



# MAHON ROAD DEVELOPMENT PLAN

## 47 MAHON ROAD, EPPING



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**For: MLF Constructions P/L**

**OUR REF: 6105 000**

**5 June 2009**

### **Mahon Road Development Plan**

Development Plan approved by the City of Whittlesea on 12 May 2009, in accordance with Clause 43-04 Schedule 12 of the Whittlesea Planning Scheme.

**12/06/2009**

  
Signature of the Responsible Authority



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## PLANS

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## 1. INTRODUCTION

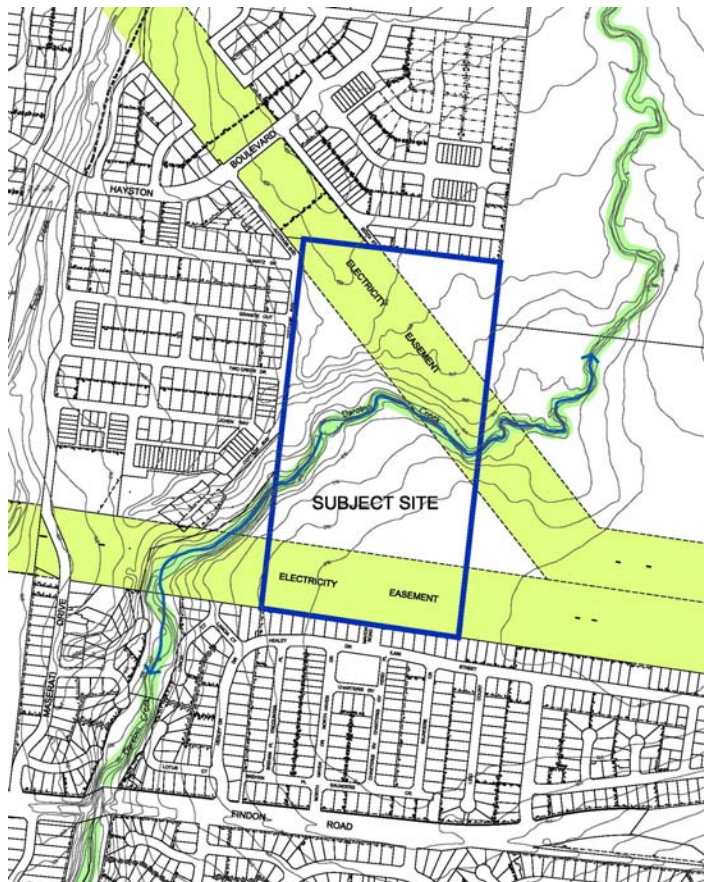
This Development Plan has been prepared by Bosco Jonson on behalf of F & N Developments Pty Ltd and applies to the land located at 47 Mahon Road, Epping.

The Development Plan has been prepared in response to the requirements of the Whittlesea Planning Scheme and *Harvest Home Local Structure Plan* prepared by Whittlesea City Council and dated 12 September 2002.



As required by Whittlesea City Council and the relevant planning provisions, this Development Plan Submission comprises:

- An analysis of the site and surrounds.
- A review of the relevant planning policy.
- An overview of the 47 Mahon Road Development Plan and associated plans.
- Demonstration of compliance with the relevant planning policy.



Site Context





## 2. SITE ANALYSIS

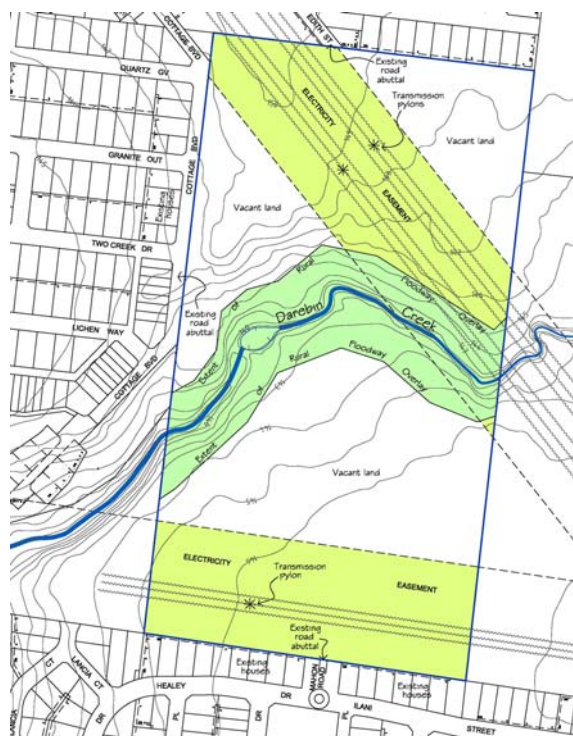
The subject land is located at 47 Mahon Road, Epping and is described as Lot 1 on PS 508057 with an area of approximately 18 hectares as shown in Figure 1. The site has three road frontages including direct frontage to Mahon Road to the south as shown in Figures 2 and 3, along the western boundary.

The Bluestone Views Estate abuts the western boundary of the subject land and provides a 360m frontage to Cottage Boulevard as shown in Figure 4. Land to the north comprises the final stages of the Hayston Valley Estate with direct street access to Edith Street.

The southern boundary of the subject land abuts the completed Rosewood Estate which extends south to Findon Road. A connection point to the subject land is provided at Mahon Road with further connectivity within the local road network to accommodate the additional traffic volumes associated with the proposed development of the subject land.

Land to the east consists of rural land which currently forms part of the buffer to the Boral Epping Quarry.

The subject land is encumbered by two transmission easements and the Darebin Creek as shown in the Existing Conditions Plan discussed in Section 5 of this Report and Figure 5. The transmission easements are 110 metres wide with one easement running in an east-west direction along the site's southern boundary and the other easement running in a south-east direction from the north-west corner of the site. The Darebin Creek meanders through the centre of the site in an east-west direction as shown in Figure 6 and 7.



The proposal for the subject land is consistent with the existing lot size diversity evident in recent residential development predominantly to the north, south and west. Melbourne's Urban Growth Boundary abuts the site's eastern boundary with land zoned Green Wedge and an Extractive Industry located further to the east.

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**Figure 1: Subject Land**



**Figure 2: Looking north from site's southern boundary at Mahon Road**



**Figure 3: Looking south from site's southern boundary at Mahon Road**





**Figure 4: Cottage Boulevard along site's western boundary**



**Figure 5: Transmission lines running along site's southern boundary**





**Figure 6: Darebin Creek running through centre of site**



**Figure 7: Waterhole forming part of Darebin Creek**







### 3. PLANNING POLICY

#### 3.1. Melbourne 2030

The Strategy sets out a vision for the City's growth and development. It projects a population growth of 920,000 extra people by 2030 to be accommodated in 620,000 extra households. An ageing population, declining household sizes, changing lifestyles and an increased reliance on rental accommodation requires a continued change in housing stock in established areas. The strategy proposes nine directions for the future growth of Melbourne that include the following policies:

- A more compact city. Locating a substantial proportion of new housing in or close to activity centres that offer good access to transport and other services.
- Better management of metropolitan growth. Establish clear limits to urban growth to protect rural areas and green wedges and concentrating expansion into growth areas served by high capacity public transport.
- A more prosperous city. Strengthening central Melbourne's capital city function.
- Promoting good urban design. Recognising and protecting cultural identity, neighbourhood design and sense of place.
- Increasing the supply of affordable housing.
- Planning for sustainable growth through the efficient utilisation of energy and resources.
- Improving and increasing the use of public transport.





### 3.2. State Planning Policy Framework

The overarching goals and principles of State planning policy is to inform responsible authorities of those aspects of State planning policy which they are to take into account and give effect to in planning and administering their respective areas. It is expected that responsible authorities will endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development.

**Clause 12 – Metropolitan Development** provides specific objectives and strategies for Metropolitan Melbourne. The policy incorporates Melbourne 2030 strategies into the planning scheme as policies.

