

Development Plan Report (amended)

900 Plenty Road, South Morang

Development of an integrated housing estate and associated parkland

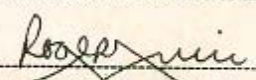
For: AVJennings Ltd

September 2004

900 PLENTY ROAD, SOUTH MORANG DEVELOPMENT PLAN.

Development Plan approved by the City of Whittlesea on 11 May 2004, in accordance with Clause 43.04 Schedule 6 of the Whittlesea Planning Scheme.

13 October 2004


Signature of the Responsible Authority

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1

Introduction

This report has been prepared following minor changes to a draft Development Plan which was lodged with the City of Whittlesea in January 2004 in association with a Planning Permit Application for subdivision and residential development of land currently known as 900 Plenty Road, South Morang ("the subject site") as a residential estate.

The permit applicant is AVJennings, one of Victoria's most well recognised developers of intergraded new housing estates.

Planning Permit P708504 was issued by the City of Whittlesea in June 2004 and was later amended in July 2004. Planning Permit P708504 allows subdivision of the subject site into approximately 246 residential allotments, including 2 'superlots', and one area of land (16,332 sqm) towards the eastern boundary of the site which is zoned Rural Conservation Zone and which is to be acquired by Parks Victoria as public open space.

Planning Permit 708504 (amended) also allows:

- removal of a select number of (indigenous) River Red Gums (*Eucalyptus camuldensis*) and tree works to 4 additional indigenous trees; and
- development of part of the site as medium density housing.

Most of the subject site (19.63 ha) is located in the Residential 1 Zone but a proportion of the site (1.63 ha) which coincides with the land at the eastern end of the site which Parks Victoria are to acquire, is located within the Environmental Rural Zone (attachment 1).

That part of the subject site which is include within the Residential 1 Zone is also covered by Schedule 6 of the Development Plan Overlay (DPO6) and Schedule 1 of the Vegetation Protection Overlay (VPO1) (attachment 2a and 2b).

Finally, it is noted that this Development Plan Report should be read in conjunction with the following documents, some of which have already been provided as part of the Planning Permit Application report:

- Draft Development Plan (amended) – (attachment 2)
- Copy of Certificate of Title for the site.
- Architectural plans.
- Landscape Framework Plan (attachment 4).
- Site Analysis and Design Response Plans (attachment 5).

2 Site and neighbourhood context

The subject site is a 21.26 ha parcel of land located on the eastern side of Plenty Road, in South Morang, approximately 700m north of the junction with Gorge Road and McDonalds Road and is described on Certificate of Title Volume 9697 Folio 009 (refer to Planning Permit Application P708504).

2.1 Site features and topography

The site is broadly rectangular in shape and extends approximately 320 m from north to south and between 580m and 745m from east to west. It currently contains two farmhouse buildings towards the western edge of the site and a number of associated outbuildings, reflecting its historic use.

A further three residential units – more recently constructed - are located towards the western edge of the site. The site is largely overgrown due to disuse with the original pastures having been replaced by a number of invasive weeds.

There is limited tree coverage on the site. That which is evident is largely contained generally in copses near the southern boundary and around the original farmhouse buildings. These copses comprise a mix of exotic and native species.

Most significantly, there are a number of River Red Gums (*Eucalyptus camaldunensis*) on the site of varying stages of health.

A ridgeline extends from north to south mid-way along the site, but more towards the western end. Its peak is at a height of 155m AHD. The land falls away from this ridgeline by 11m towards the south eastern corner of the site and by 8m to the south western corner of the site.

2.2 Site boundaries

On its northern boundary, the subject site adjoins the rear gardens of houses on Highview Drive and O'Loughlin Place within the Highview Estate. These properties to the north are set back from the boundary with the subject site by between 3m and 12m.

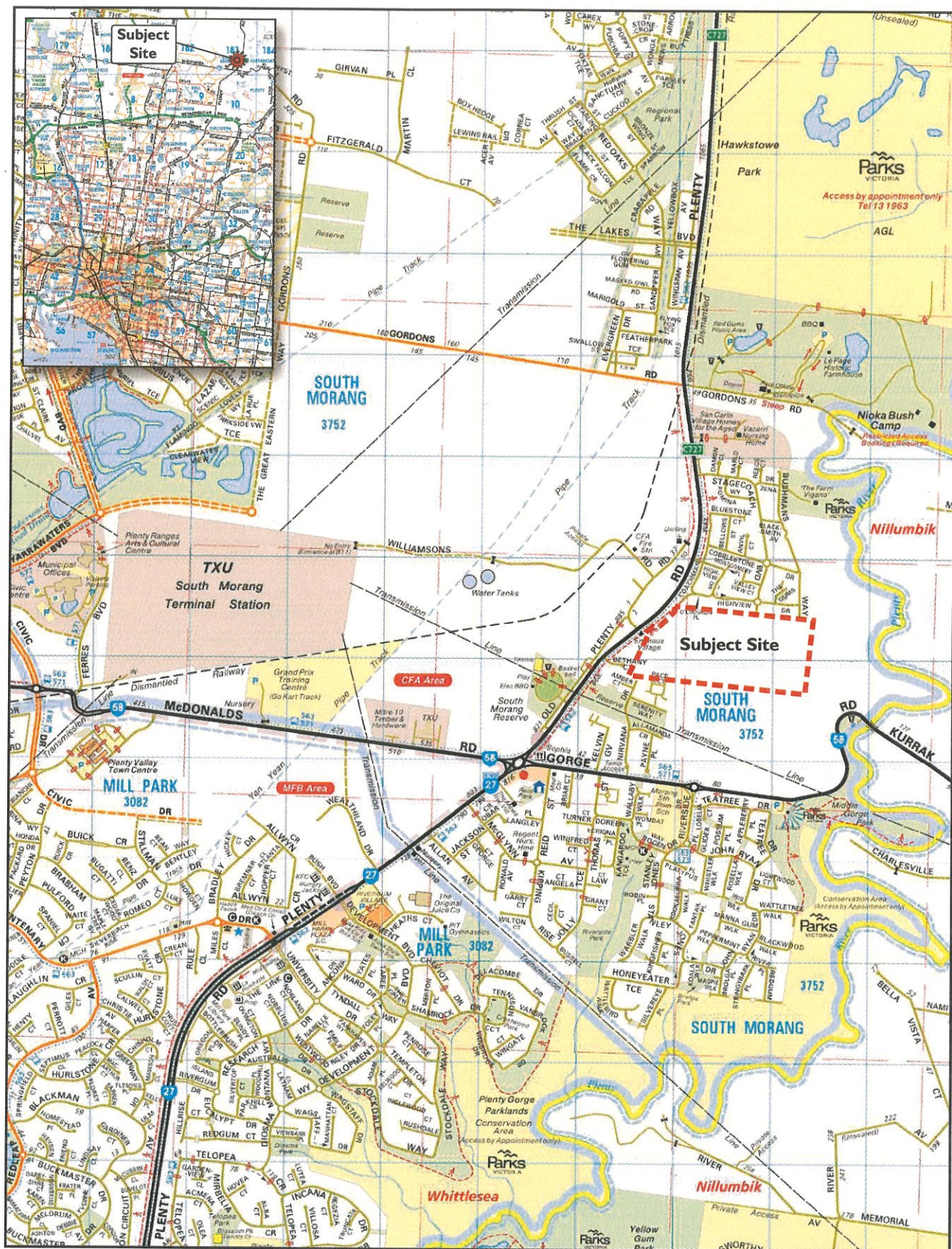
The eastern boundary of the subject site is grassland leading down to the Plenty River.

Plenty Road generally marks the western boundary of the site and, beyond this, houses on the other side of the road. The subject site also adjoins Emmaus Village which was part of a retirement village development that was never completed.

The land to the south has been partly developed with a mix of detached housing at Bethany Street and Pace Circuit.

2.3 Access

The subject site currently enjoys one direct access onto Plenty Road but also has two potential access points on its northern boundary linking into Stagecoach Boulevard and Bushmans Way and to the south via a potential connection to Gorge Road.



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140780
January 2004

Locality Map
900 Plenty Road, Whittlesea

coomes consulting



Plenty Road is an undivided road. The western footpath of Plenty Road is a shared cycle/ pedestrian route immediately adjoining the site boundary.

2.4 Proximity to social and community facilities

The site is well located relative to a range of local and regional community facilities.

