City of Whittlesea

Girvan Place/ Martin Close Development Plan

Girvan Place/Martin Close Development Plan

Development Plan approved by the City of Whittlesea on 3 October 2006, in accordance with Clause 43.04 Schedule 12 of the Whittlesea Planning Scheme.

12/09/07 .....

Signature of the Responsible Authority

September 2007

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1 Introduction

This document constitutes the Development Plan for the land bounded by The Lakes Boulevard to the south, Topaz Grove to the west, the Hillcroft Estate to the east and the Quarry Hills to the north, and is known as the Girvan Place/Martin Close Development Plan. Preparation of a Development Plan is a statutory requirement prior to consideration of any application for residential subdivision by the City of Whittlesea.

The Girvan Place/Martin Close Development Plan consists of both text and plan components, comprising:

- An outline of the statutory controls and influences,
- A description of the site characteristics,
- A design response,
- Details of the required Development Contributions, and
- An outline of the planning permit application requirements.

Once approved, all subsequent subdivision applications for land within the Development Plan area must be in accordance with the Girvan Place/Martin Close Development Plan.

1.1 South Morang Local Structure Plan

The South Morang Local Structure Plan (SMLSP) was approved by the Minister for Planning in February 1997 and applies to land within the South Morang growth area. The SMLSP is an incorporated document within the Whittlesea Planning Scheme and is intended to provide a refinement of the principles contained within the broader Plenty Valley Strategic Plan.

The SMLSP outlines a planning framework for development in the South Morang growth area by identifying the location of major land uses and sets out the development criteria on matters such as residential development, transport, community facilities, recreation and open space, urban design, employment, staging and infrastructure provision. As the SMLSP only provides the framework for these matters, more detailed planning is undertaken at the Development Plan stage.

1.2 Development Plan Overlay

The Development Plan Overlay Schedule 6 (DPO6) applies to land within South Morang. This Overlay requires that a Development Plan be prepared prior to a permit being granted for subdivision, use or development. The extent of area and boundaries to be covered by a Development Plan area varies depending on specific site issues such as natural features, landholding patterns, internal and external integration issues and strategic land use considerations.

The Development Plan is intended to sit between the framework level SMLSP and the detailed subdivision plan. The DPO6 requires that the Development Plan be generally consistent with the SMLSP and include sufficient detail to ensure subdivision and development of the land covered by the Development Plan will be integrated with the surrounding area.

1.3 Role of the Development Plan

Given the statutory background outlined above, the role of this Development Plan is to facilitate the integrated development of seventeen separate landholdings in the area bounded by The Lakes Boulevard (previously known as Fitzgerald Court) to the south, Topaz Grove to the west, the Quarry Hills to the north and the Hillcroft Estate to the east (*see Figure 1 - Sub-regional Context*) in the context of the principles contained within the SMLSP. The site is influenced by factors including:

- Extensive frontage to The Lakes Boulevard,
- Views to the Quarry Hills,
- An existing low density rural subdivision pattern, incorporating existing dwellings and accessways,
- The Urban Growth Boundary to the northern boundary of the site,
- Surrounding development (proposed and existing),
- Site topography and existing features.

The Development Plan will be the basis and guide for the future subdivision of land holdings in the Plan area taking into account the above site features, the requirements of the SMLSP and the DPO6. Once the Development Plan has been approved, a permit may be issued for subdivision and development proposals that accord with the Development Plan.

The key objectives of the Plan are to provide a broad layout for a residential subdivision that is consistent with the SMLSP, that is integrated well with surrounding developments and which generally allows individual landholders within the Development Plan area to develop independently. The Development Plan also aims to incorporate existing dwellings on the land within the future subdivision layout so that landholders have the option of retaining or demolishing the dwellings at the time of subdivision.