**Clause 12.01 A more compact city** encourages the location of a substantial proportion of new housing in or close to activity centres and other strategic redevelopment sites that offer good access to services and transport.

**Clause 12.02 Better management of metropolitan growth** provides for the location of metropolitan growth close to transport corridors and services and to provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas.

**Clause 14 Settlement** provides for a number of policies which seeks to ensure that a sufficient supply of land is available for residential uses and that planning authorities should accommodate projected population growth over at least the next 10 years. The consolidation of existing urban areas is encouraged and higher densities and mixed use development is encouraged near public transport routes.

**Clause 15 Environment** provides for a number of policies and objectives relating to the quality of the environment. Of particular reference to the proposal are Clause 15.09 for the conservation of native flora and fauna and Clause 15.10 relating to open space.

The **Residential Development for single dwellings Policy** at **Clause 16.01** encourages subdivisions in locations with access to physical and community infrastructure and providing a range of lot sizes, a convenient and safe road network, appropriate pedestrian and cycle paths, sufficient useable public open space and low vulnerability to fire. Additionally the policy encourages residential development that is cost-effective in provision and use, and increased





densities to help consolidate urban areas.

The **Medium Density Housing Policy** at **Clause 16.02** encourages well designed medium density housing which:

- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.

**Clause 18.02-1 Car parking and public transport access to development** encourages access be provided to developments in accordance with forecast demand taking advantage of all available modes of transport and to minimise the impact on existing transport networks and the amenity of surrounding areas. This should include consideration to all modes of travel, including walking, cycling, public transport, taxis and private vehicles.







### 3.3. Local Planning Policy Framework

**Clause 21.04 Vision** identifies the Municipal Framework for the City of Whittlesea. The subject site is identified within the *Residential – Future* land use. The clause summarises the City of Whittlesea's strategic vision into twelve key land use planning objectives. These objectives provide the basis for land use controls and decision making within the region. The twelve objective headings are as follows:

1. Residential Growth Areas
2. Managing Urban Growth
3. Housing Provision
4. Employment and Economic Development
5. Transport and Accessibility
6. Activity Centres
7. Infrastructure Provision
8. Leisure Recreation and Tourism
9. Heritage and Culture
10. Environmental Assets
11. Rural Land Use and Development
12. Image and Appearance

**Clause 21.05 Growth Areas Framework** provides for the broad strategic framework for growth area planning within the City of Whittlesea. The clause outlines the various plans created in the growth area planning process, from the *Epping North Structure Plan* to the *Harvest Home Local Structure Plan*.

**Clause 21.06 Objectives, Strategies and Actions** identifies a number of sub-clauses to implement various objectives, strategies and actions. Of particular reference are the following clauses:

- **Clause 21.06-1 Residential Growth Areas** provides for the planning of a set of diverse residential communities. The clause identifies Mernda as a growth area with development to be based on the preparation of a Structure Plan.
- **Clause 21.06-2 Managing Urban Growth** encourages the management of urban growth in a manner that maximises relationships between compatible land uses and avoids inappropriate incursions into non-urban or environmentally sensitive areas.





**Clause 22.01 Open Space** outlines the requirement to provide an integrated open space system which meets the wide ranging needs of the community. Council considers open spaces to be valuable assets for recreation, conservation, visual amenity and other purposes.

**Clause 22.04 Subdivision Design** has been developed due to Council's concern that development has previously lacked definition of municipal planning objectives and requirements for site analysis procedures. The objectives of the policy is to ensure that subdivision adequately provide for a site responsive design and appropriately integrate municipal planning objectives to create a sense of place and community focus through subdivision design.

**Clause 22.10 River Red Gum Protection Area** applies to the protection of River Red Gums located in urban and rural areas. The policy is intended to ensure that the development of urban and rural areas takes into account the presence, retention, enhancement and long term viability of River Red Gums in urban areas. The River Red Gums are generally recognised as the most important visual and environmental feature of the City of Whittlesea.





### 3.4. Zoning and Overlays

The subject land is within the Whittlesea Planning Scheme and includes the following zone and overlays:

- **Residential 1 Zone**

The subject land is zoned Residential 1 as shown in Figure 8. The purpose of the zoning is to provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. The zoning encourages residential development that respects the neighbourhood character and in appropriate locations provides for educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

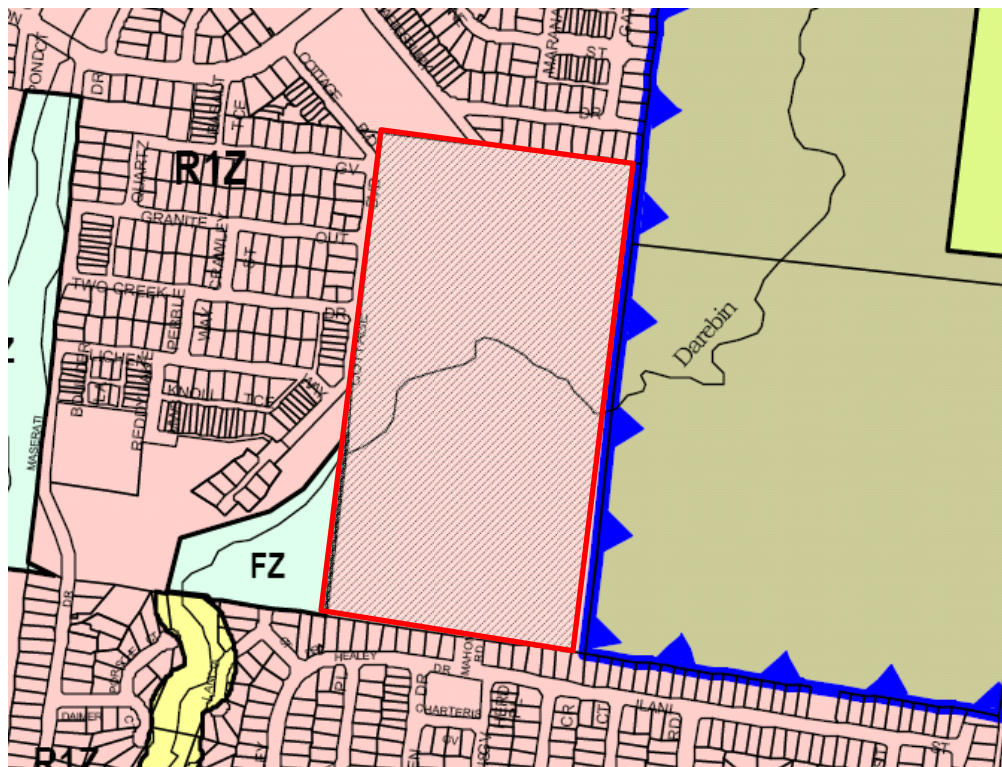


Figure 8: Residential 1 Zoning







- **Development Contributions Plan Overlay**

The Development Contributions Plan Overlay – Schedule 2 as shown in Figure 9 applies to the subject land.

Schedule 2 details a summary of costs for the provision of development and community infrastructure to service the area within the Harvest Home Local Structure Plan.

Schedule 2 indicates a total of \$43,833 per hectare based on 2006 estimates as being the amount required as a development contribution.

