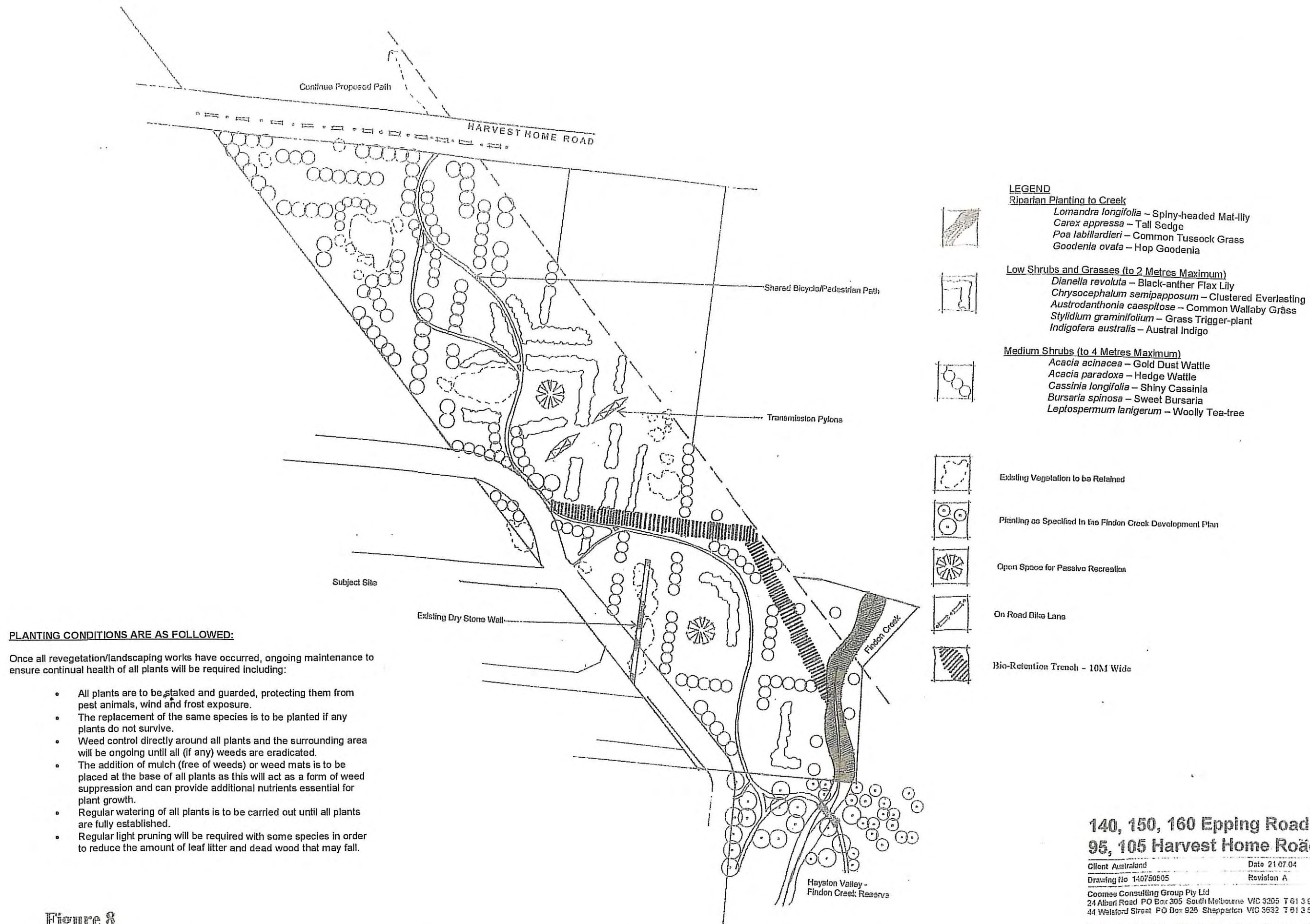
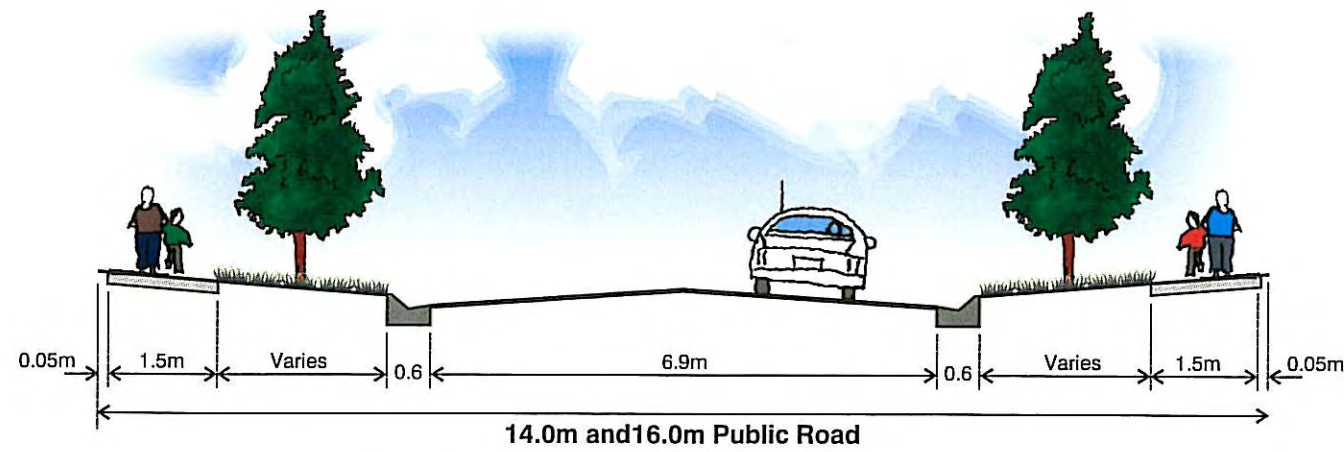
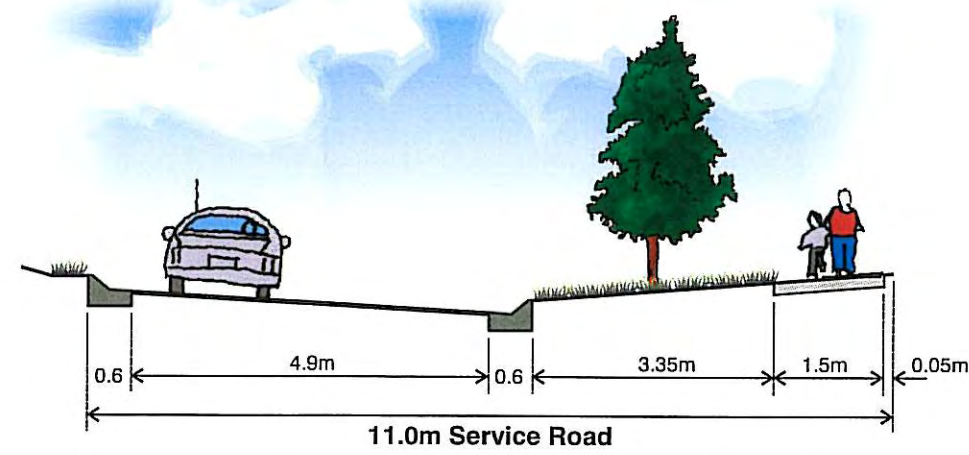