- It is within 600m north of the South Morang Shopping Centre and Mill Park Shopping Centre, with other retail centres at Plenty Valley Town Centre and, further afield, at Epping Plaza;
- The subject site is close to a range of recreational facilities including the South Morang Reserve, Nioka Bush Camp, Go Karts Grand Prix Training Centre and Hawkstowe and Quarry Hills Parks;
- The closest primary school (Morang South) is located on Gorge Road and the site has good access to Epping Secondary, Mill Park, St Monica's and Parade Colleges, with higher educational facilities at RMIT and LaTrobe Universities in Bundoora;
- Bus route # 562 directly passes the site providing connections to Whittlesea and Greensborough Station. Additional services (#563 and #571) run from Gorge Road, providing direct access to Epping Station and Epping Plaza. It is proposed to extend light and heavy rail services from Epping to serve South Morang and Mernda. A rail route to the west of Plenty Road has been identified.

2.5 Zoning and Overlay controls

Approximately 19.63ha of the subject site (and all of the land inside the Urban Growth Boundary) is located in the Residential 1 Zone. The purposes of the zone are:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.*
- *To encourage residential development that respects the neighbourhood character.*
- *In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs*

Use of the land for accommodation does not require a planning permit, but a permit is required to develop the land for more than one dwelling on a lot residential subdivision.

A permit is not required to construct or extend a dwelling on a lot of between 300 square metres and 500 square metres.

Pursuant to Clause 32.01-4 of the Whittlesea Planning Scheme any multi-unit development must meet the requirements of Clause 55 (ResCode). The subdivision must be assessed against the provisions of Clause 56.

A full response to these planning issues has been provided within the Planning Permit Application Report provided to Council previously.

2.6 Ecological and arboricultural values

ERM ecologists have reviewed the site. In summary, they are of the view that the site is of limited ecological value with the exception of the River Red Gum trees. They note also that the subject site is located in an area of high conservation significance by reason of its proximity to the Plenty Valley Gorge. Accordingly, to meet Net Gain requirements, for any tree to be removed in excess of 80 cm DBH, four extra trees have to be protected and an additional 20 trees planted.

An assessment of the trees covering the site has shown that there is limited tree coverage on the site and that a large proportion of the River Red Gum trees on site have a limited life expectancy.

2.7 Assessment of opportunities and constraints

The subject site offers a significant opportunity for residential development within a major growth area in the City of Whittlesea. However, the detailed design response needs to be sensitive at its interfaces with surrounding residential development and with the Plenty River to the east.

From a town planning and site development perspective, the land therefore presents the following opportunities and constraints:

Opportunities

- Most of the subject site is zoned Residential 1 and located within the Urban Growth Boundary;
- Existing residential areas bound the subject site to the north and south with residential development at Plenty Road to the west;
- It is a large and regularly shaped site;
- It has a gentle slope from the central ridgeline to the east allowing views towards the Plenty River, but it will be important also to ensure that views from the Plenty River are not marred by insensitively designed housing;
- The subject site is orientated east-west allowing maximum northerly solar access;
- It has access to a range of community and social facilities and public transport – and there is an opportunity to improve access to these services by constructing new estate roads linking to Gorge Road;
- The subject site has limited ecological value and limited tree coverage;
- The subject site has limited archaeological heritage value.

Constraints

- The subject site is split zoned and accordingly residential development is constrained to an area of 19.63 ha only;
- There are a number of dwellings adjoining the site to the north, west and south with limited setbacks;
- There is a visually prominent electricity transmission line to the south;
- The presence of River Red Gums requires a sensitive design response with appropriate setbacks;
- A sensitive design response is required for the interface between the Residential 1 zoned land and land in the Environmental Rural Zone taking into account the different land uses for both parts of the site and the drop in site levels as a result of its location on the edge of the Plenty Valley gorge.

2.8 Development Plan Overlay

2.8.1 Approval of Development Plan after grant of Planning Permit

According to Section 1.0 of Schedule 6 to the DPO (DPO6) the Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided so long as it (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.

2.8.2 Matters to consider

The purpose of the DDO6 is:

- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if it is generally in accordance with a development plan.*

An application that is generally in accordance with the development plan is exempt from the notice requirements of Section 52(1)(a)(b) and (d), the decision requirements of Section 64 (1), (2) and (3) and the review rights of Section 82(1) of the Planning and Environment Act.

The DPO6 is titled 'Mernda Development Plan' and sets out the following requirements for a development plan.

The development plan must include sufficient detail to demonstrate that development of the area to be subdivided is, so far as practicable, integrated with the immediately surrounding area, and must show:

- *General consistency with the South Morang Local Structure Plan.*
- *The local road, pedestrian and bicycle network, including links to adjoining land and networks and provision for access to proposed public transport routes.*
- *Concept design of the proposed subdivision including proposed landscape treatments.*
- *Location and layout of non-residential uses, including activity centres and open space.*
- *Relevant topographical and landscape details, including identification of significant environmental and cultural features and measures to preserve and enhance those features.*
- *Opportunities for a diverse range of allotment sizes and dwelling types.*

The South Morang Local Structure Plan (LSP) (i.e. the 'Plan') has been prepared as a refinement of Plenty Valley Strategic Plan. In summary the plan provides for a modified grid main road network, and a range of uses including housing for 20,000 to 25,000 people, employment (40ha), seven neighbourhood parks and a hierarchy of activity centres.

In terms of the road network, a new collector road is shown crossing the subject site and connecting Stagecoach Boulevard to Gorge Road (capable of carrying 6,000 vehicles per day). The road network has been designed to ensure that not less than 90% of all dwellings are within 400m of a bus route.

In terms of open space, the LSP identifies a target of around 8% of unencumbered land to be reserved for open space with a maximum of 3% of encumbered land.

The LSP also identifies some urban design themes within the growth area. A principal objective of the LSP is to *"ensure that the area is not perceived merely as an extension of the existing fringe suburbs but instead is a distinctive and unique area in its own right."*

In delivering this objective, the plan seeks to conserve important views including across the Plenty Gorge Park and as many mature and young redgums in a viable environment. Subdivision design should show how all River Red Gums will be treated and integrated into subdivisions and "no development zones" are to be identified around particular trees. Generally only native species to the Plenty Valley are to be planted in open space areas with an emphasis on Red Gums and grasses rather than shrubs. Developments adjacent to the proposed Plenty Gorge Park should address issues such as the provision of a predator fence, appropriate buffers and firebreaks, heights of buildings and external materials and finishes, appropriate drainage measures to control run off into the park and appropriate plant species on the park boundary.

3 Response

3.1 Overview

The subject site will be constructed as an integrated housing estate with the proponent being responsible for the entire project from conceptual overall design to the implementation of detailed plans for the public open spaces and the design, construction and landscaping of all homes.

The development of the site is intended to provide a new housing estate comprising 243 residential lots (creating up to 243 dwellings in total) on a 19.63ha site within the Residential 1 Zone for a resident population estimated at 710 people. The remaining 1.63ha of the site (which is zoned Environmental Rural Zone) is to be acquired by Parks Victoria.

Within the developable area 3 'superlots' are to be created along with 2 new areas of public open space.

The new estate will involve extending Stagecoach Boulevard south from Highview Estate generally in a north-south direction in accordance with the South Morang Local Structure Plan.

It also involves the removal of four native trees (*Eucalyptus camuldensis*). Three of these trees have a diameter of trunk over bark at breast height (DBH) of less than 45cm. One tree (Tree 80) is 90cm DBH. Tree works are proposed to an additional four existing trees to ensure their health and safety (refer plan of trees to be removed with lodged development plan).

3.2 Transport

The Development Plan is consistent with Section 3 of the Structure Plan for the following reasons:

- The collector road proposed as an extension to Stagecoach Boulevard complies with the 'Victorian Code for Residential Development (Subdivisions and Single Dwellings), April 1992' and is generally located in accordance with Figure 1 of the *South Morang Structure Plan* and the 'Collector Type – B with abutting access (Eastern precinct)' road typology contained within the Structure Plan.
- Stagecoach Boulevard north of the new estate has a total pavement width of 5.5 metres.
- The collector road has also been designed to accommodate bus services.
- The collector road links onto a series of access streets and access lanes which reduce in width also in accordance with the *South Morang Structure Plan*.