Land or development excluded from development contributions plan:

- Council owned land
- Transmission Line Easement
- Land required by Melbourne Water for drainage purposes

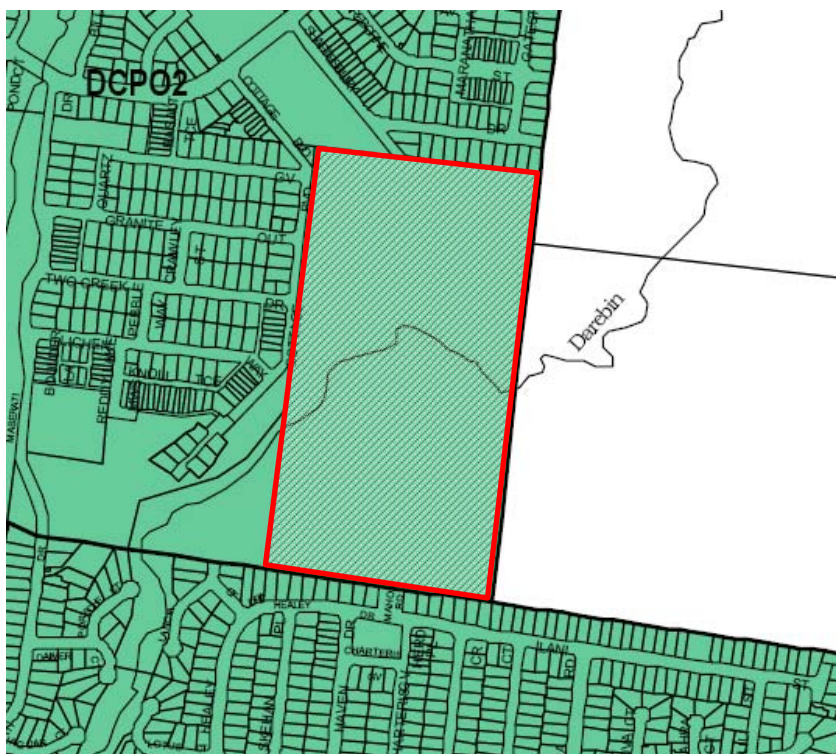


Figure 9: Development Contributions Plan Overlay – Schedule 2







- General consistency with and application of the principles of the relevant Incorporated Plan/Local Structure Plan and Epping North Strategic Plan.
- Co-ordination of different land ownerships.
- The local road, pedestrian and bicycle network, including links to adjoining land and networks and provision for access to proposed public transport routes.
- Road cross sections.
- Concept design of the proposed subdivision including proposed landscape treatments.
- Location and layout of non-residential uses, including neighbourhood centres and open space.
- 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.
- 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.
- Details of proposed uses, subdivision pattern and treatment of areas of sensitive design as shown on the relevant Incorporated Plan/Local Structure Plan.
- Details of treatment of land adjacent to the core conservation area.
- Individual native trees and an indication of their health as a result of a report by a qualified environmental consultant.
- Areas for revegetation
- The location of any detention tanks or other such features in association with provision of infrastructure to the area.
- A stormwater management plan.

The development plan is to include the following assessments and be informed by:

- An assessment of the health and habitat value of all native vegetation (report is to be informed by flora and fauna assessments conducted as part of the preparation of the Incorporated Plan/Local Structure Plan.
- A detailed site analysis.
- A survey of the area for aboriginal archaeological sites
- An environmental audit identifying any environmental hazards and including proposed treatments.



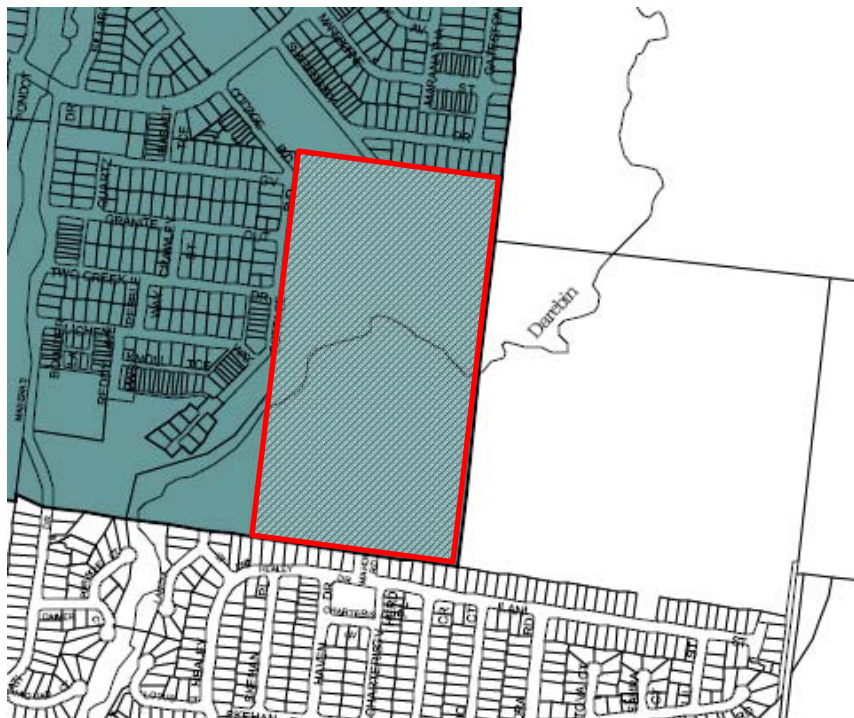






- **Vegetation Protection Overlay**

The Vegetation Protection Overlay – Schedule 2 as shown in Figure 12 applies to the subject land. The objective of the Overlay is to preserve and maintain significant vegetation, maintain soil qualities and preserve natural habitat for flora and fauna. Vegetation of particular importance in the Epping North area includes the River Red Gum, Yellow Gums as well as native grassland species and riparian species along watercourses including the Edgars, Darebin and Findon Creeks. A planning permit is required to remove, destroy or lop native vegetation.



**Figure 12: Vegetation Protection Overlay – Schedule 2**





## 4. HARVEST HOME LOCAL STRUCTURE 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 local employment, roads and public transport, conservation areas and open space.

The Harvest Home Local Structure Plan area is one of the residential neighbourhoods proposed by the Epping North Strategic Plan. The Harvest Home LSP forms the Incorporated Plan within the Whittlesea Planning Scheme and provides the framework for development of the subject land.

The overall objectives of the Harvest Home LSP are:

- To ensure that the development of the LSP area is co-ordinated and integrated with the proposals for the adjacent LSP areas, as expressed in the Epping North LSP and the Epping North Strategic Plan.
- To ensure the Harvest Home community is integrated with the existing Epping community by appropriate physical connections to the south of the plan area.
- Retain the natural and cultural features of the plan area in future development.
- To incorporate identified landscape/natural features such as River Red gums, rock walls, watercourses and rocky rises into the subdivision design.
- To conserve, enhance and manage the aesthetic, recreational, environmental and water quality of the Findon and Darebin Creeks.
- To protect features of environmental significance and local character by adopting a sensitive approach to subdivision design, especially within areas of “sensitive design”.
- To provide a range of housing opportunities to meet the housing needs of the whole community.
- To ensure that the development is energy efficient in respect of site layout and transport options.
- To make provision for identified community service requirements to ensure the establishment of an appropriate community infrastructure.
- To provide a framework for the co-ordinated and timely provision of physical infrastructure.
- To minimise the impact of the transmission easement on residential development.
- To provide a framework for the identification and collection of development contributions.





#### 4.1. Environmental Characteristics

A flora and fauna assessment was undertaken as part of the Harvest Home LSP preparation. The assessment identified a number of key environmental features within the LSP however as shown in Figure 13 the potential for fauna habitat locations within the subject land is isolated to the creek environment only.

Figure 14 identifies the Vegetation Communities in the Harvest Home LSP area. A total of 123 vascular plant species were recorded from the Harvest LSP area of which 47 (38%) are indigenous. No flora species of National or State conservation significance were recorded. The assessment identified modified remnants of a number of Ecological Vegetation Classes.

The Harvest Home LSP states that due to past land use the vegetation throughout most of the area has been altered significantly from its original condition and is now dominated by introduced pasture and weed species. The condition of the vegetation along the northern half of Darebin Creek is extremely degraded from erosion, grazing and weed invasion. The southern section of Darebin Creek varies from poor to moderate condition with more native flora species.

Reference should be made to the Targeted Survey Flora & Fauna report by Ecology Partners undertaken in Spring 2008 for further information regarding Flora & Fauna issues.

