



City of Whittlesea

Harvest Home Road Development Plan – Part 1 (Amended)

The Development Plan was approved by the City of Whittlesea on 18 February 2009, and amended on 5 April 2016 in accordance with Clause 43.04 Schedule 12 of the Whittlesea Planning Scheme

29 April 2016

A handwritten signature in blue ink, reading "George Luray", written over a dotted line.

Signature for the Responsible Authority

HARVEST HOME ROAD DEVELOPMENT PLAN (PART 1)

April 2016

1.0 INTRODUCTION

The Harvest Home Road Development Plan Part 1 (HHRDP1) comprises this document and the accompanying plan. It has been prepared for ten land parcels (or parts thereof) within the Epping North urban growth area and sets out the form and conditions for future residential subdivision, use and development.

The HHRDP1 has been prepared in accordance with the requirements of the Development Plan Overlay – Schedule 12 (DPO 12) provisions at Clause 43.04 of the Whittlesea Planning Scheme. The HHRDP1 is consistent with the Epping North Strategic Plan and Harvest Home Local Structure Plan (HHLSP) which also form part of the Whittlesea Planning Scheme.

A planning permit for the subdivision, use and development of land must be generally in accordance with the HHRDP1. A planning permit must also include the conditions and requirements set out in this document.

A key objective for the HHRDP1 is to coordinate and integrate development within and between different land parcels.

2.0 HARVEST HOME ROAD DEVELOPMENT PLAN 1 AREA

The HHRDP1 applies to ten land parcels (or parts thereof) comprising a total area of approximately 25.07ha. The subject land is generally bounded by Harvest Home Road to the north, the Urban Growth Boundary to the east, Hayston Valley Estate and Findon Creek to the south and the northern edge of the high voltage power transmission line easement to the west. Findon Creek extends through the DP area for a length of approximately 640m.

The Harvest Home Road Development Plan 2 area comprises an area of approximately 1.02ha between the Hayston Valley Estate and Findon Creek and will be the subject of a separate development plan approval.

3.0 BACKGROUND

The background and context of the HHRDP1 is set out in a Council Report dated 10 February 2009 and subsequent reports dated 29 October 2013, 15 July 2014 and 5 April 2016. These reports describe in detail the land and the surrounding development context; summarise other relevant planning controls, the objectives of the HHLSP and background reports; and identify planning issues relating to individual land parcels. These reports should be referenced where clarification is required in relation to any of the matters set out below.

4.0 REQUIREMENTS RELATING TO THE SUBDIVISION, USE AND DEVELOPMENT OF LAND

A planning application for the subdivision, use or development of land must be generally consistent with the layout shown in the HHRDP1 attached to this report. An application must also address the following matters to the satisfaction of the responsible authority:

4.1 Site Analysis

- An environmental assessment of the flora, fauna and habitat significance of the land.
- An arboricultural assessment of all existing tree(s) on the land and their condition, health and integrity including appropriate measures for the long term preservation of the tree(s).
- The surveyed location of tree protection zones (TPZs) for all trees to be retained. TPZs must be fully unencumbered by private allotments, buildings, road and driveway pavement and infrastructure service easements except where, in exceptional circumstances, such development cannot be avoided and appropriate engineering methods are employed to mitigate impacts within the TPZ to the satisfaction of the responsible authority.
- A Net Gain assessment, prepared in accordance with the *Victorian Native Vegetation Management Framework and Westernport Regional Native Vegetation Plan*, for any indigenous trees nominated for removal under the HHRDP1 or for the loss of any other native vegetation which is assessed as unavoidable. Offsets arising from the unavoidable loss of large old trees must be provided in the form of the protection of other large old trees and associated recruitment/ replanting (or contributions to secure such outcomes).

- An assessment of any European cultural heritage values on the land (such as drystone walls) including recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites within the proposed development context.
- A Cultural Heritage Management Plan where required under the *Aboriginal Heritage Act* (2006).
- An environmental audit identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.
- A survey plan showing the extent of the 1:100 year floodline and the area affected by flooding.