3.3 Open Space

The Development Plan provides for 2 areas of public open space/parkland and even excluding the eastern portion of the subject site beyond the Urban Growth Boundary which is to be purchased and managed by Parks Victoria, the total area of this

3.4 Housing and Population

The estate is to be developed as 6 stages. Stage 1 - 'Bellevue Gardens' – will be completed first and comprise 49 dwellings along with the first park. It also has the following characteristics:

- average lot size of 522 sqm ranging from 215 sqm to 849 sqm. (refer to Table 1 below);

Table 1 Proposed mix of lot size in Stage 1 of development

Lot size	Number of lots	% of lots
<400 sqm	6	12
>400 sqm <500 sqm	5	10
>500 sqm <600 sqm	22	45
>600 sqm <700 sqm	9	18
>700 sqm <800 sqm	4	8
>800 sqm	3	6
	49	

- 23 (47%) single storey, 26 (53%) two storey houses;
- a mix of dwellings ranges from 3 to 4 bedrooms;
- dwelling design incorporating a high level of articulation and visual interest;
- front setbacks ranging in width from 4m to in excess of 7m which provide ample room for landscaping in front yards;
- garages generally located to the rear of the front building line of each house;
- no dwelling exceeds 9m in height;
- a 'superlot' of 0.174ha to be developed into town houses.

3.5 Servicing

The subject site is capable of being connected to all services and negotiations are ongoing with the relevant authorities.

- Yarra Valley Water is the water supply and sewerage authority for the area. Water supply will come from an existing connection on Plenty Road.

In terms of sewerage management, the subject site can be divided into two distinct catchment areas. The western half of the site will be connected to an existing manhole on the southern boundary of the site. The eastern catchment will be connected to a new sewer pumping station on the eastern edge of the Residential 1 Zone.

- In terms of drainage, the western catchment area forms part of the Melbourne Water scheme and will be dealt with in accord with Melbourne Water's requirements.

The eastern catchment area will be served by a new wetland to the east of Highview estate on land in the Environmental Rural Zone. Also note comments at Section 4.6 concerning future (stormwater) servicing of Stages 5 and 6.

It is intended that the south eastern corner of the estate will discharge to a new point on adjacent land to the south.

3.6 Activity centres

The subject site does not include an area designated in the South Morang Structure Plan as suited to activity centre development.

3.7 Urban Design

The design response for this estate has been prepared to achieve the following objectives:

- To create contemporary homes as an integrated development project with a sensitive design response and landscaping at boundaries with existing housing.
- To create housing options for a variety of households, including singles, couples and families with children, and for households with different incomes by promoting a range of house types and lot sizes.
- To provide a totally constructed environment including architectural and landscape elements to ensure environmental quality is established and maintained, and facilitate the creation of an interesting and diverse urban environment.
- To provide a coherent and permeable layout for the estate and to improve pedestrian and vehicular links to the north and south, and linking in with the existing cycle route on Plenty Road.
- To provide a streetscape and landscape character that is appropriate to the surrounding context, that are inviting to residents and visitors alike.
- To foster a streetscape that encourages use of front gardens, and minimises the visual impact of both cars and garages.
- To provide linkages to the proposed strategic Plenty Gorge Park to the east to facilitate recreational walking, cycling, jogging and rollerblading.
- To provide a sensitive design response to the surrounding housing and natural features including the presence of River Red Gum trees.
- The subdivision design has been undertaken with consideration of Clause 56 of the Whittlesea Planning Scheme in mind which replaces the 'Victorian Code for Residential Development – Subdivision and Single Dwellings (April

1992'); and that a survey of the subject site has concluded there are no features of heritage significance worth retention.

3.7.1 Employment

The subject site is not located within any areas defined within the South Morang Local Structure Plan as having to provide employment.

3.7.2 Staging

Figure 9 within the South Morang Local Structure Plan includes the subject site within Stage 1 thus indicating it is timely for this parcel of land to undergo residential subdivision and development.

At the estate level, the Development Plan area, as mentioned above, is to be developed as 6 (attachment 2).

In proposing this staging plan it is acknowledged that the Development Plan does not provide sufficient detail concerning stormwater drainage outfalls for Stages 5 and 6. It is therefore understood that even if Council approves the Development Plan it (Council) is still entitled to not consider or approve engineering plans for Stages 5 and 6 until a suitable solution has been identified and agreed to by Melbourne Water, Parks Victoria and Council for such, and that any such solution does not involve Council having to apply its compulsory acquisition powers to establish any easements across privately owned land. This is consistent with the intent of Conditions 1 (g) and 16 (d) and (d) of Planning permit P708504.

3.8 Infrastructure Levy

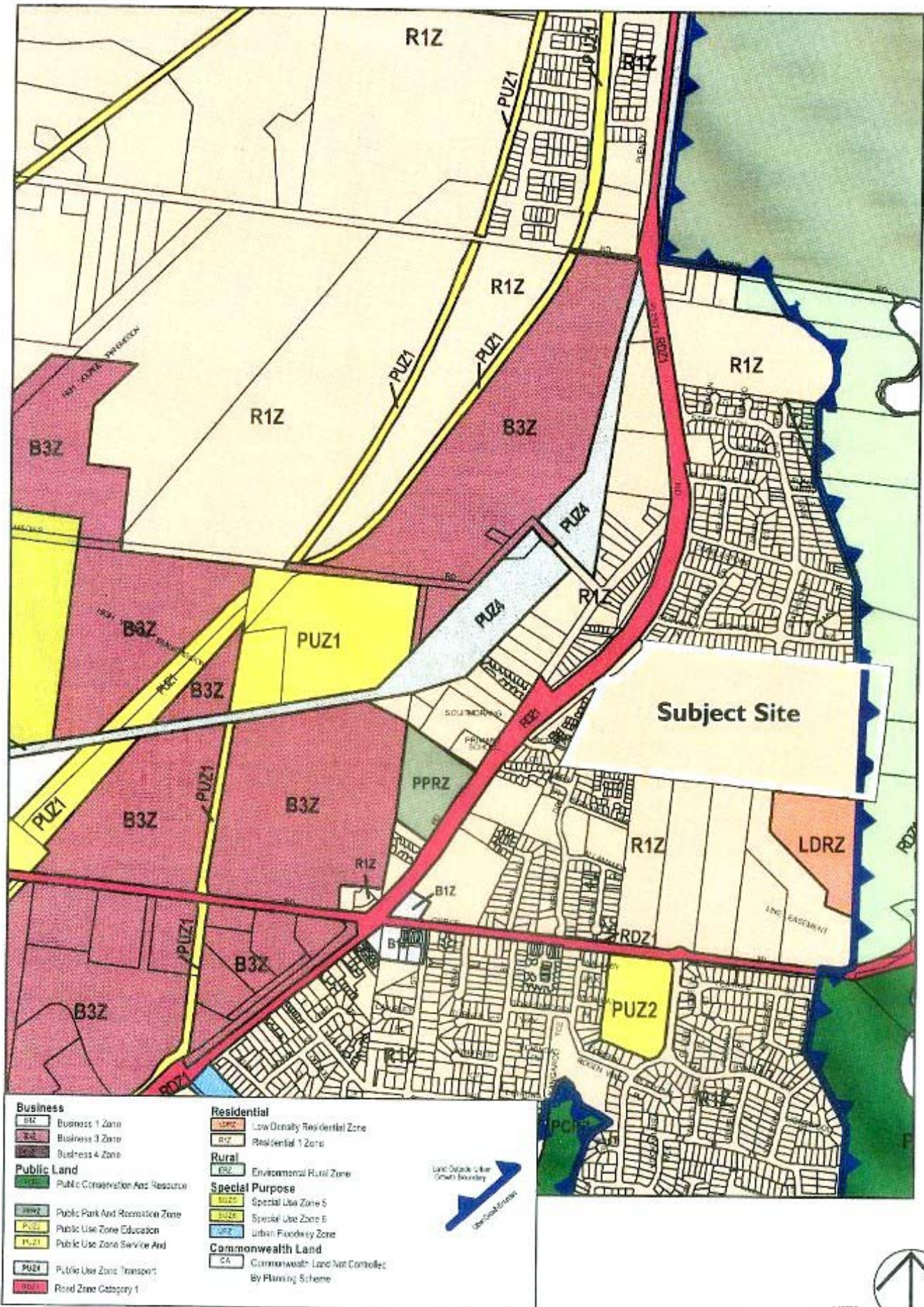
Issues relating to contributions are to be the subject of further negotiations with Council and the applicant.