TCB SOM CSA Sub- Regional 22.05.06

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figure 01 - sub- regional context

girvan place/ martin close, south morang

City of Whittlesea

scale 1:20000 @ A3

200 400 600 800 1000

LEGEND

- RETAIL/ COMMERCIAL
- EDUCATION, COMMUNITY FACILITES
- MAJOR EMPLOYMENT AREAS
- OPEN SPACE
- SUBJECT SITE
- FREEWAY
- PRIMARY ROAD
- SECONDARY ROAD
- PROPOSED FREEWAY
- URBAN GROWTH BOUNDARY
- RAILWAY
- PROPOSED RAILWAY
- RAILWAY STATION

2 Site Context

The subject land is located at the northern boundary of South Morang at the interface with the Quarry Hills Parkland. The precinct is bounded by The Lakes Boulevard, the Quarry Hills, proposed development to the west and the existing development of 'Hillcroft Estate' to the east and is comprised of 17 landholdings ranging in size from 1.23 hectares to 2.34 hectares, resulting in a total site area of 2.96 hectares. The extremely fragmented land ownership within the Development Plan area was created by a previous Rural Residential subdivision approval, and contributes greatly to the complexity of planning for the area.

2.1 Zoning and Overlays

The subject land is zoned Residential 1 (R1Z), with all land within the defined Urban Growth Boundary. The proposed development of land for standard and medium density residential purposes is consistent with the provisions of the zone. A planning permit is required for subdivision.

The Development Plan Overlay Schedule 6 (DPO6) applies to land. This Overlay requires that a Development Plan be prepared prior to a permit being granted for subdivision, use or development. This Development Plan has been prepared pursuant to this Overlay.

The subject land is affected by the Vegetation Protection Overlay – Schedule 1 (River Red Gum Grassy Woodland) (VPO1). This overlay states that a permit is required to remove, destroy or lop any native vegetation.

2.2 Site Boundaries

To the west of the subject land, the Mill Park Lakes estate comprises primarily standard density residential lots with a portion of medium density housing fronting The Lakes Boulevard.

The 'Hillcroft Estate' to the east is composed of single residential lots with two north-south road connections to the subject land, Saffron Avenue and Bracken Way.

The Lakes Boulevard delineates the subject land's southern boundary. The existing road will be upgraded to encompass a boulevard cross-section design, as demonstrated by the existing The Lakes Boulevard to the west of the subject site, providing an ultimate link to Plenty Road. The Lakes Boulevard cross-section will be able to accommodate a bus route and light rail and will be the main access through the SMLSP area, linking the estates to Plenty Road and the South Morang Activity Centre.

Development further south of the site will be undertaken in accordance with the Gordons Road East Development Plan, with small lot housing ranging in size from 300-450 sq. metres fronting The Lakes Boulevard (Fitzgerald Court). The Neighbourhood Activity Centre, Community Activity Centre and the Mill Park Lakes School are located to the south-west of the site on the corners of The Lakes Boulevard and Gordons Road. These facilities will provide social and retail services, forming a community focus for the Mill Park Lakes Estate and South Morang area. This area is intended to be accessible not only by vehicular transport, but also by public transport and multiple pedestrian access routes.

The Urban Growth Boundary (UGB) forms the northern boundary of the subject land. Beyond this boundary, the Quarry Hills, a significant ridgeline within the area, provides a northern backdrop for this site and the broader SMLSP area. The Quarry Hills have been identified within the South Morang Local Structure Plan as a future regional park providing passive open space for the surrounding residential development.

COW SOM CSA SITE ANALYSIS 07.06.06

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figure 02 - site analysis plan

girvan place/ martin close, south morang

City of Whittlesea

scale 1:2500 @ A2

25 50 75 100 125 250 375

3 Site Analysis

Figure 2 – Site Analysis Plan illustrates the existing land uses and land form conditions.

3.1 Topography

The site falls generally north to south from Australian Height Datum (AHD) 180 on northern boundary to AHD 141 at The Lakes Boulevard. The northern regions of the site rise to the Quarry Hills, with views north terminated by three distinct hilltops at contour heights of AHD 208, 212 and 247 within the Quarry Hills.

3.2 Vegetation

The subject land has generally been cleared of vegetation, however, there are several isolated indigenous trees (*Eucalyptus camaldulensis* - River Red Gums) scattered throughout the site. Several properties contain plantings of native and introduced species, particularly along property boundaries and within gardens surrounding existing houses.