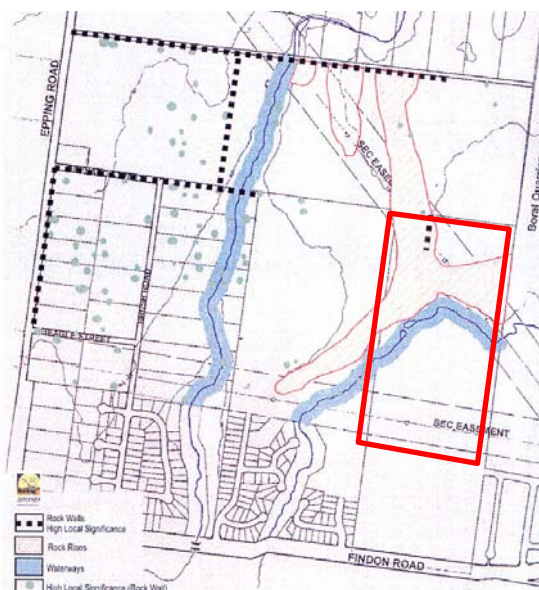


Figure 13: Harvest Home LSP Fauna Habitat

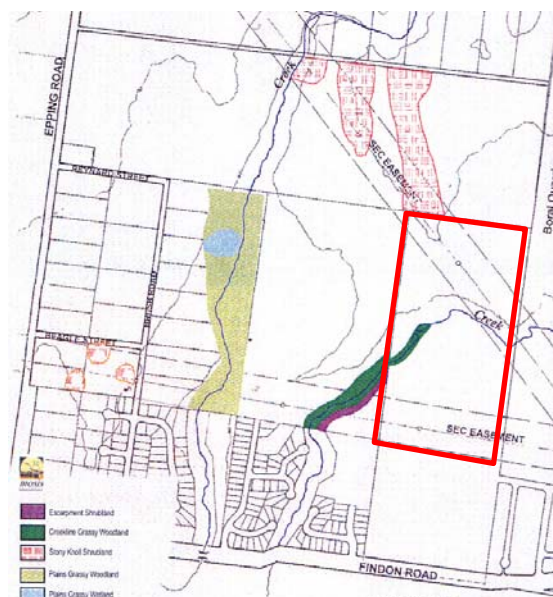
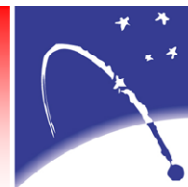


Figure 14: Harvest Home LSP Vegetation Communities







## 4.2. Open Space and Recreation

The Harvest Home LSP relies on a number of Council documents to guide provision of open space and recreation with particular reference to Council's Open Space Strategy (1997). The Harvest Home LSP states that the approximate boundaries of the open space areas will be refined and confirmed at the Development Plan stage, having regard to the principal elements of the open space network.

The subject site is predominantly influenced by requirements to incorporate open space as part of land encumbered by electricity easements, potential archaeological sensitivity and also natural features such as the Darebin Creek.

## 4.3. Housing

The Harvest Home LSP identifies the MSS of the Planning Scheme to provide for a diverse range of housing forms. The LSP aims to achieve this by highlighting areas which may be suitable for medium density housing, requiring a diversity of lot sizes in development and subdivision plans, and through subdivision design with the intention of increasing the diversity of housing provided within the area thereby increasing the suitability of housing.

The objectives for housing provision in the LSP area are as follows:

- To encourage a diversity of lot sizes, dwelling types and sizes.
- To facilitate and encourage the development of affordable housing.
- To incorporate River Red Gums as features of residential design.
- To encourage the development of energy efficient housing through subdivision design.

## 4.4. Heritage and Culture

A survey of the Harvest Home LSP area was undertaken by Council which sought to identify and record archaeological sites of aboriginal and non-aboriginal significance. Areas of potential aboriginal archaeological significance were identified as shown in Figure 15. These areas are generally:

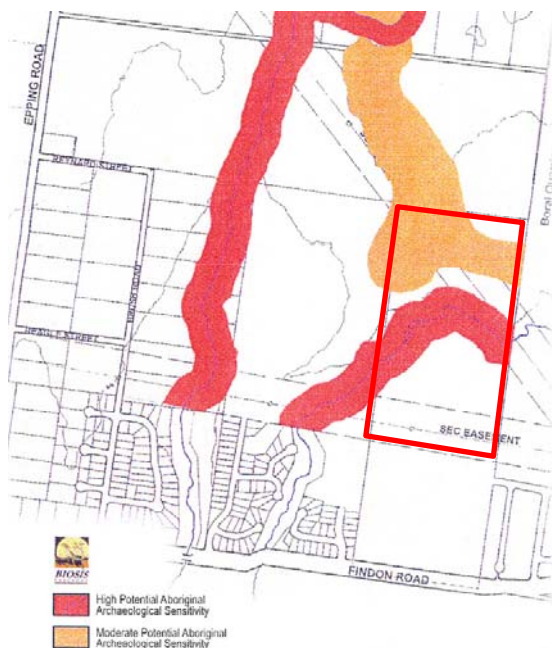
- The riverine strip either side of Darebin Creek which was identified as locations where Aboriginal material may be contained in the sediments.
- An area of high ground within the north eastern portion of the LSP which may potentially have provided a dry vantage point for people during times of floods and a pathway for travel.





The main areas of European heritage that have been identified within the LSP area include:

- Hays Homestead, Epping Road
- Lochaber – Harvest Home Road
- Bluestone dwelling near the Darebin Creek
- Rock walls



**Figure 15: Harvest Home LSP Potential Aboriginal Archaeological Sensitivity**

Terra Culture Pty Ltd has been engaged by the Applicant to provide advice on the subject site relating to Cultural Heritage. The preparation of a Cultural Heritage Management Plan (CHMP) is required for the subject land in accordance with the Aboriginal heritage Act 2006.

Reference should be made to the submitted documentation provided by Terra Culture concerning this Development Plan and also the finalised CHMP when approved by AAV.





## 4.5. Transport and Traffic

The Harvest Home LSP identifies a key issue to enable linkages to the south so that the residents/community of the LSP area can be integrated with the existing areas to the south. Key actions of the LSP are:

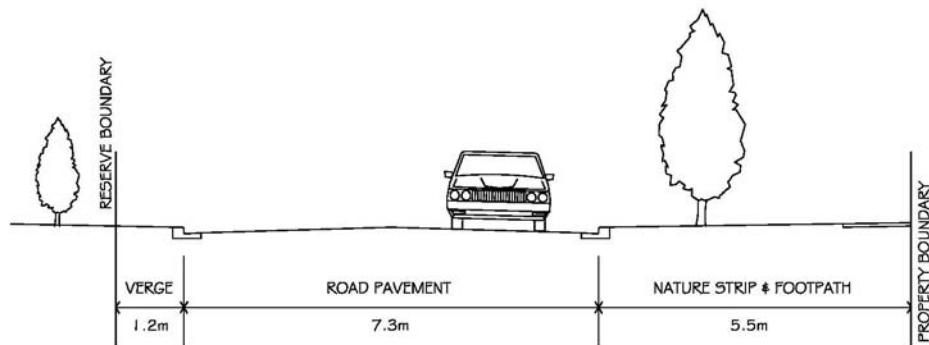
- The construction of collector roads within a grid based internal street pattern which will link to the adjoining arterial roads to the west and north.
- Use will be made of service/parallel roads to provide the separation of commuter traffic and local traffic. The direct nature of the links within the area will facilitate the movement of business and commuter traffic to the arterial roads.
- The direct nature of the collector roads will enable easy access for a bus network through the area.
- The viewlines created have been enhanced where possible.
- The internal layout provides for both north-south and east-west connections by way of collector roads.