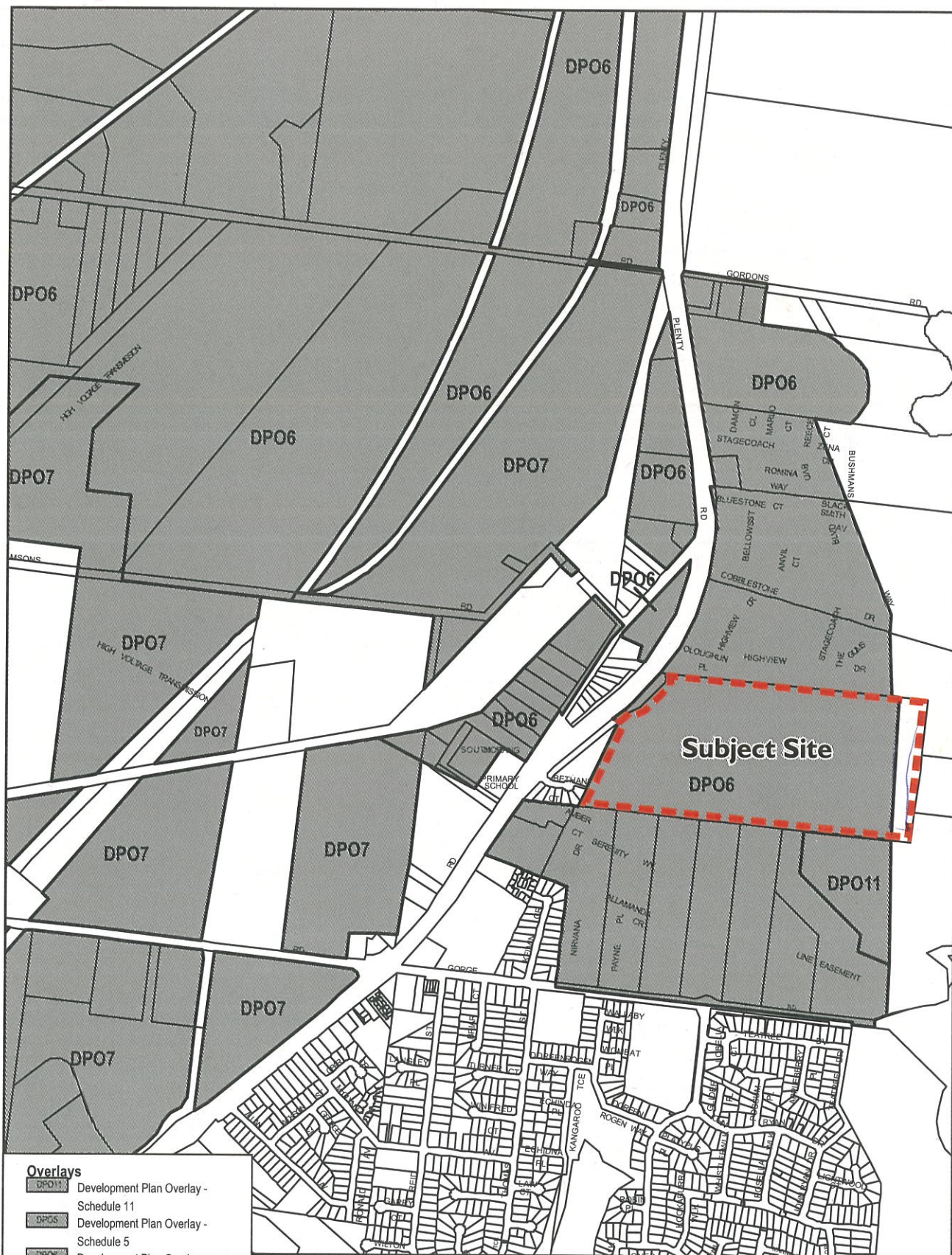
3.9 Other matters

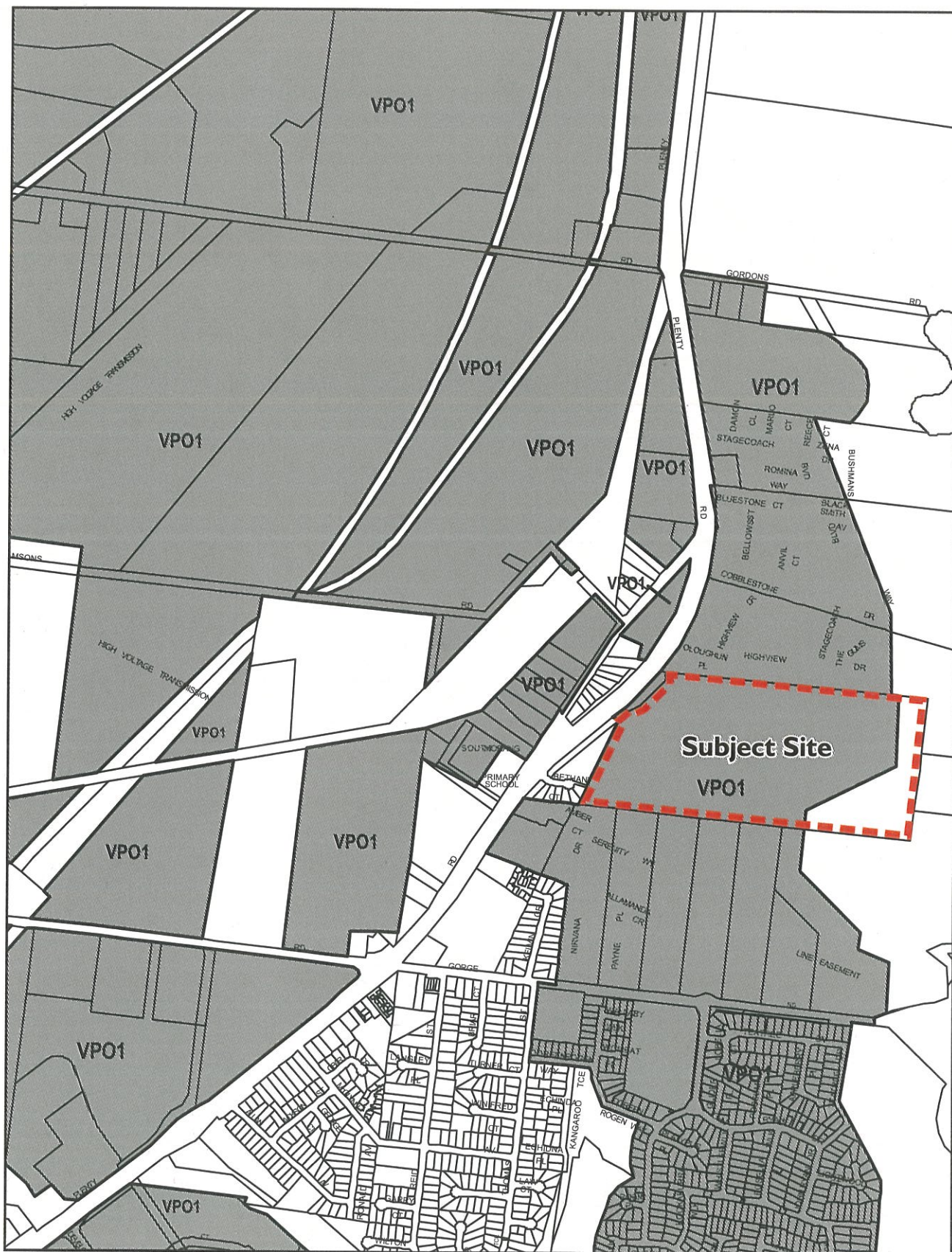
It is considered most of those other matters referred to within Section 2.0 of the DPO6 have been addressed in the foregoing analysis except for the following:

- pedestrian and bicycle network;
- proposed landscape treatments;

A Landscape Framework Plan has been prepared in relation to the subject site. This document has been approved by Council (attachment 4). Reference should also be made to the Design Response map at attachment 5 of this report which shows the location of existing trees and significant vegetation which is to be retained.