4.2 Design Response

A design response must be prepared having regard to the site analysis, the HHRDP1 layout and the principles and objectives of the HHLSP. The design response must include:

- Provision for a diverse range of allotment densities in accordance with the HHRDP1.
- Urban design treatments for the Findon Creek and transmission line easement interface areas.
- Street cross sections.
- A stormwater management plan which provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality (particularly in relation to the Findon Creek), and reduction of run-off and peak flows.
- A landscape masterplan for all open space areas.
- Street tree masterplan.
- A conduit network concept plan to facilitate the future installation of advanced telecommunications services through optical fibre cabling.
- The stages, if any, by which the development of the land is proposed to proceed.

A number of the above site analysis and design response matters are listed in Schedule 12 to the DPO as matters to be addressed at the development plan stage. However, due to the fragmented nature of landownership and the inability to document these matters over the entire area, the HHRDP1 will require that these matters, where not already documented and provided, be addressed as part of an application for subdivision or development.

Where not relevant the Responsible Authority may exempt a planning permit application from any of the above requirements relating to 4.1 and 4.2.

4.3 Harvest Home Road Functional Layout Plan and Road Widening

4.3.1 Harvest Home Road Functional Layout Plan

Prior to the subdivision, use or development of land, a functional layout plan showing the interim and ultimate cross section of Harvest Home Road from Epping Road to the E6 arterial road/ Bindts Road must be provided to and approved by the Responsible Authority. The plan must include:

- An interim and final intersection design for Harvest Home Road and E6/ Bindts Road including the extent of any further land acquisition not provided for under the HHLSP, the staging and timing for the provision of works and the apportionment of funding that may be required from the development plan area.
- Interim and final details of the crossing of Findon Creek.
- Interim and final details of the Hayston Boulevard intersection.
- Interim and final details of the Local Road intersections at 85 and 75 Harvest Home Road.
- Protection of drystone wall and trees to be retained.
- An access strategy for local road connections and turning movements.
- 1.5m footpath on the southern side of Harvest Home Road.
- The extent and location of proposed overhead powerlines and ability for such lines to be placed underground having regard to the high amenity values associated with the road corridor.

The above requirements do not relate to:

- Any subdivision providing for a boundary realignment or for the creation of lots which are not to contain a dwelling(s).
- Any subdivision of land which does not require access to Harvest Home Road.

4.3.2 Harvest Home Road Widening

Prior to the subdivision, use or development of land, land required for the widening of Harvest Home Road and delivery of the final (ultimate) intersections must be transferred to the Responsible Authority in accordance with the Harvest Home Local Structure Plan or an agreement entered into under section 173 of the *Planning and Environment Act 1987* for such land to be transferred. Reimbursement for the land to be transferred is to be provided in accordance with the HHLSP and Development Contributions Plan Overlay affecting the land.

4.4 Provision of Public Open Space

The HHLSP sets out an overall open space contribution for the entire Local Structure Plan area of 5.75ha or 5.6 per cent of the developable area. The HHLSP also indicatively allocates these areas and in particular has designated three open space areas comprising 1.73ha within the HHRDP1 area which are nominated as 'Open Space No. 7 (part)' (0.73ha), 'Open Space No. 8' (0.35ha) and 'Open Space No. 9' (0.65ha). Open space areas have been allocated to protect remnant trees and landscape features.

The spatial representation of open space areas under the HHLSP was by necessity based on a broad level assessment. The development plan process provides flexibility to redesignate these areas within and between properties to better accord with identified values suitable for incorporation within a public open space context. However, the total area of public open space as set out in the HHLSP cannot be reduced within the HHRDP1 area.

The HHRDP1 allocates unencumbered public open space as follows.