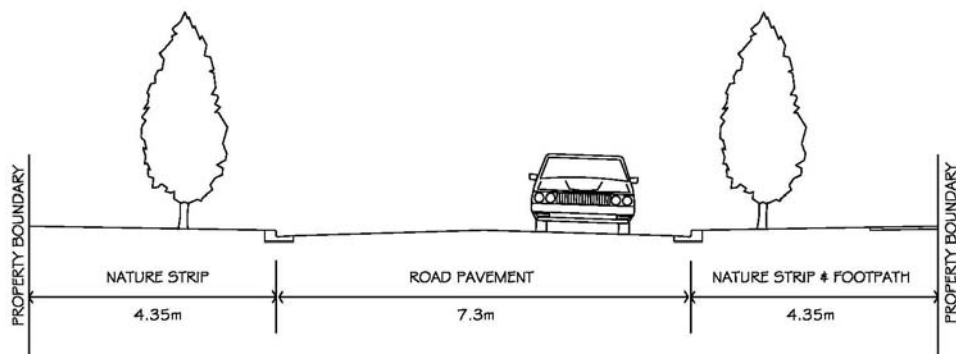
Source:  
**Epping North Study Area**  
 Traffic Analysis, Feb 1999  
 (Grogan Richards)



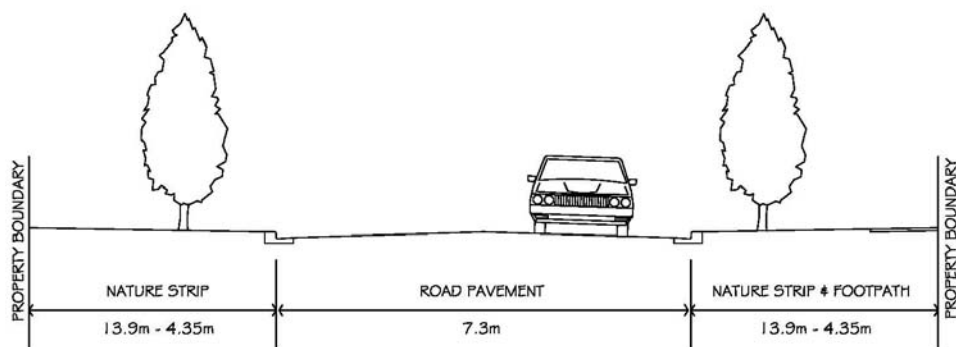
#### 4.6. Typical Road Cross Sections (1)



STREET ABUTTING PUBLIC OPEN SPACE  
ACCESS STREET CROSS SECTION  
14m ROAD RESERVE



ACCESS STREET CROSS SECTION  
16m ROAD RESERVE



MAHON ROAD ENTRY  
ACCESS STREET CROSS SECTION  
35m - 16m TAPERING ROAD RESERVE

**NOTE:**

1. ALL KERBS TO BE BARRIER KERB TYPE
2. CROSS SECTIONS MAY REQUIRE FURTHER ALTERATIONS TO ACCOMMODATE WATER SENSITIVE URBAN DESIGN WHICH MAY BE REQUIRED AS PART OF THE DRAINAGE STRATEGY FOR THIS SITE AND IN ACCORDANCE WITH CLAUSE 56 OF THE WHITTLESEA PLANNING SCHEME.









## 5. MAHON ROAD DEVELOPMENT PLAN

The Mahon Road Development Plan applies to the land described in Section 2 of this Report. The Development Plan consists of the following plans:

- Site Context Plan
- Site Analysis Plan
- Existing Conditions Plan
- Proposed Concept Plan

### 5.1. Site Context Plan

The Site Context Plan contained in the Appendix identifies the local context of the site. The Plan highlights the residential nature of the surrounding area, predominantly to the north, south and west. Towards the east remains vacant land outside the current Urban Growth Boundary.

The Plan identifies three key features of the site being Darebin Creek running through the centre of the site in a east-west direction, an electricity easement along the southern boundary, and an additional electricity easement running through the site from the north-west corner in a south easterly direction.

The Plan provides an indication in the variety of lot sizes and housing surrounding the subject site. An emerging trend of diversity in lot sizes is evident in the new developments with an increase in smaller lots in areas.

### 5.2. Site Analysis Plan

The Site Analysis Plan contained in the Appendix provides a more detailed review of the site. The Plan identifies further detail of the electricity easements including locations of transmission pylons. The extent of the Rural Floodway Overlay and the electricity easement encumbrances provide an indication of the likely development footprint for the site

### 5.3. Existing Conditions Plan

The Existing Conditions Plan contained in the Appendix provides an aerial photographic view of the subject site. This demonstrates the vacant use of the site and its traditional rural use. Vegetation along the riparian corridor of Darebin Creek has been highly modified and entirely stripped in parts. However there are patches of vegetation in portions of the site.





## 5.4. Accompanying Reports

Reference should be made to the following reports prepared in conjunction with the Mahon Road Development Plan:

- Cultural Heritage (Terra Culture Heritage Consultants)
  - *Due Diligence Advice*, Nov 08
  - *Cultural Heritage Management Plan*, upon AAV approval
- Flora & Fauna (Ecology Partners)
  - *Flora & Fauna Assessment & Net Gain Analysis*, July 08
  - *Targeted Golden Sun Moth, Growling Grass Frog & Matted Flax-lily Survey*, Jan 09
- *Traffic Engineering Assessment*, January 2009 (Cardno Grogan Richards)
- *Environmental Assessment* (Meinhardt Engineers), upon availability.
- *Drainage Report*, July 08 (Brown Consulting Engineers)
- *Landscape Architect's Review of Darebin Creek*, Nov 08 (Hamilton Landscape Architects)





## 5.5. Proposed Concept Plan

The Proposed Concept Plan contained in the Appendix provides for a proposed subdivision layout over the subject site. Key features of the Concept Plan include:

- An urban footprint in three precincts to respond to the site's constraints. Of the 18 ha in total approximately 7.1 ha is proposed to be developed.
- A total lot yield of 108.
- Three main access points, being Mahon Road, Cottage Boulevard and Edith Street.
- Creek reserve of 2.6 hectares comprising 1.7 ha within 1 in 100y Darebin Creek floodline and 0.9 ha unencumbered by flood.
- Electricity easement of 3 hectares along the southern boundary.
- Electricity easement of 3.6 hectares running in a diagonal direction in the northern portion of the site.
- A 1.2 hectare local park on the western boundary of the site.







## 5.6. Compliance with Schedule 12 of the Development Plan Overlay

The proposed subdivision achieves the following relevant objectives as required by the Overlay:

- Is consistent with the principles of the Harvest Home Local Structure Plan and Epping North Strategic Plan.
- Integration of the proposed street layout with local road network, including recreation links to adjoining land and regional shared path networks. Connectivity to existing public transport routes.
- Provision of adequate road reserve widths consistent with road cross sections detailed in the Harvest Home Local Structure Plan and Epping North Strategic Plan.
- Concept design of the proposed subdivision including proposed landscape treatments.
- Location and layout of public open space.
- Provision of relevant topographical and landscape details.
- A diverse range of allotment sizes to enable a mix of dwelling types.
- Details of areas requiring sensitive design such as Darebin Creek environment as shown in the Harvest Home Local Structure Plan.
- Areas for potential revegetation.
- Preparation of a drainage report and consideration of engineering details to comprise a future stormwater management plan.
- A flora and fauna assessment of the health and habitat value of native vegetation together with appropriate surveys of fauna species.
- Provision of a detailed site analysis.
- An assessment of cultural heritage values to inform the preparation of a detailed Cultural Heritage Management Plan.
- An preliminary environmental assessment identifying any potential environmental hazards and including proposed treatments.







- *Identification of and incorporation of environmental features to provide a sense of place and character.*

The proposal responds to the objective by incorporating the main environmental features of the Darebin Creek as the central design element of the site. The layout of the Development Plan provides an appropriate setback from the Darebin Creek, and enables adjacent dwellings to be focussed and fronted to the street link along the creek reserve. This encourages the Darebin Creek to become the key focal element of the subject site.

Additionally the proposed 1.2 hectare local park will ensure the retention of potential flora and fauna habitat identified in the Harvest Home LSP. By linking this park with the Darebin Creek reserve, the proposed development will enable an integrated area of public open space for local passive recreation uses.



Refer to Creek Detail Plan for further information regarding development setback distances from the creek.