A brief arboriculture assessment of 283 and 297 The Lakes Boulevard has been undertaken by Treelogic and is attached in the Appendix. This assessment identified a number of River Red Gums at varying stages of development on the two lots. A complete environmental features and arborist's assessment will need to be undertaken for each lot upon application of a planning permit for subdivision.

3.3 Access

As the site is bounded by the Quarry Hills and existing development, access is gained from the south off The Lakes Boulevard. Martin Close, running north-south from The Lakes Boulevard, provides access to the lots within the site. Girvan Place provides an east-west secondary access link within the site, linking allotments in the west of the site to Martin Close. The cul-de-sac nature of both Martin Close and Girvan Place, whilst adequate for the existing level of development, limits the future level of permeability of the site and its integration with surrounding development taking into account the increased level of development proposed. The road reserve for Martin Close terminates at the current location of the court bowl. The road reserve for Girvan Place, however, extends beyond the existing court bowl through to Topaz Grove.

At present, The Lakes Boulevard terminates at the pipetrack abutting the site's eastern boundary, however, the portion of this road from the Gordons Road intersection to the pipetrack has not yet been upgraded. This portion of The Lakes Boulevard will be upgraded to match the cross-section to the west and will be extended east to connect with Plenty Road. The SMLSP allows provision for a light rail to be accommodated within The Lakes Boulevard road reserve.

3.4 Views

The Quarry Hills surround the northern, eastern and western edges of the site with view lines, from within the site, extending to the hilltops. Views also extend southward towards the South Morang area and the proposed River Red Gum Conservation Reserve adjacent to the future Mill Park Lakes School (junior campus).

3.5 Existing Housing

Houses have been constructed on a majority of the 17 individual land holdings. Most residences are positioned within close proximity to the street with private yards to the rear of the lot. A majority of the houses have been built with a detached garage in close proximity. The housing is contemporary with no heritage buildings or relics noted to exist on the site. Siting of existing dwellings within allotments is an important constraint in the preparation of an integrated allotment and road layout.

The table below provides a summary of the landholdings comprising the Girvan Place/Martin Close Development Plan area.

Table 1 Existing Landholdings

Address	Parcel Details	Land Area	Existing Dwelling
20 Girvan Place	LOT: 17 LP: 216065H	1.35 ha	Yes
30 Girvan Place	LOT: 16 LP: 213338P	1.34 ha	Yes
40 Girvan Place	LOT: 15 LP: 216065H	1.50 ha	Yes
50 Girvan Place	LOT: 14 LP: 216065H	1.58 ha	Yes
20 Martin Close	LOT: 18 LP: 216065H	1.85 ha	Yes
30 Martin Close	LOT: 13 LP: 216065H	2.28 ha	Yes
40 Martin Close	LOT: 12 LP: 216065H	1.74 ha	Yes
50 Martin Close	LOT: 11 LP: 216065H	1.41 ha	Yes
60 Martin Close	LOT: 10 LP: 216065H	1.57 ha	No
70 Martin Close	LOT: 9 LP: 216065H	1.41 ha	Yes
300 Gordons Road	LOT: 21 LP: 213338P	1.23 ha	No
257 The Lakes Boulevard (10 Fitzgerald Court)	LOT: 20 LP: 214276E	1.39 ha	No
269 The Lakes Boulevard (20 Fitzgerald Court)	LOT: 19 LP: 214276E	2. 04 ha	No
283 The Lakes Boulevard (40 Fitzgerald Court)	LOT: 8 LP: 214276E	1.69 ha	No
297 The Lakes Boulevard (50 Fitzgerald Court)	LOT: 7 LP: 214276E	1.57 ha	Yes
309 The Lakes Boulevard (60 Fitzgerald Court)	LOT: 6 LP: 214276E	2.34 ha	Yes
317 The Lakes Boulevard (70 Fitzgerald Court)	LOT: 5 LP: 214276E	2.32 ha	Yes

3.6 Quarry Hills and Darebin Creek Regional Parklands: Urban Growth Area Integration Study

Although the northern boundary of the Development Plan area is constrained by the Urban Growth Boundary, the potential for sensitive development within the lower hills of the Quarry Hills (up to the 185m contour) is being investigated in appropriate locations, where development will not detract from the visual and environmental integrity of the low hills, as part of a separate study by Council.