5 Harvest Home Road	Nil
15 Harvest Home Road	0.44ha
25 Harvest Home Road	0.35ha
35 Harvest Home Road	0.21ha
45A Harvest Home Road	0.63ha
65 Harvest Home Road	0.10ha
75 Harvest Home Road	Nil
85 Harvest Home Road	Nil
95 Harvest Home Road	Nil
TOTAL	1.73ha

Reimbursement or credits for the above public open space contributions are payable where provided in excess of 5.6 percent of the developable area as set out in the HHLSP. Contributions towards public open space will be sought where a lesser amount or no public open space is applicable. The HHRDP1 anticipates that additional areas of open space will be required above the formal contributions for the purpose of protecting River Red Gums within an appropriate setting. No compensation, credit or reimbursement is payable for such areas. However, opportunities for integrated and medium density development around such areas are nominated in the plan and may be considered.

The design and treatment of land within the high voltage power transmission line easement is set out in section 2.3.2 of the HHLSP. Land encumbered by this easement will not be accepted as a public open space contribution.

The provision of public open space shown on 25 Harvest Home Road in 'Area 8' is larger than the 0.35ha allocated under the HHLSP and may need to be further refined at the planning permit stage. A further area shown in the south west corner of the land contains mature indigenous trees. The extent and condition of these trees in the context of surrounding development will also need to be further investigated at the planning permit stage.

4.5 Native Vegetation Retention and Offsets

Large old indigenous trees (>60cm DBH) nominated for removal are shown on the HHRDP1 and have been assessed as unavoidable losses under the *Victorian Native Vegetation Management Framework*. A permit is required for the removal of these trees at the relevant subdivision or development stage. The removal of large old indigenous trees not nominated in the HHRDP1 will only be considered in exceptional circumstances where all options for retention have been comprehensively considered or there has been a substantial change in the condition or health of the tree. The removal of such trees under an application for planning permit will be subject to the full consideration of Council and relevant net gain outcomes.

The removal of small indigenous and native trees (<60cm DBH) and remnant patches of native vegetation will be considered at the time of subdivision or development under Council delegation having to the Framework and relevant net gain requirements.

Native vegetation offsets arising from permitted losses may be accommodated within the development plan area on suitable land that is not designated for public open space provision, not encumbered for drainage or power transmission line purposes, not otherwise committed to net gain obligations and meets relevant requirements under the Framework. Offsite offsets (or contributions towards such offsets) may be required if onsite provision is unavailable.

A VCAT Enforcement Order (P1981/2005) made on 11 March 2008 requires that not less than 1.0ha of land on 5 Harvest Home Road be secured as a native vegetation offset through revegetation (1,500 plants) as a result of the illegal removal of large River Red Gums from the land in 2004. The HHRDP1 allows for the reallocation of this offset to 35 Harvest Home Road which is shown as 'Option A'. This Option will be the subject of further resolution prior to or at the subdivision stage of development and will be further subject to the agreement of VCAT. Under this option, the northern portion of 5 Harvest Home Road may be developed for residential purposes in accordance with the plan.

In the event that 'Option A' cannot be achieved, the offset must be provided in accordance with 'Option B' and the 'Option A' area can be made available for residential development subject to the protection of existing native vegetation and the provision of adequate setbacks to Findon Creek. The form and extent of development on this land ('Option A' area) will be determined at the subdivision application stage.

4.6 Provision and Apportionment of Local Road-related Infrastructure

4.6.1 5, 15, 25 and 35 Harvest Home Road

These provisions relate to 5, 15, 25 and 35 Harvest Home Road. Prior to the subdivision, use or development of land, an agreement must be entered into with the responsible authority to provide for payment of an apportionment of the development and land acquisition costs associated with the provision of Hayston Valley Boulevard extension within the HHRDP1 area. The costs to be apportioned are to be confined to that part of the land required for connector road and its construction provided above and beyond that of a local road.

While these detailed matters have not been addressed in the broader development contributions framework for Epping North, they are nevertheless needed local items of infrastructure for which it has been determined that the burden of provision should not unequally rest with a single landowner. Given the fragmented nature of the land, the HHRDP will require that these items be fairly apportioned over the relevant *net* developable area of the benefiting properties in accordance with cost estimates established at the subdivision or development stage.