- *Ensure the retention of River Redgums in new subdivisions by implementing the 'Redgum Protection Policy.'*

The subject site does not contain River Redgums and is therefore considered to be consistent with this objective.







- *Plan to create a unique local identity.*

The proposal responds to the objective by incorporating the key environmental features of the site in the overall design which assists in achieve a unique local identity. These features will link with adjacent estates to ensure the proposal is consistent with surrounding character while still ensuring the development achieves an attractive layout. By constructing a road along the boundaries of public areas such as Darebin Creek and the local park, the development will assist in promoting public use and surveillance of key environmental areas.



### Landscape Design

As part of the objective to create a local identity for the proposed development, the landscape design has been prepared in accordance with the relevant principles contained in the Harvest Home Local Structure Plan & the Darebin Creek Planting Guide, in particular:

- Upper canopy planting along the creek and continued into the local park.
- Planting within the transmission easements to “break up” large expanses in these areas.
- Planting that assists in the on-going conservation of identified for native vegetation and habitat retention.

Refer to the Landscape Masterplan by Hamilton Landscape Architects for details.







- *Improve the appearance, quality and function of the waterway environments.*

The proposal responds to this objective by allowing for the drainage function of the Darebin Creek which is identified as the extent of the Rural Floodway Overlay and the calculated levels of the 1 in 100y floodline as advised by Melbourne Water. This will ensure the quality and function of the creek will accommodate anticipated stormwater requirements. The extent of the drainage reserve is consistent with surrounding estates to ensure a high level of appearance is maintained for this important environmental feature.



Refer to Creek Detail Plan for further information.

- *Ensure housing diversity by providing for a range in lot size and location.*

The proposal responds to the objective by providing for a consistent lot size with neighbouring estates. In addition the proposal provides for diversity in lot sizes allowing smaller lots which front onto key features of the site such as the drainage reserve of Darebin Creek and the local park.

- *Identification and incorporation of important flora and fauna and heritage/archaeological features of the area.*

The Harvest Home LSP identifies important flora and fauna and heritage/archaeological features of the subject site. Additionally studies undertaken by the Applicant as discussed in Section 4 of this Report have further examined these features.

The proposal responds to this objective by ensuring these features become a key design element of the proposal. The drainage reserve of Darebin Creek and the 1.2 hectare local





park have been provided to ensure the incorporation of important flora and fauna and heritage/archaeological features of the site are part of the development. Further detailed analysis of the flora and fauna and heritage features of the site are to be undertaken in response to the requirements of a Cultural Heritage Management Plan and Flora and Fauna assessments.

- *Establish an efficient and accessible street network which provides connectivity with and between LSP areas in the overall Epping North Strategic Plan area.*

The proposal responds to the objective by proposing a road network which connects with the surrounding neighbourhood design. The extension of Mahon Road will provide access to the majority of the lots in the southern portion of the site. The balance of the lots will be accessed via existing neighbourhoods from Cottage Boulevard and Edith Street. Further detailed analysis of the street network will be undertaken as part of a Traffic assessment to be prepared.

- *Medium Density*

Dwelling Design Guidelines for small lots to be prepared and will form part of the endorsed documentation under a planning permit for subdivision.

The following key principles are to be applicable:

- Dwellings on lots abutting roads adjacent to public open space shall be designed to maximise the passive visibility towards these areas, in particular the creek environment.
- Encouragement of double storey terrace style dwellings on narrow and small lots in order to minimise building footprint and ensure adequate private open space can be achieved.
- Building materials that consist of colours & textures that compliment the creek environment.
- Building envelopes that assist in avoiding potential overlooking & overshadowing issues on adjoining lots.





## 7. CONCLUSION

This submission supports a Development Plan for 47 Mahon Road, Epping. The proposed development of the subject land responds appropriately to the relevant objectives of the Whittlesea Planning Scheme and in addition as a result of regular discussions between the Applicant and Whittlesea City Council.

After ascertaining the extent of encumbered land on the site, the developable capacity has been determined as part of a thorough investigation and is expected to be supported for the use and development of a residential estate.

It is considered the proposed Development Plan provides a high level of excellence in design and integration within the site's context.

Additionally, the Development Plan is consistent with relevant State & Local Planning Policies and as such it is recommended the Development Plan be considered by Council for endorsement.

## 8. CONDITIONS REQUIRED UNDER THIS DEVELOPMENT PLAN

As part of the Mahon Road Development Plan the following conditions are to apply to planning permit applications for subdivision of the subject land:

- Additional flora investigation
  - A targeted Spring survey is required to be undertaken to confirm any potential locations of threatened Geranium species.
  - An updated Net Gain Analysis Report is required and must include the consideration of threatened species found within the subject site including the vegetation patches.
- Tree planting
  - No tree planting is permitted on the south side of the western access road to maximise the retention of the vegetation patch (EVC55).
- Quarrying activities
  - Purchasers of subdivided allotments are to be made aware of on-going quarry operations to the east of the subject land as requested by Boral Resources (Vic) Pty Ltd.



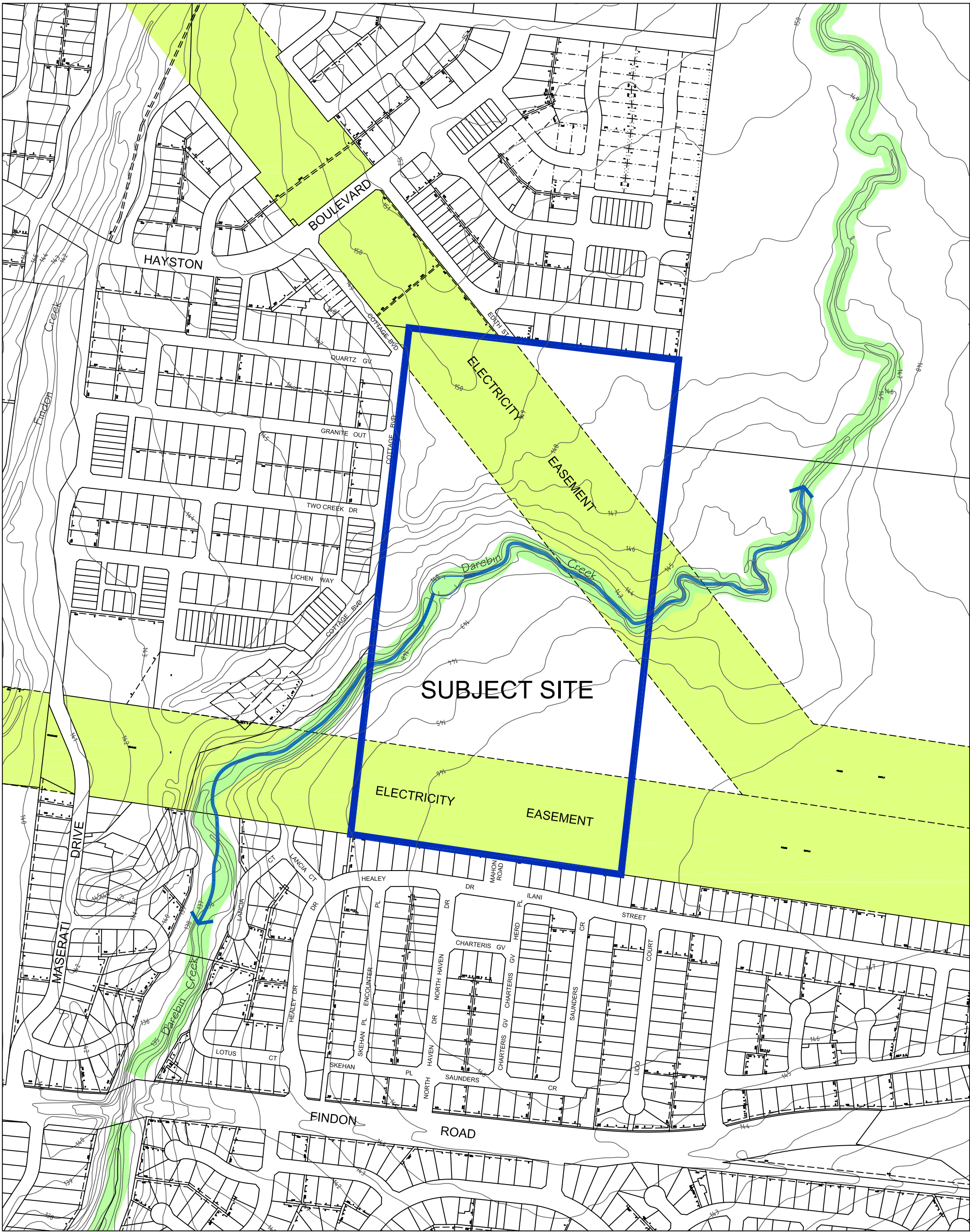


## — APPENDIX

1. SITE CONTEXT PLAN
2. SITE ANALYSIS PLAN
3. EXISTING CONDITIONS PLAN
4. PROPOSED CONCEPT PLAN
5. CREEK SETBACK PLAN
6. LANDSCAPE MASTERPLAN