140780
January 2004

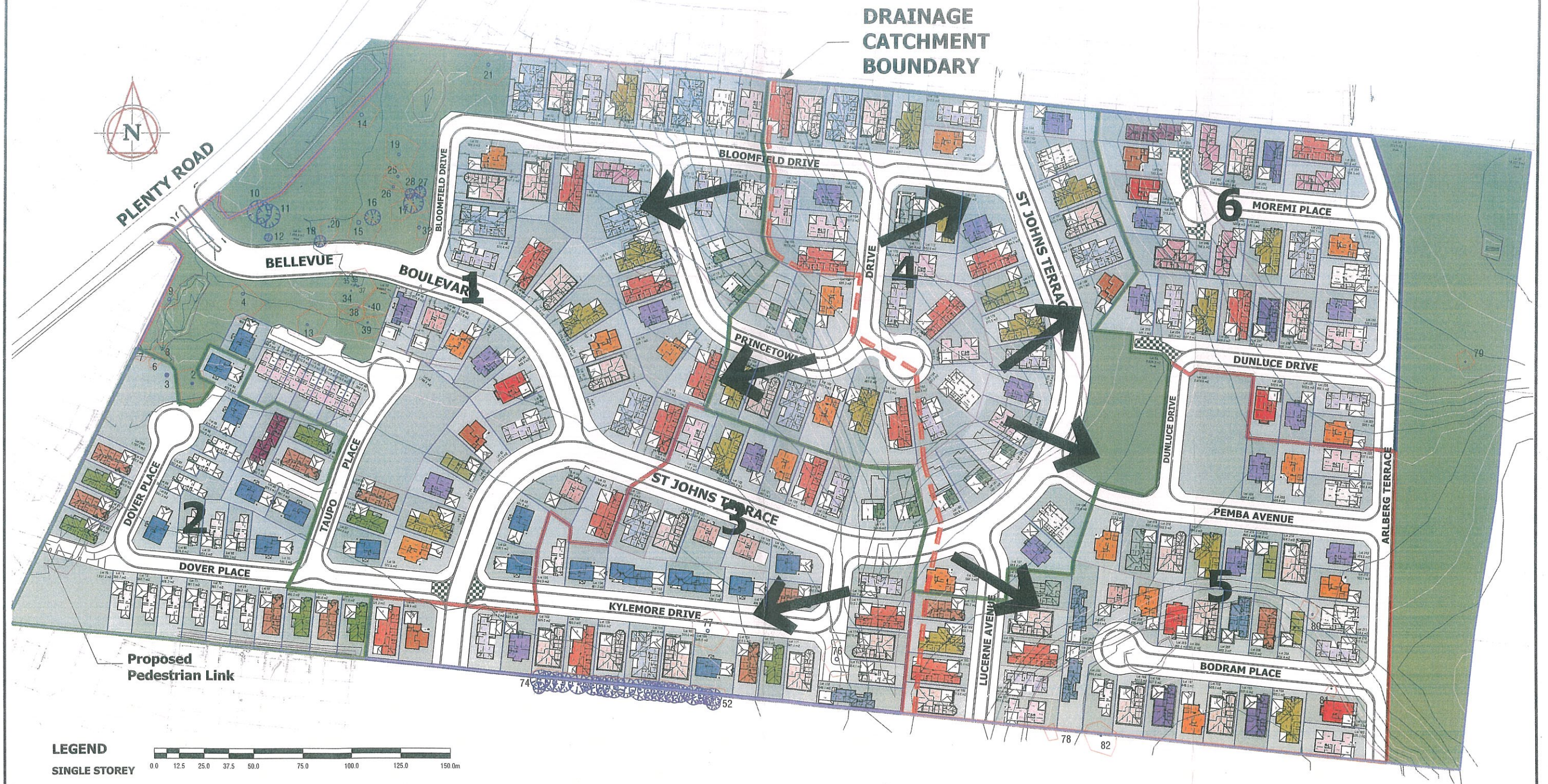
Vegetation Protection Overlay
900 Plenty Road, Whittlesea

coomes consulting



6 **Attachment 3 – Development Plan**

Knowledge Creativity Performance
Engineering Surveying Planning Urban Design Landscape Architecture
Sustainability and Environment Agribusiness Project Management



LEGEND

SINGLE STOREY

Abode 265	16	Manchester 275	1	Plaza 355	5
Abode 295	11	Springwood 255	1	Savoy 255	3
Abode 255	19	Liberty 170	7	Savoy 320	17
Escape 215	4			Bentleigh 250	3
Esprit 190	10			Hawthorn 210	15
Riverwood 200	1			L1 Modified	14
Baltimore 225	4			L1 Montpelier	5
Baltimore 235	2			C1 Whitehorse 2659	
Beaumaris 250	3			E1	1
Brighton 235	26			Huntingdale 300	
Elwood 235	2			Townhouse 180	7

DOUBLE STOREY

Abode 330	15		
Abode 345	8		
Abode 370	11		
Sovereign 240	3		
Manor 330	17		

133
243 Total Allotments

Drawing Number

0

Rev No	Amendment	Date
1	Initial Development Plan	14/08/04
2	Revised Development Plan	14/08/04
3	Revised Development Plan	25/08/04

AVJennings Limited
14/08/04
14/08/04
14/08/04

BELLEVUE

900 Plenty Road, South Morang

AVJennings Developments

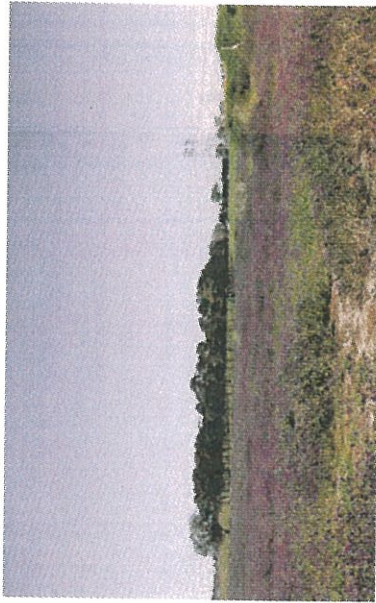
Siteplan - Master Development Plan

Designer: rolland gerricela Date: 25th Aug 2004

"It is acknowledged that this Development Plan does not provide sufficient detail concerning stormwater drainage outfalls for Stages 5 and 6. It is therefore understood that even if Council approves this Development Plan it (Council) is still entitled to not consider or approve engineering plans for Stages 5 and 6 until a suitable solution has been identified and agreed to by Melbourne Water, Parks Victoria and Council for such, and that any such solution does not involve Council having to apply its compulsory acquisition powers to establish any easements across privately owned land. This is consistent with the intent of Conditions 1(g) and 16(d) and (e) of Planning Permit P708504."

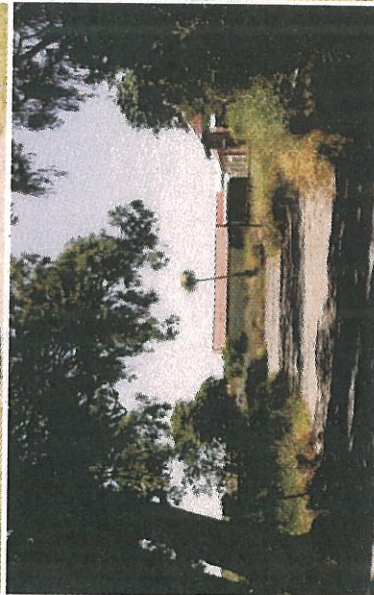
coomes consulting

Landscape Framework Plan
Bellevue 900 Plenty Road, South Morang
Revised April 2004

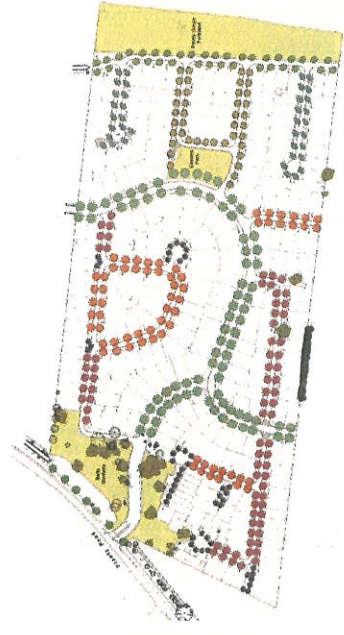


Notable elements of the landscape include

- Views to Plenty Gorge
- Topography of the site
- Surrounding development
- Existing River Red Gums
- Existing exotic vegetation
- Sense of open space