The *Quarry Hills and Darebin Creek Regional Parklands: Urban Growth Area Integration* is a major planning study which has been funded jointly by the City of Whittlesea and the State Government through the Melbourne 2030 Local Government Assistance Fund. The study seeks to investigate the opportunities for integrating the Plenty Valley and Epping North urban growth areas with a new regional parklands and open space network focused around the Quarry Hills and Darebin Creek valley. The primary purpose of the study is to review the current zone boundaries and to provide recommendations regarding a revised Urban Growth Boundary.

This study investigates the possibility of extending residential in exchange for the balance of affected rural landholdings being contributed to the Quarry Hills Parkland at no cost to Council. This will result in a greatly expanded regional parkland, providing benefits for residents of the municipality and the wider area.

Whilst no formal decisions have been made, land immediately to the north has the potential to be included in any future proposal of this type. It is therefore considered that planning of this Development Plan area needs to be cognisant of this potential and should not prejudice the possible long term implications of the *Quarry Hills and Darebin Creek Regional Parklands: Urban Growth Area Integration Study*. As such, a level of flexibility is required in the layout and design treatment of the northern interface with the Quarry Hills.

It is noted that any amendment to the UGB to accommodate any such proposal would require a planning scheme amendment. A planning scheme amendment of this kind must have significant strategic justification and would involve authorisation from the Minister for Planning to prepare the amendment, a formal notification period, and would ultimately need to be ratified by parliament. As such, in the short to medium term, the limits of development in the area will remain at the existing UGB alignment.

4 Design Response

Figure 3 comprises the Development Plan for the area. Details relating to the rationale for, and components of, this particular design are provided in this section. In addition, a Reference Plan, Figure 4, details a number of site-specific issues that are noted and addressed. These issues are referenced on the plan by a number, which is also cross-referenced in the text of the remaining sections of this Development Plan.

4.1 Opportunities and Constraints

In preparing the design response for the site, the following opportunities and constraints were considered, which were derived from the site analysis above and from the statutory and strategic documents that inform the planning of this area.

Development within the subject area provides the opportunity to capitalise on the features of the site in the following ways:

- Provide an attractive and safe interface with the Quarry Hills Parkland,
- Preserve view lines to the Quarry Hills,
- Incorporate existing River Red Gums within open space where possible,
- Provide a diversity of allotment size and housing choice,
- Capitalise on the proximity to future public transport along The Lakes Boulevard and the neighbourhood activity centre by encouraging increased densities to the south of the site,
- Improve/create connectivity with surrounding development.

Development within the subject area is constrained by:

- A fragmented land ownership pattern. The site comprises are large number of relatively small landholdings, several with existing dwellings,
- The logical extension of Girvan Place to the west does not connect to the existing alignment of Skyline Drive, creating a potentially awkward staggered intersection,
- There are limited opportunities for on-street parking on The Lakes Boulevard and Gordons Road in the vicinity of the future roundabout,
- Existing rural infrastructure (roads and drainage) that must be upgraded to an urban standard.

4.2 Design Rationale

In response to the above site analysis and requirements of the SMLSP and the DPO6, the Development Plan has been prepared with an emphasis on:

- Retention of environmental assets,
- Use of an interconnected, grid-based movement network,
- Provision of a range of development densities, dwelling types and lot sizes to facilitate housing choice,
- Generally higher densities along The Lakes Boulevard to support access/patronage of public transport and to strengthen the ‘boulevard’ aspect of this route,
- Access control as per the SMLSP,
- Connections to community and retail facilities and adjacent development,
- Provision for a range of transport alternatives,
- The design, distribution and quality of open space and connections to surrounding open space,
- Views to the south,
- Provision of an appropriate and flexible interface with the Quarry Hills and the Urban Growth Boundary,
- Ability for each landholder to develop independently of other landholders,
- Ability for existing houses to be retained.