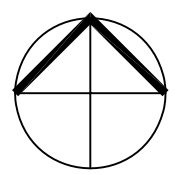


31 March 08  
Ref: 6105 001  
Dwg: 610500DA  
Scale @ A3 1:4000  
  
Site Area (approx): 18 ha

# SITE CONTEXT PLAN

## MAHON ROAD

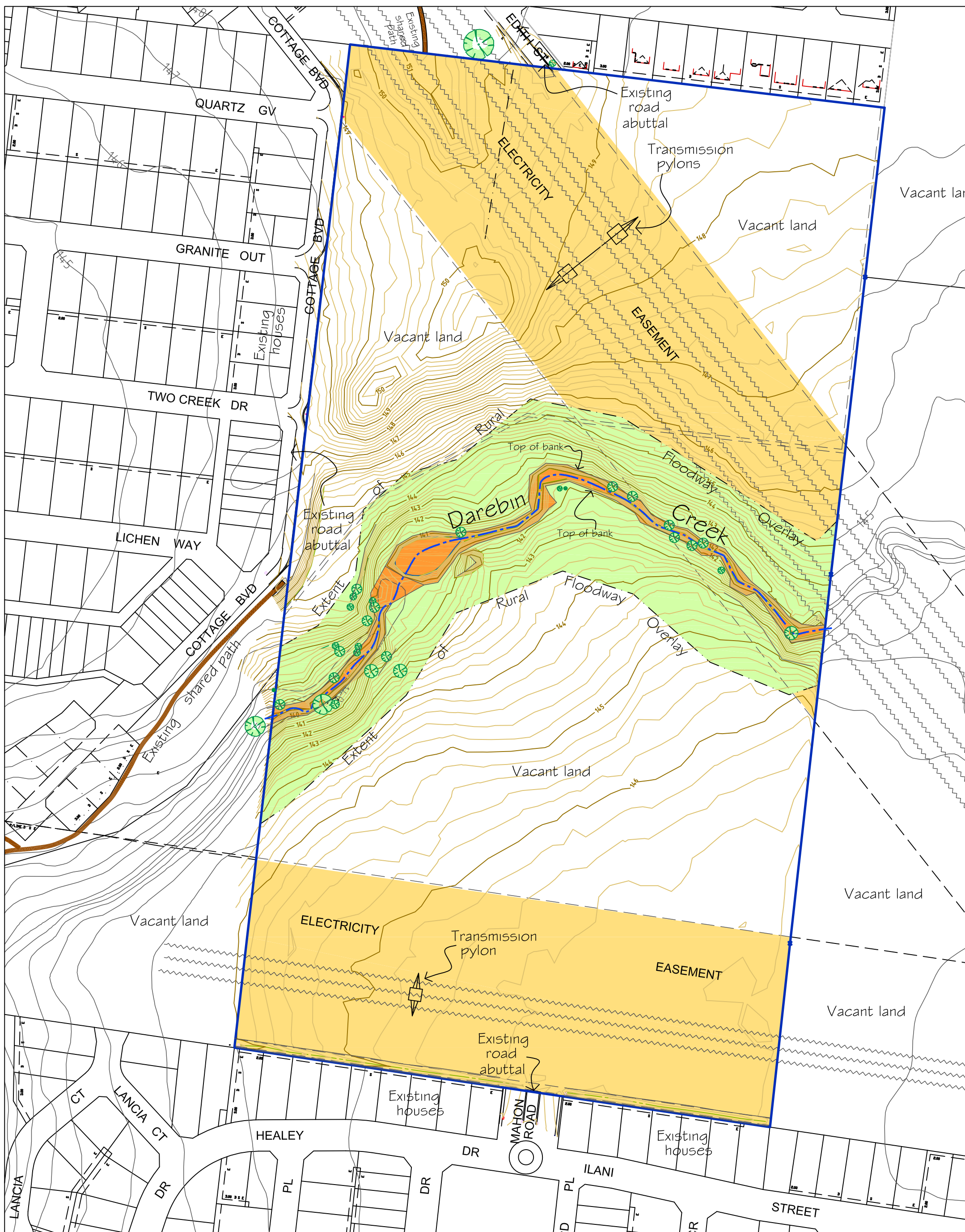
### EPPING



**Bosco Jonson Pty Ltd**  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992  
**Surveyors • Urban Designers • Planners**





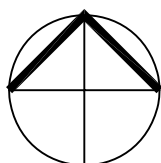


5 Feb 09  
 Ref: 6105 001  
 Dwg: 610500BB  
 Scale @ A3 1:2000  
  
 Site Area (approx): 18 ha

# SITE ANALYSIS PLAN

## MAHON ROAD

### EPPING



**Bosco Jonson Pty Ltd**  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992  
**Surveyors • Urban Designers • Planners**

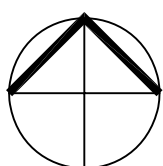






## EXISTING CONDITIONS PLAN

# MAHON ROAD EPPING



28 Jan 09  
Ref: 6105 001  
Dwg: 610500CA  
Scale @ A3 1:2000  
Site Area (approx): 18 ha

**Bosco Jonson Pty Ltd**

16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992

**Surveyors • Urban Designers • Planners**







- CONDITIONS UNDER THIS DEVELOPMENT PLAN
- Targeted Spring survey required to determine potential threatened Geranium species.
  - Updated Net Gain Report.

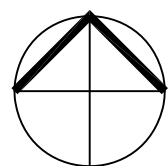
#### LAND BUDGET

Developable land	7.1 ha
Creek reserve	2.6 ha (1.7 ha in 1:100y flood)
Electricity easements	7.1 ha
Unencumbered open space	1.2 ha
Total site area (approx)	18 ha