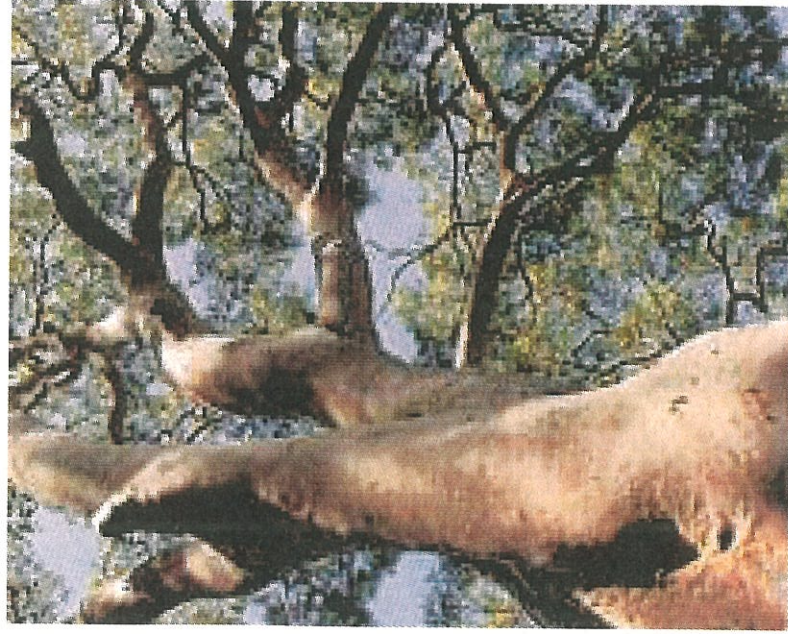
Main Boulevard

Single continuous canopy species creating a uniform spine to the development

Major Street Access

Native deciduous tree which allows solar access and has seasonal display of Spring flowers

Angophora costata



Melia azadirach



Minor Street Access

The Flowering Gum is a native tree which has distinctive orange flowers from mid to late Summer

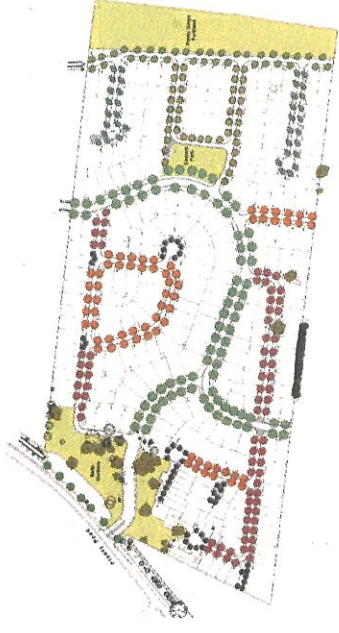
Corymbia ficifolia 'Wild Delight'

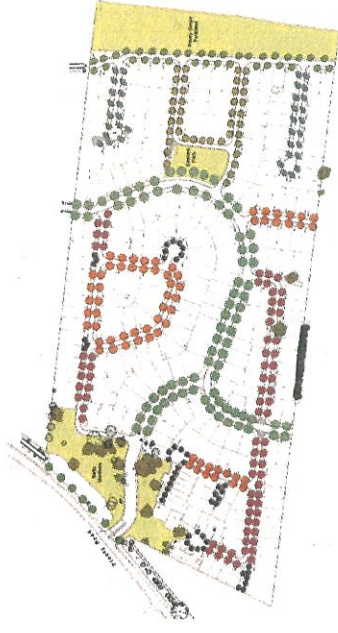


Extended Driveways, Nodes & Roundabouts

Small scale, columnar tree with changing display of Spring flowers and Autumn foliage to accent these spaces

Pyrus calleryana 'Capital'





Plenty Gorge Access Street
Native tree species to link with indigenous character of Plenty Gorge Parklands

Banksia integrifolia



Plenty Gorge Access Street
Indigenous tree species to compliment the character of the Plenty Gorge Parklands