In accordance with proper and orderly planning of the area, the Girvan Place/Martin Close Development Plan aims to maximise flexibility within the layout in order to ensure any potential further extension of the Urban Growth Boundary as a result of the Quarry Hills Plan is not prejudiced.

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figure 03 - development plan

girvan place/ martin close, south morang

City of Whittlesea

scale 1:2500 @ A2

25 50 75 100 125 250 375

4.3 Land Budget

The development plan area comprises approximately 34.4 hectares of land held in 17 separate titles plus road reserve for the two existing roads.

Table 2 Land Budget

	area (ha)	%
SITE AREA	**29.6**	**100**
ROAD RESERVE (existing and proposed)	8.1	27.3
PUBLIC OPEN SPACE	0.7	2.4
HOUSING		
Medium Density	3.7	12.5
Standard Density	12.4	41.9
Low Density	4.7	15.9

4.4 Density

The Development Plan and the indicative lot layout illustrates desired densities for the different areas of the land. A range of densities have been provided to ensure a diversity of residential allotment sizes, with housing options to cater for a range of household sizes and income groups. In addition, the range of lot sizes are arranged so as to provide a transition of higher density development in the southern portion of the land fronting The Lakes Boulevard, to lower densities at the interface with the Quarry Hills to the north.

Medium density allotments of less than 450 square metres will be located adjacent to community facilities and the planned public transport infrastructure within The Lakes Boulevard. This provides the future occupants of the higher density lots with the opportunity to walk to the community facilities and make use of public transport. Higher densities are also to be located in areas of higher amenity, such as fronting open space. Areas of higher densities, particularly in proximity to the Gordons Road and The Lakes Boulevard intersection must make provision for appropriate levels of carparking, generally one visitor space per dwelling within close proximity. Cross sections must be carefully considered in these areas to meet these requirements[1].

Standard density allotments (450- 1500 square metres) form the majority of the proposed land use. The density of the site decreases toward the Quarry Hills, with lower density allotments (greater than 1,500 square metres) providing an interface between the standard density allotments and the Quarry Hills. The appropriate allotment sizes within the ranges specified will be assessed on a case by case basis taking into account the locational context of the allotments within the Development Plan area.

The interface with the Quarry Hills parkland will need to be addressed sensitively in terms of housing orientation and fencing treatments. This is further detailed in section 4.7[2].

Existing residences have been retained on typically larger allotments with consideration for the removal of the houses to allow for further subdivision of these lots within the road and allotment frameworks.

As discussed above, a minimum of one on-street visitor parking for each dwelling will be required within the Development Plan area within reasonable proximity to the subject allotment.

4.5 Movement Network

Existing Roads

The current road network within the Development Plan area services the existing rural residential subdivision. This network comprises Martin Close, extending north from The Lakes Boulevard and Girvan Place, which extends west off Martin Close. Both roads terminate in a court bowl.

Surrounding the development plan area are a number of existing and proposed roads and connections, including the following:

- The Lakes Boulevard along the area's southern boundary, which will be ultimately upgraded and extended,
- Topaz Grove along the area's western boundary,
- Saffron Avenue and Bracken Way in the Hillcroft Estate along the site's north eastern boundary,
- Skyline Drive to the west, which will ultimately connect to Topaz Grove.

Proposed Road Network

The Development Plan establishes a modified grid layout that responds to the alignment of existing roads, existing property boundaries, surrounding and proposed development and topographical features. The network is intended to create strong links within the site to both the Quarry Hills to the north and the Neighbourhood Activity Centre to the south.

North-south orientated roads will run toward the Quarry Hills establishing long vistas and connections to the Quarry Hills Park. Road reserves for all north south roads terminating at the site's northern boundary must extend to the northern Development Plan boundary. As discussed earlier, this arrangement is proposed in order to ensure flexibility pending the outcome of the Quarry Hills Plan. The interim arrangement will require temporary turnaround treatments at the termination of these roads with the possibility of extending the roads beyond the UGB should it be required in the future[3].