The above contributions are in addition to the development contributions payable under the Development Contributions Plan Overlay (Schedule 2) referred to further in this report and any other contributions that may be payable at the subdivision applications stage.

4.6.2 65 and 75 Harvest Home Road

The north-south road that straddles the boundary of 65 and 75 Harvest Home Road (school boundary), will ultimately require a road reserve of up to 22m in width (11m within 65 Harvest Home Road and 11m within 75 Harvest Home Road). A cross-section of this road is to be submitted at the planning permit application stage and should detail carriageways, parking, landscaping and footpaths.

As an alternative, the road can be delivered in two stages where 75 Harvest Home Road constructs the interim road within the 16m road reservation allocated on their site and the school constructs the additional road widening and shared path along the eastern side of the road – at the time when the relevant stage of the school is developed.

4.6.3 75 and 85 Harvest Home Road

The proposed laneway within 75-85 Harvest Home Road must include splays to cater for vehicular access and to provide adequate sightlines. Furthermore, in accordance with 7.4.1 of the Guidelines for Urban Development, a mid-lane link between Harvest Home Road and the east-west street to the south comprising a pedestrian path, lighting and landscaping must be provided as the lane is 150m in length.

4.7 Development and Subdivision Abutting the Findon Creek Reserve

A planning application for subdivision or development of land abutting the Findon Creek must be referred to the Darebin Creek Management Committee for comment and advice. Design and landscaping guidelines which address the visual and environmental sensitivities of this area may need to be addressed at part of any application.

4.8 Al-Siraat College

4.8.1 Masterplan

Prior to a planning permit being granted for any further extension of Al-Siraat College, a long term school masterplan must be submitted to and approved by the Responsible Authority. The plan must be prepared having regard to State Government school provision standards (especially in relation to outdoor play space) and include, but not be limited to, the following conditions and matters:

- Clarification of the total number of children.
- Areas proposed for passive and active recreation.
- Traffic management plan (including access and parking).
- Stormwater management plan (for management of flows from external and internal catchments).
- Landscape masterplan.
- Proposed fencing treatments
- Sustainability initiatives.
- Hours of operation (particularly in relation to proposed place of worship).
- Details regarding the use and mitigation measures relating to the external public address system associated with the College.
- Treatment of the interface between the school and the transmission easement.
- Relevant requirements under the Whittlesea Planning Scheme.

4.8.2 Drainage

The site is affected by major flows from the external catchment north of Harvest Home Road. A stormwater management plan is required to determine how these flows are conveyed through the school site via an underground pipe system and overland flow paths with adequate flood protection for the school. A drainage system, as required by the approved Melbourne Water drainage scheme, must be constructed within the site within an appropriate drainage easement or drainage reserve.

External flows enter the school site at two low points along the northern boundary. One is located at the low point on Harvest Home Road (adjacent to the title boundary of 45A and 65 Harvest Home Road) and another at the low point within the local road adjacent to the title boundary of 65 and 75 Harvest Home Road. Overland flow paths run through the school site at both low point locations between the northern site boundary and Findon Creek.

Drainage reserves, 16m wide, will be required within the school site at both overland flow path locations to cater for the external flows and drainage requirements. Management of 1:100 year flows via a piped system will be considered as part of the development application for the school, subject to an approved stormwater management strategy for the school site and provision of unobstructed overland flow paths through the site.

4.9 Development Contributions

Development contributions will be payable on the subject land in accordance with Clause 45.06 (Schedule 2) of the Whittlesea Planning Scheme. Both the Schedule and the HHLSP identify the range of higher order infrastructure and services required to satisfy future needs within the area.

Development contributions will be charged against developable land at a per hectare rate and are payable on a stage by stage basis. Payment of development contributions will be required prior to the issue of a Statement of Compliance for each particular stage or as part of an approved development or land use (or stage thereof).

Development contributions are payable for the 1.0ha native vegetation offset area set out in the plan as it forms part of the developable area under the HHLSP.