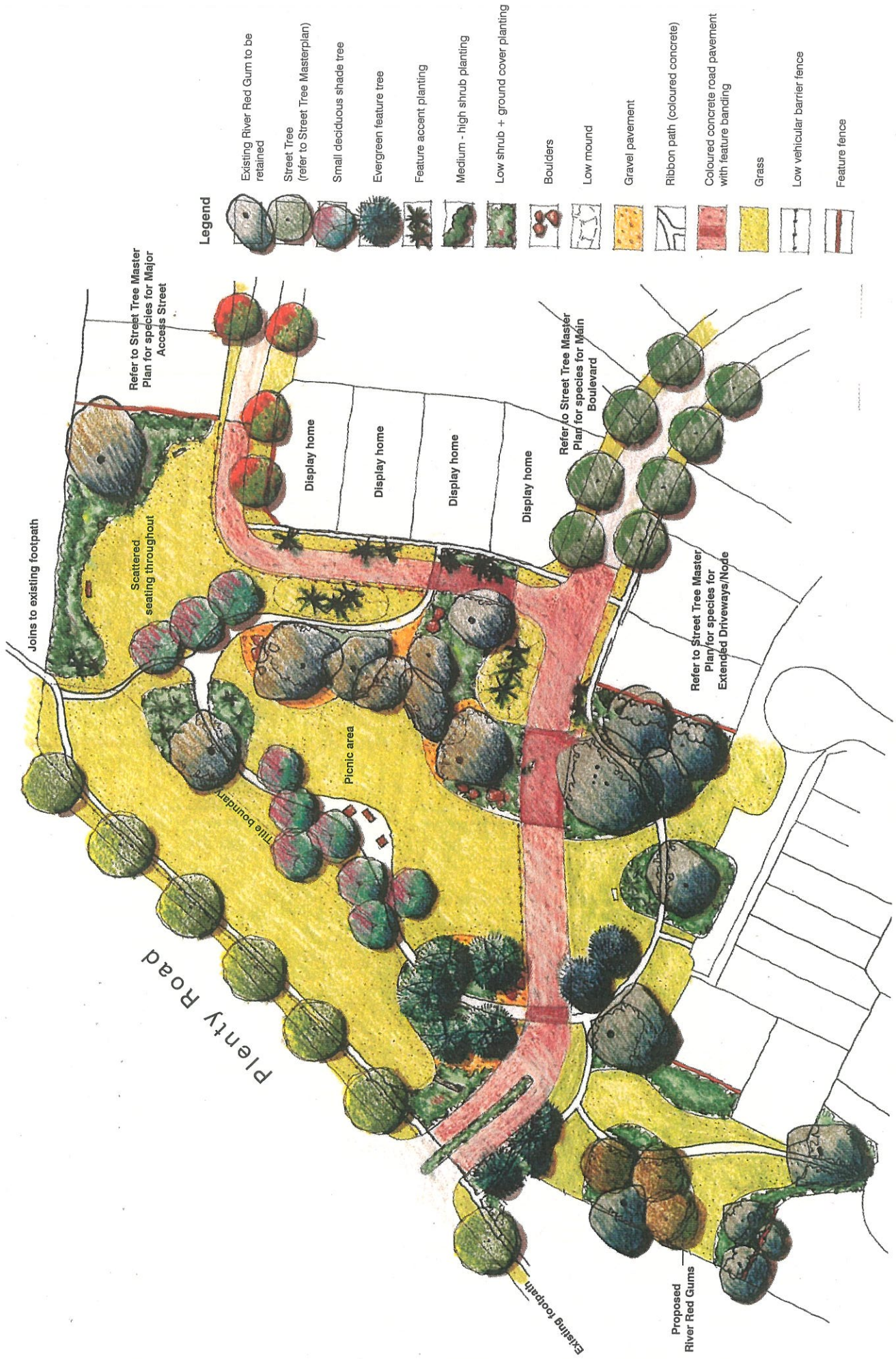
Acacia implexa

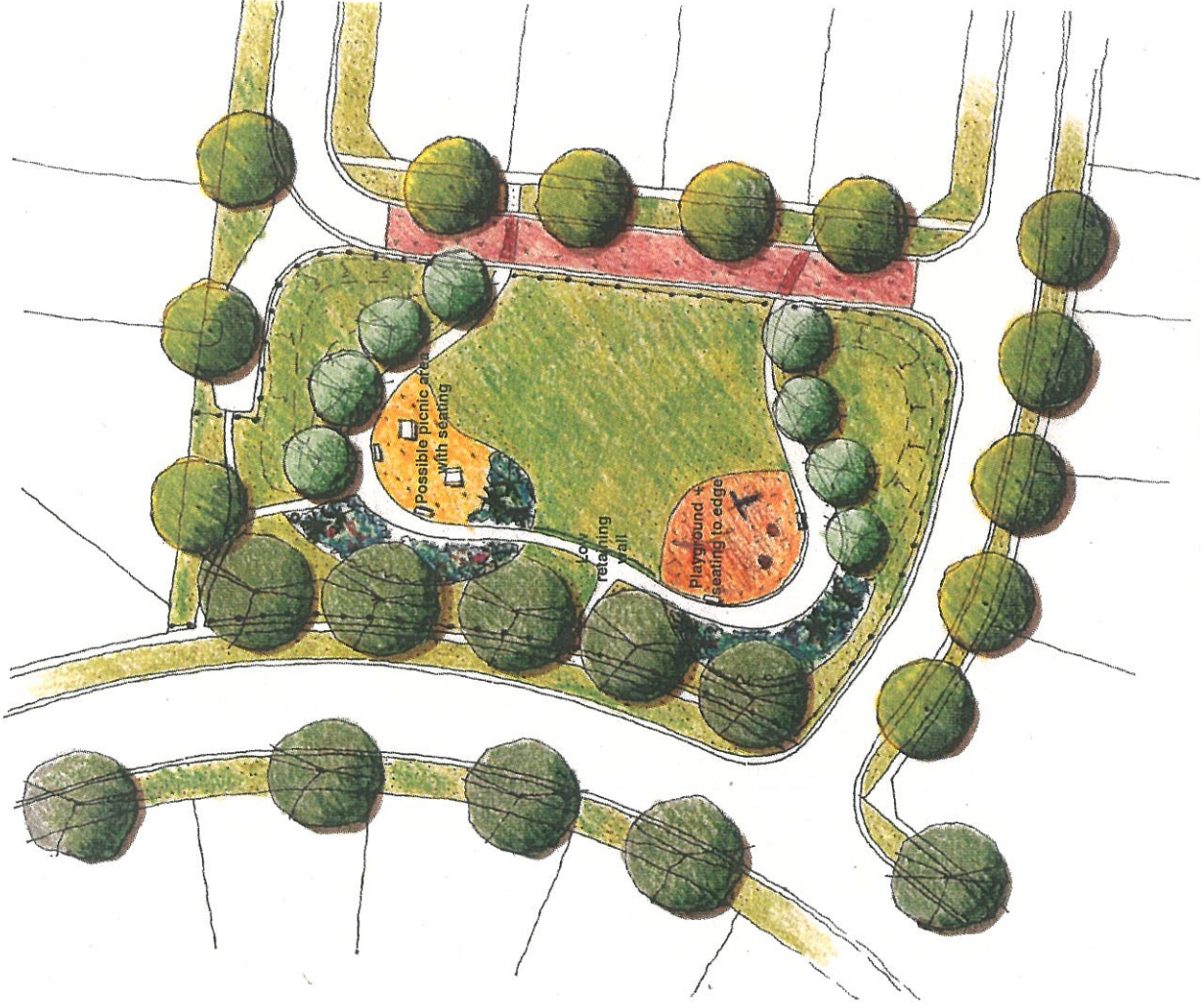


Plenty Gorge Access Street
Native tree species to compliment the character of the planting in the development to the north

Eucalyptus pulchella



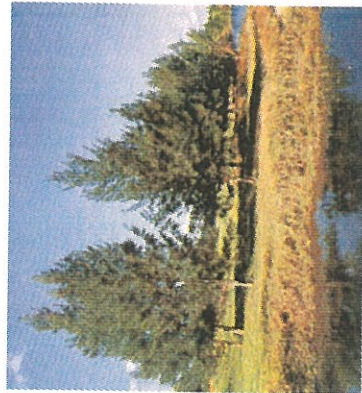




Legend

- Street Tree (refer to Street Tree Masterplan)
- Small deciduous shade tree
- Low shrub + ground cover planting
- Feature accent planting
- Boulders
- Low mound
- Gravel pavement
- Ribbon path (coloured concrete)
- Coloured concrete road pavement with feature banding
- Grass
- Low vehicular barrier fence





Trees

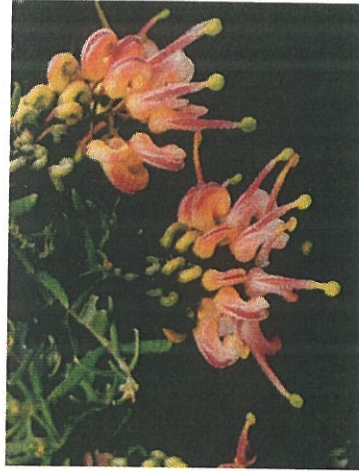
<i>Callitris glaucophylla</i>	Native, evergreen
<i>Casuarina cunninghamiana</i>	Native, evergreen
<i>Olea europea</i>	Exotic, evergreen
<i>Pistachia chinensis</i>	Exotic, deciduous
<i>Pyrus calleryana</i> 'Chanticleer'	Exotic, deciduous
<i>Schinus molle</i>	Exotic, evergreen

Shrubs

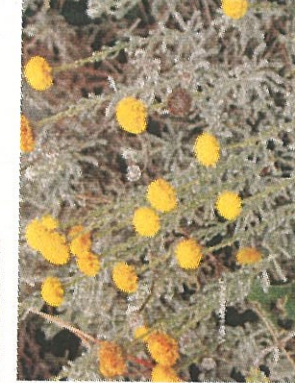
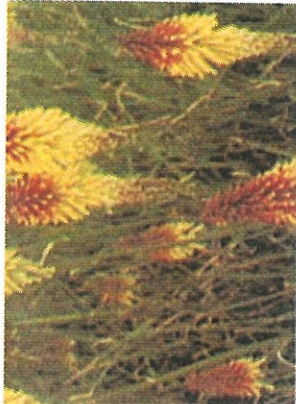
<i>Acacia saligna</i>	Native
<i>Alyogyne huegelii</i> 'West Coast Gem'	Native
<i>Callistemon forsterae</i> (selected form) 'Genoa Glory'	Native
<i>Euphorbia characias</i> subsp <i>wulfenii</i>	Exotic
<i>Grevillea</i> (hybrid selection) 'Orange Box' (PBR)	Native
<i>Grevillea alpina</i> x <i>lanigera</i> 'Softly Softly'	Native
<i>Hibbertia scandens</i>	Native
<i>Platysace lanceolata</i> (selected form)	Native
Edna Walling Flower Girl	Native
<i>Westringia</i> 'Wynabbie Gem'	Native

Accent Planting

<i>Cordylone australis</i>	Native
<i>Doryanthes excelsa</i>	Native
<i>Xanthorrea australis</i>	Native
<i>Yucca gloriosa</i>	Exotic
<i>Sirelitzia reginae</i>	Exotic



Groundcovers	
<i>Agave species</i>	Exotic
<i>Banksia spinulosa</i> dwarf selection 'Cherry Candles'	Native
<i>Bracteantha bracteata</i>	Native
<i>Chryscephalum apiculatum</i>	Native
<i>Darwinia citriodora</i> (prostrate form) 'Seaspray'	Native
<i>Goodenia ovata</i> (prostrate form) 'Edna Walling Coverup'	Native
<i>Grevillea</i> (hybrid selection) 'Fantare'	Native
<i>Juniperus squamata</i> 'Horizontalis'	Native
<i>Kleinia mandrasicae</i>	Exotic
<i>Leucophyta brownii</i>	Native
<i>Sedum spectabile</i> 'Autumn Joy'	Exotic
<i>Xerochysum bracteanthum</i> x (hybrid selection)	Native
Grasses / Lilies / Sedges	
<i>Anigozanthos pulcherrimus</i> x <i>flavids</i>	Native
<i>Dianella revoluta</i> var. <i>revoluta</i>	Native
<i>Hemerocallis</i> 'Stella Bella'	Exotic
<i>Isopogon anemonifolius</i> selected form	Native
<i>Kriphofia uvaria</i>	Exotic
<i>Paterosnia occidentalis</i>	Native
<i>Phormium</i> varieties	Exotic
Climbers	
<i>Hardenbergia comptoniana</i> (selected form) 'Edna Walling Wild Wisteria'	Native
<i>Sollya</i> (hybrid form) 'Edna Walling Blue Bells'	Native