The east-west orientated roads will create connectivity within the site, allow integration with the surrounding developments and access to the Quarry Hills to the east. The variable road cross-sections will establish a clear road hierarchy based on legibility, streetscape character and expected road traffic volumes throughout the site.

The Development Plan establishes a clear and equitable basis for distribution of the cost of establishing the movement network and upgrading existing infrastructure, and is detailed in Section 5 of this Development Plan. Roads and intersections straddling the existing property boundaries have been minimised in order to allow individual property owners to develop independently of adjoining landholders.

Fitzgerald Court/The Lakes Boulevard

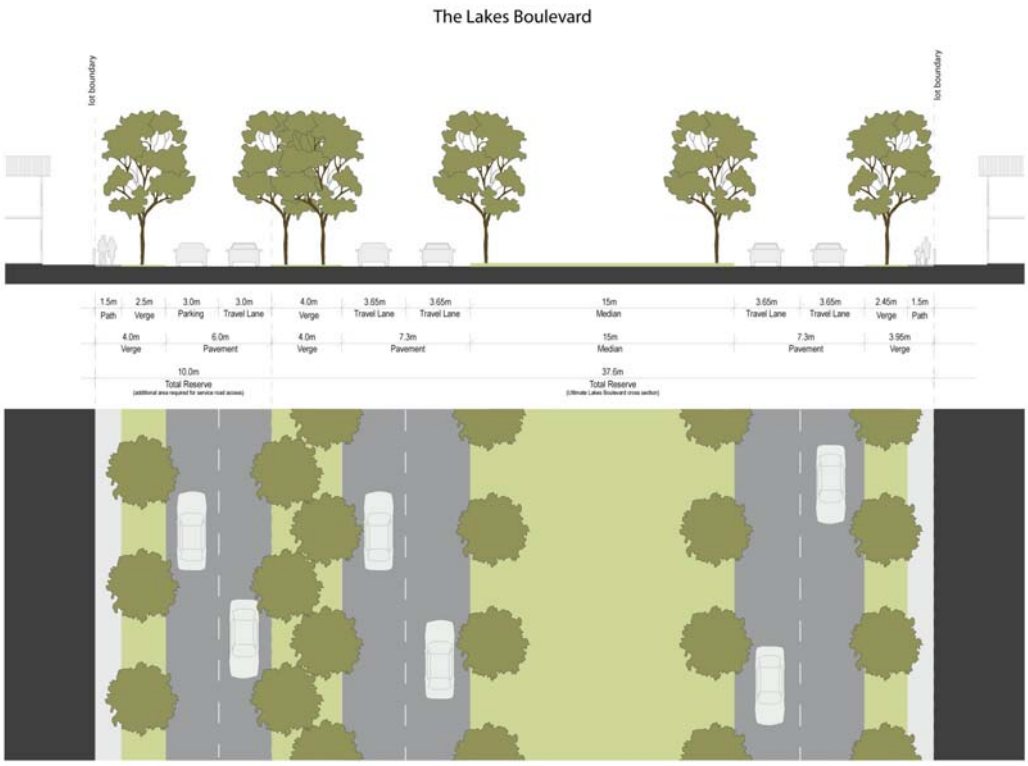
Fitzgerald Court forms the extension of The Lakes Boulevard, and land required for the associated widening has been set aside in the Development Plan to accommodate the 37.6 metre road reserve width identified in the SMLSP. No direct access is to be provided to The Lakes Boulevard. To this end, different access arrangements are proposed along The Lakes Boulevard frontage comprising rear lane access treatments and service road treatments.

Rear lane access treatments are provided for the medium density housing that is to be located at the corner of The Lakes Boulevard and Gordons Road. This housing must front The Lakes Boulevard and Gordons Road, and as such, careful attention must be paid to ensure the required visitor parking is provided in these areas[1].

One way service lane treatments are required for the remaining housing abuttal to The Lakes Boulevard. The service lane cross-section is required in addition to the 37.6 metre ultimate cross-section of the Lakes Boulevard. Service roads need to accommodate parking, one way traffic flow, a minimum 2.5 metre wide nature strip and 1.5 metre path within a minimum road reserve width of 10 metres. The outer separator is contained within The Lakes Boulevard cross-section.