Lot Yield: 108

- MW 1:100y Floodline
- Proposed Shared path

## PROPOSED SUBDIVISION 47 MAHON ROAD EPPING



19 May 09  
Ref: 6105 001  
Dwg: 610500EH  
Scale @ A3 1:2000

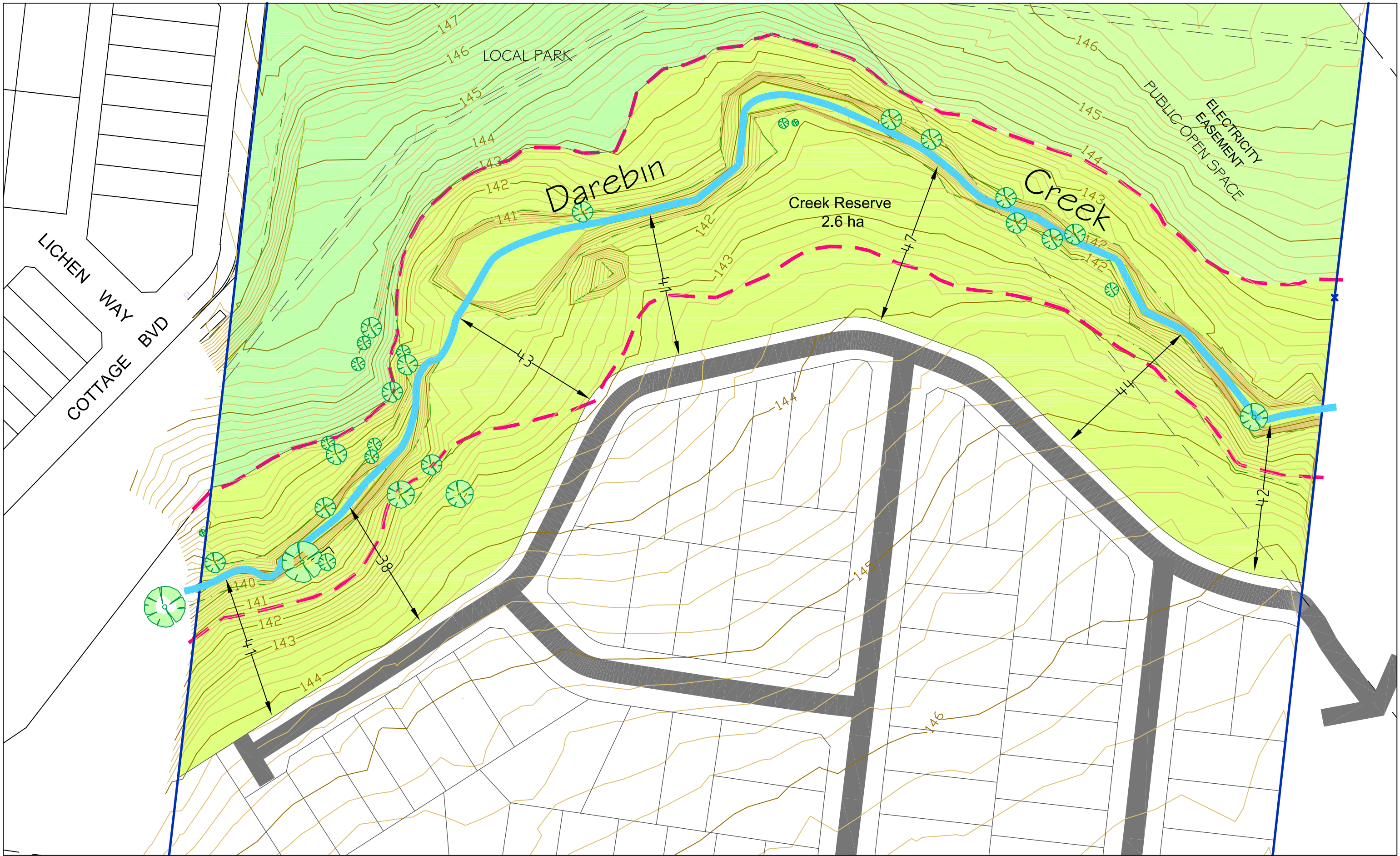
#### Bosco Jonson Pty Ltd

16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992

Surveyors • Urban Designers • Planners







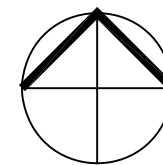
19 Dec 08  
Ref: 6105 001  
Dwg: 610500FC  
Scale @ A3 1:1000

— Melb Water 1:100y floodline  
Existing trees

Site Area (approx): 18 ha  
Lot Yield: 106

## PROPOSED CREEK SET-BACK

# MAHON ROAD EPPING



**Bosco Jonson Pty Ltd**  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992  
**Surveyors • Urban Designers • Planners**







LEGEND

**GOLDEN SUN MOTH RECORD-** As per Ecology Partners P/L Report.  
Plant species for the Golden Sun Moth habitat to be determined in consultation with Ecology Partners P/L, however plant species shall not exceed 3.0m high as per SP-Ausnet Planting Guidelines in power easements.

**EXISTING DIANELLA amoena (Matted Flax-lily-** As per Ecology Partners P/L Report.

**NOTE:**  
Areas supporting Matted Flax-lily and Golden Sun Moth shall be fenced and signs erected to ensure all plants and areas of Gloden Sun Moth habitat are protected.

**EXISTING LOCATION OF PLAINS GRASSY WOODLAND (EVC 55)**  
As per Ecology Partners P/L Report.

**GARDEN BED PLANTING IN EASEMENT UNDER 3.0m HIGH**  
( Approved SP AusNet Plant List )  
CALLISTEMON SIEBERI ( River Bottlebrush ) H:3.0m x W:3.0m  
CASSINIA LONGIFOLIA ( Shiny Cassinia ) H:3.0m x W:3.0m  
CORREA GLABRA ( Rock Correa ) H:3.0m x W:3.0m  
DODONAEA VISCOSA ( Wedge-leaf Hop-bush ) H:3.0m x W:3.0m  
GOODENIA OVATA ( Hop Goodenia ) H:2.0m x W:2.0m  
HAKEA NODOSA ( Yellow Hakea ) H:2.0m x W:2.0m  
LOMANDRA LONGIFOLIA ( Spiny-headed Mat-rush ) H:1.0m x W:1.0m  
RHAGODIA SPINESCENS ( Hedge Salt Bush ) H:1.0m x W:2.5m

**DAREBIN CREEK PLANTING**  
ACACIA IMPLEXA ( Lightwood ) H:8.0m x W:5.0m  
ACACIA DEALBATA ( Silver Wattle ) H:6.0m x W:6.0m  
ACACIA MEARNsii ( Black Wattle ) H:7.0m x W:5.0m  
ACACIA MELANOXYLON ( Blackwood ) H:12.0m x W:7.0m  
CALLISTEMON SIEBERI ( River Bottlebrush ) H:3.0m x W:3.0m  
EUCALYPTUS CAMALDULENSIS ( River Red Gum ) H:20.0m x W:12.0m  
EUCALYPTUS MELLIODORA ( Yellow Box ) H:18.0m x W:10.0m

**EVERGREEN STREET TREE**  
EUCALYPTUS LEUCOXYLON 'Eukie Dwarf' ( Yellow Gum ) H:7.0m x W:5m

**DECIDUOUS STREET TREE**  
MELIA AZEDARACH ( White Cedar ) H:10.0m x W:6m

**ENTRY ROAD PLANT UNDER 3.0m HIGH**  
( Approved SP AusNet Plant List )  
CALLISTEMON CITRINUS 'Kings Park Special'(Red Flowering Bottlebrush)  
H: 3.0m x W: 3.0m

**MEDIAN STRIP GARDEN BED PLANTING**  
LOMANDRA LONGIFOLIA ( Spiny-headed Mat-rush ) H: 1.0m x W: 1.0m  
RHAGODIA SPINESCENS ( Hedge Salt Bush ) H: 1.0m x W: 2.5m  
DIANELLA TASMANICA ( Tasman Flax Lily ) H: 1.0m x W: 1.0m  
BRACHYSCOME MULTIFIDA ( Cut-leaf Daisy ) H: 0.3m x W: 0.3m

**EXISTING TREES TO BE RETAINED**

**EXISTING TRANSMIT TOWERS**

**EXISTING CREEK**

**PROPOSED SHARED PATH**

**ELETRICAL EASEMENT BOUNDARY**

**Hamilton Landscape Architects Pty Ltd**  
1 York Place, Carlton, 3053 VIC  
Telephone: (03) 9348 2800  
Facsimile: (03) 9348 2700  
Email: office@hla.net.au

PROJECT

**LANDSCAPE PLAN**  
Mahon Road, Epping

FOR BOSCO JONSON Pty Ltd  
DRAWING

**LANDSCAPE PLAN**

SCALE 1 : 1000 @ A1  
DRAWN M.M.  
DATE PLOTTED 15/04/2009  
JOB NUMBER 08-096  
FILE NAME REV C  
DRAWING No. LA/01  
REVISION C