8 Attachment 5 – Site Analysis and Design Response Plan

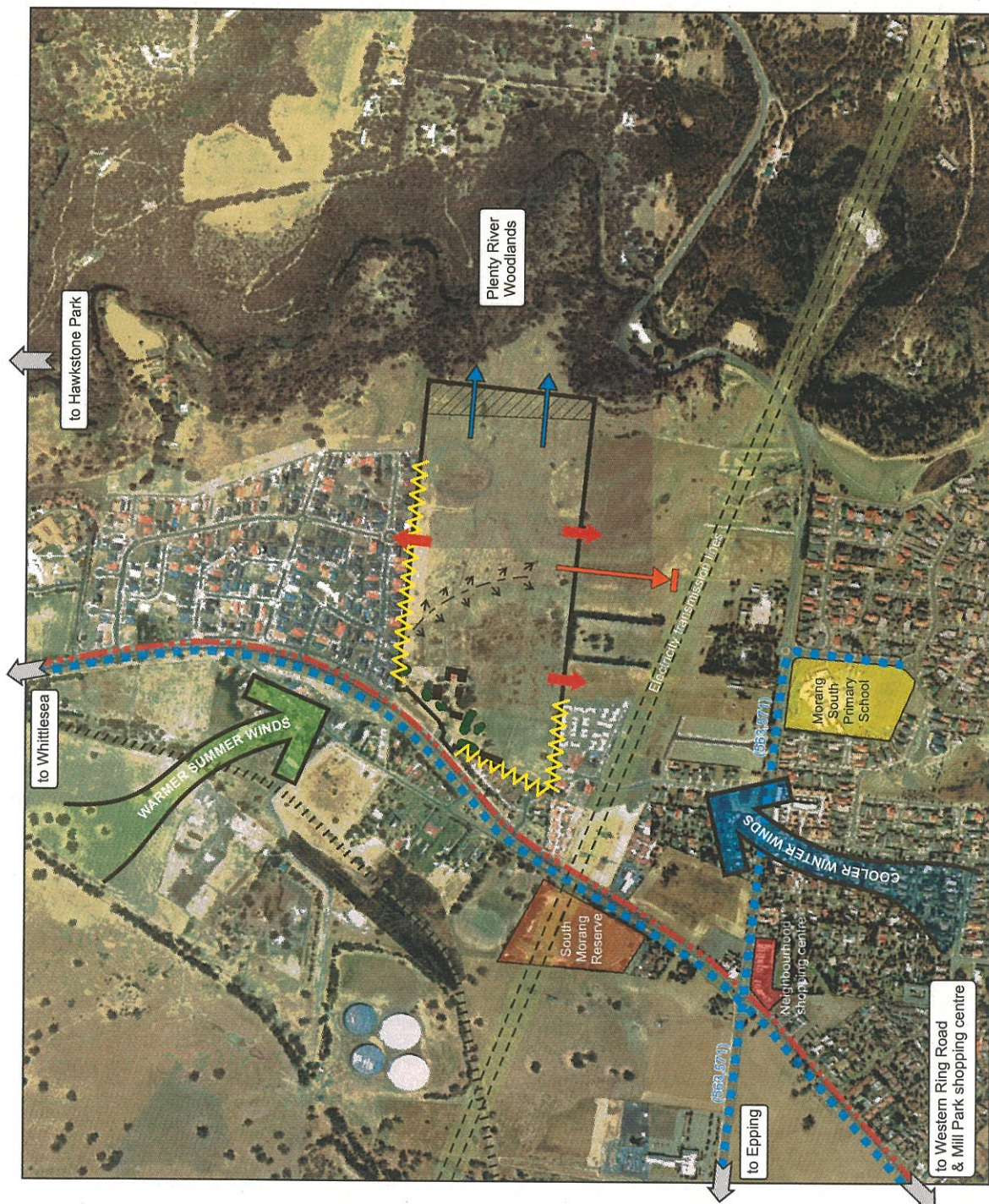
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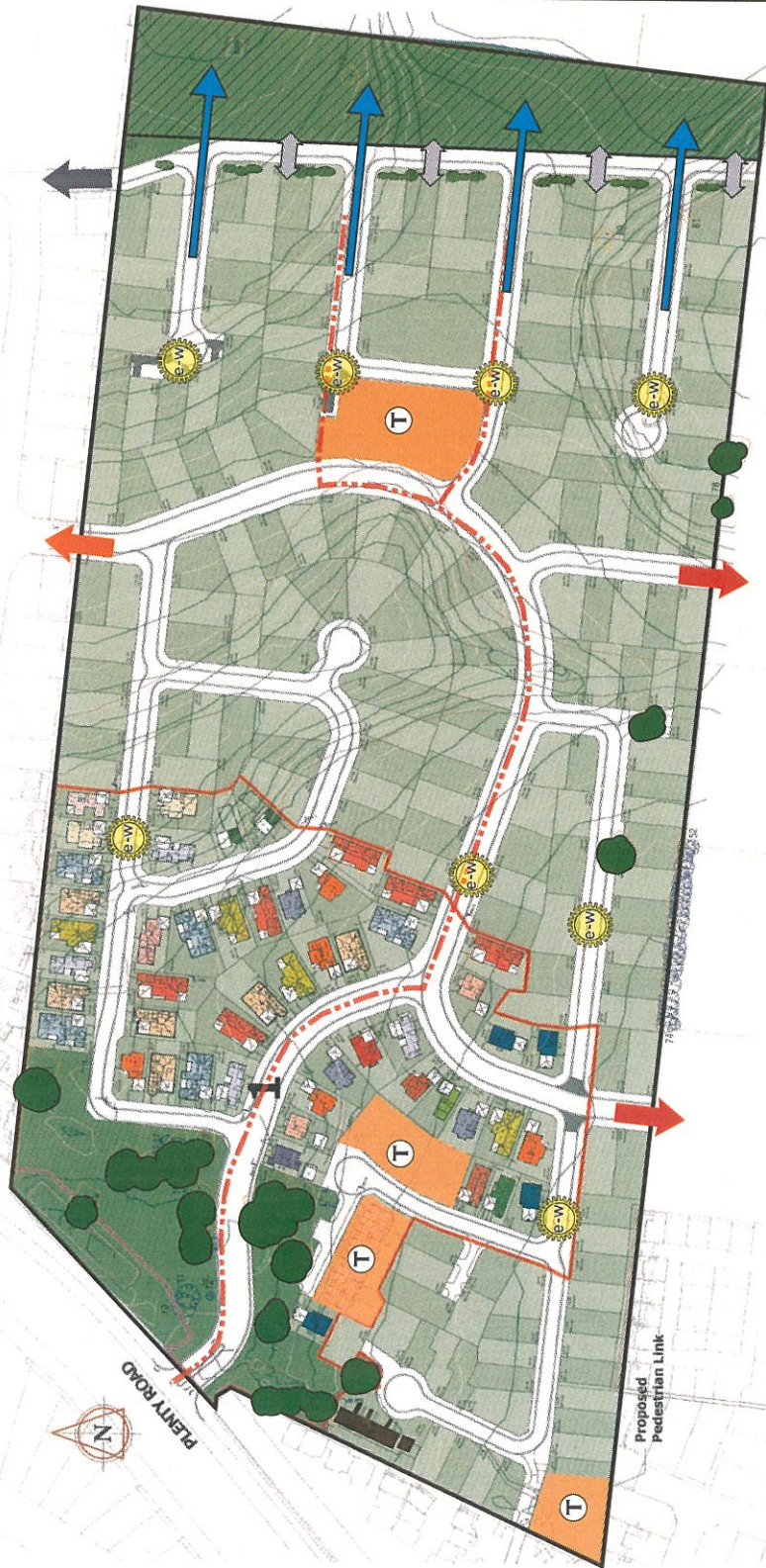


Site Analysis
900 Plenty Road, South Morang



Drawing Key:

	Site boundary
	Existing buildings
	Native vegetation
	Public transport route
	Cycle route
	Indicative route of Epping line extension to South Morang
	Land to be acquired by Parks Victoria
	Sensitive open interface with existing dwellings backing onto open space. Mix of single & double storey housing
	Ridgeline runs in a north-south direction in centre of site and falls away to south-east and south-west. Sensitive response required
	Potential access points to improve site permeability and access to local community facilities
	Positive views to Plenty River but new housing also potentially highly visible from river
	Negative views to electricity transmission line



Drawing Key:

- Native vegetation to be retained
- Existing units to be retained
- Views to Plenty River
- Tree lined setback from Environmental Rural Zone boundary designed to minimise visual impact on Plenty Gorge Park
- Land to be acquired by Parks Victoria
- East-west road access maximises access to northern light
- Extension of Stagecoach Boulevard
- New southern link road to improve access to community facilities
- Connection to Bushmans Way
- Extension of existing cycle network
- Medium density townhouses



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