It is expected that once The Lakes Boulevard is duplicated, full turning movements from, and onto, The Lakes Boulevard will only be provided at the Martin Close intersection. All other local road connections will ultimately be restricted to left in/left out movements.

Figure 5 The Lakes Boulevard Cross-section



Gordons Road/Topaz Grove

Gordons Road/Topaz Grove abuts the site's western boundary. Development fronting the Gordons Road abuttal must incorporate visitor parking at Council's standard rate of one space per dwelling. There appears to be land available to accommodate a group of visitor spaces at the northern end of Gordons Road abutting the medium density area. This parking area within the Gordons Road road reserve will need to be investigated at the detailed design stage. This will assist in alleviating some of the parking issues associated with the south west corner of the Development Plan area, particularly accounting for the difficulty in providing parking opportunities in the short north-south section of Gordons Road which is impacted by the right angled bend on Gordons Road and The Lakes Boulevard intersection[1].

The cross-section for Gordons Road must be in keeping with the existing cross-section. The abutting landowners will be responsible for completing the Gordons Road frontage and potential visitor parking area as part of the landholding's development[4].

Topaz Drive will extend north into existing Council owned land to connect to an east-west link within the development area and to provide access to the Quarry Hills parkland. The Topaz Grove cross-section must be completed in accordance with Council requirements by the abutting landholding to the east[5], including extension north to access the subdivisional road network to the north. The road reserve must also incorporate provision for visitor parking for lots abutting Topaz Grove, and a small number of car spaces for visitors to the Quarry Hills parkland[6]. The construction of this carpark area is to be jointly funded by Council and the abutting landholder. The number of spaces to be provided for the Quarry Hills Parkland will be investigated at the planning permit stage for 40 Girvan Place.

Martin Close/Girvan Place

Development within the subject area will utilise the existing road network of Martin Close and Girvan Place as the major north south and east west links. These roads, comprising an existing 20 metre road reserve, will be upgraded to an urban standard with on-pavement parking, nature strip and pedestrian paths on both sides.

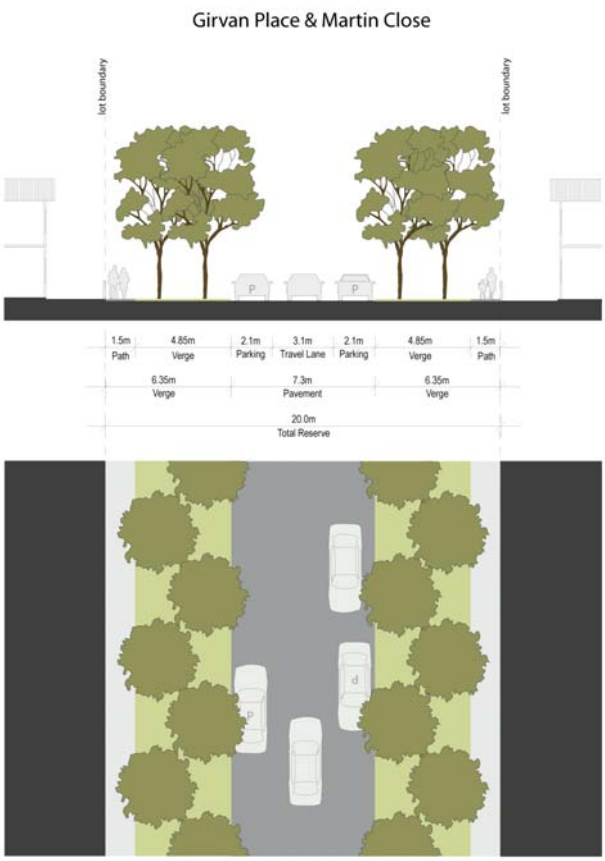
The existing 20 metre reservation offers the opportunity to provide for a meaningful landscape response and create a unique streetscape.