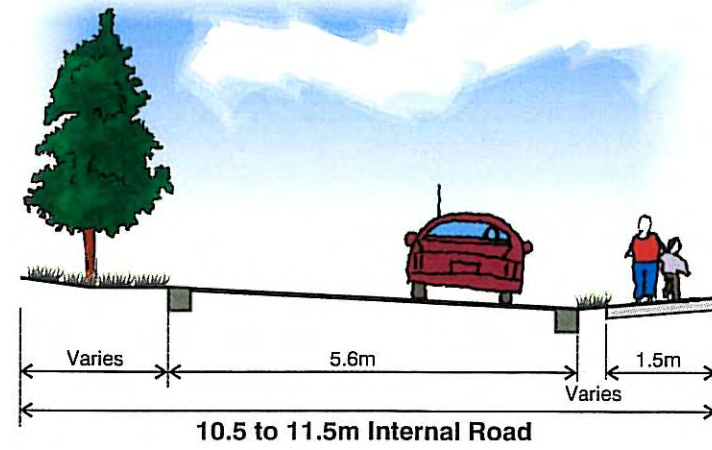
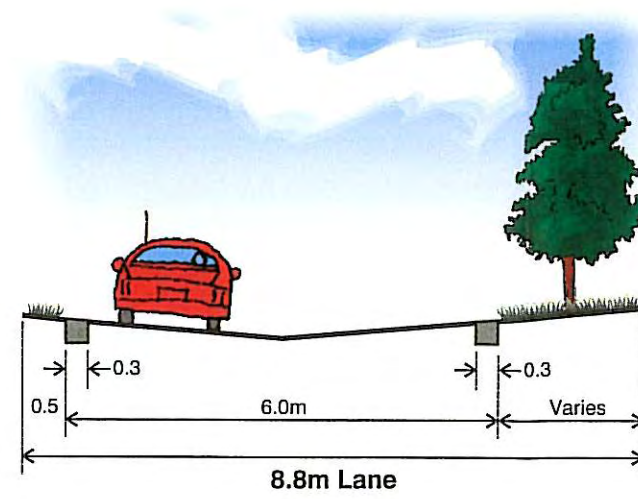
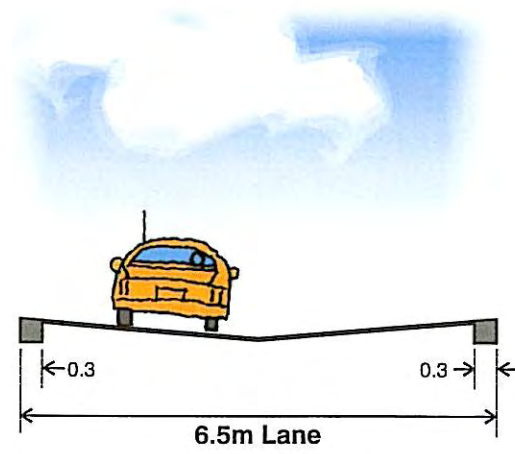


Figure 8



Epping North Development Plan

Client Australand Date 20.02.04

Drawing No 140750 Revision A

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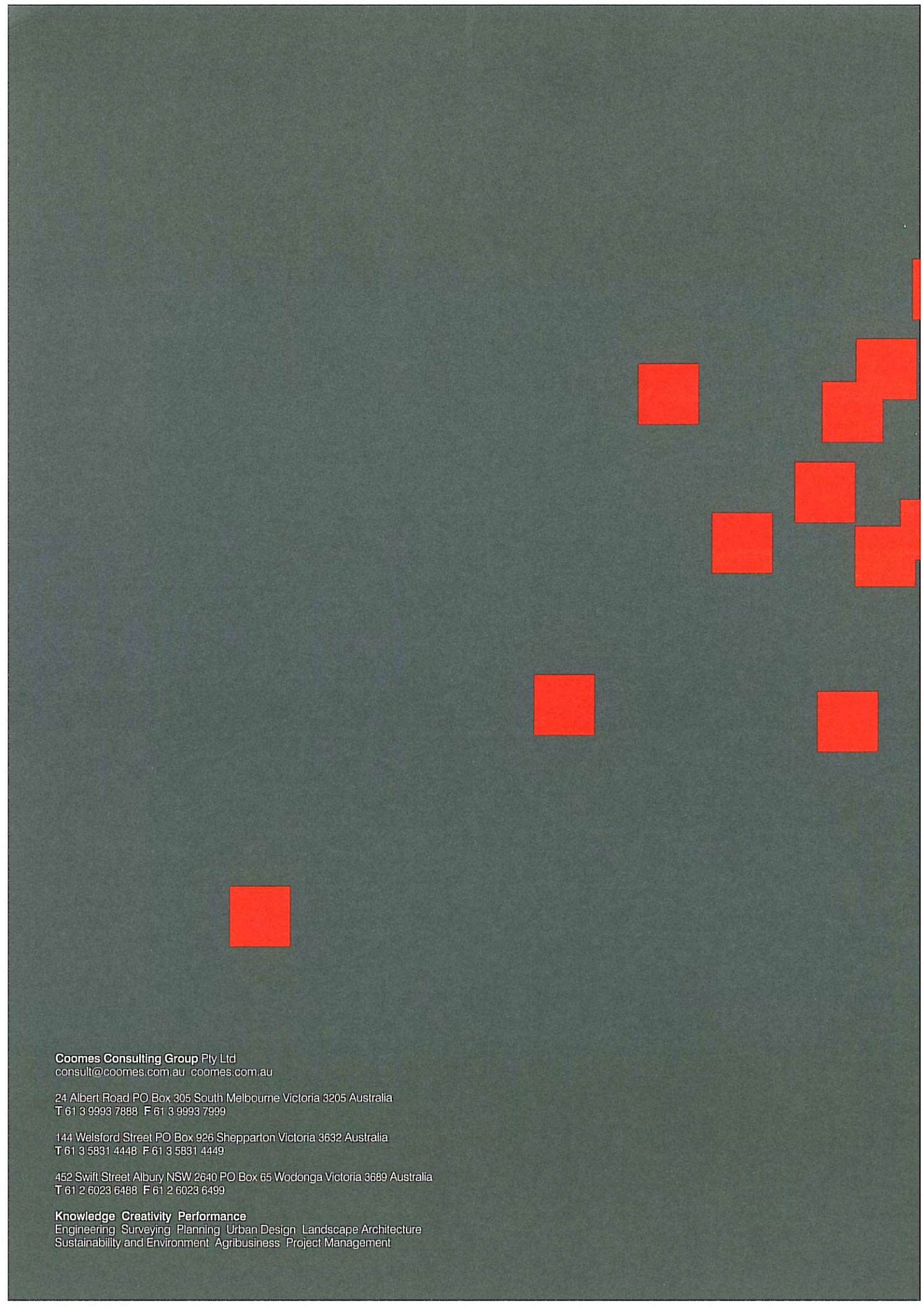
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Figure 9 - Typical Road Cross Sections

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