Girvan Place will be extended east of its current alignment to the site's eastern boundary and west to intersect with Topaz Grove. As a staggered intersection will be created with Skyline Drive, Girvan Place must be designed to allow a minimum separation of 20 metres from the Skyline Drive/Topaz Grove intersection (measured from centreline to centreline). A contribution of land outside the existing Girvan Place road reserve may be required from adjoining landholdings to achieve this separation[7].

The road reserve for Martin Close must be extended to the northern boundary, and the construction of Martin Close will be extended beyond the current termination point to the northern boundary of the Development Plan area. The extension to the northern boundary is required in order to allow a flexible street layout, should development further north in accordance with the Quarry Hills Plan be implemented in the future[8].

An intersection treatment such as a roundabout will be required at the Martin Close/Girvan Place crossroad. The cost of the construction of the roundabout is not funded by the South Morang Local Structure Plan, and as such, the cost will be met by the adjoining four landholders. A planning permit condition relating to contribution to these works will be included on a planning permit for subdivision of these landholdings.

Figure 6 Girvan Place/Martin Close Cross-section



Local Roads

A local road network will comprise a variety of streetscape treatments and cross-sections, incorporating standard local streets, rear lanes, and edge roads located along open space and the pipetrack. These are detailed below.

Connections to the adjoining Hillcroft Estate will be established at Saffron Avenue and abutting the pipetrack at Bracken Way.

Local roads will generally require a standard 16 metre road reserve, with a 7.3 metre pavement. A wider cross-section may be required in streets fronted by rear-loaded medium density housing on both sides, where on street parking may unduly impact on vehicle passing opportunities.

Figure 7 Local Street Cross-section

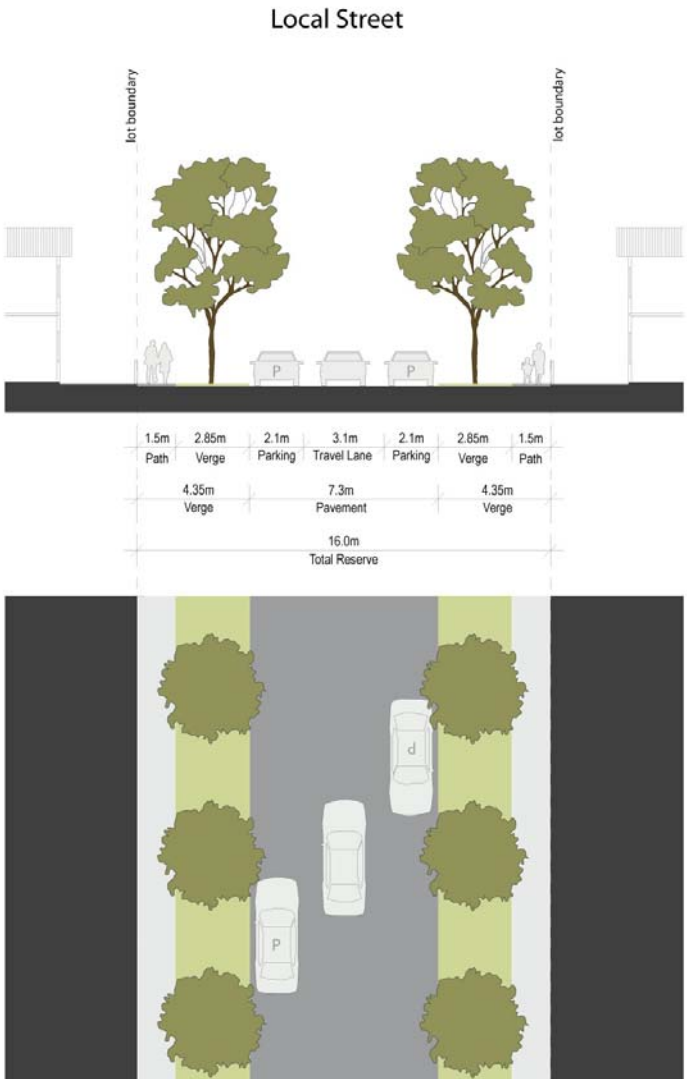


Figure 8 Parkside Street Cross-section

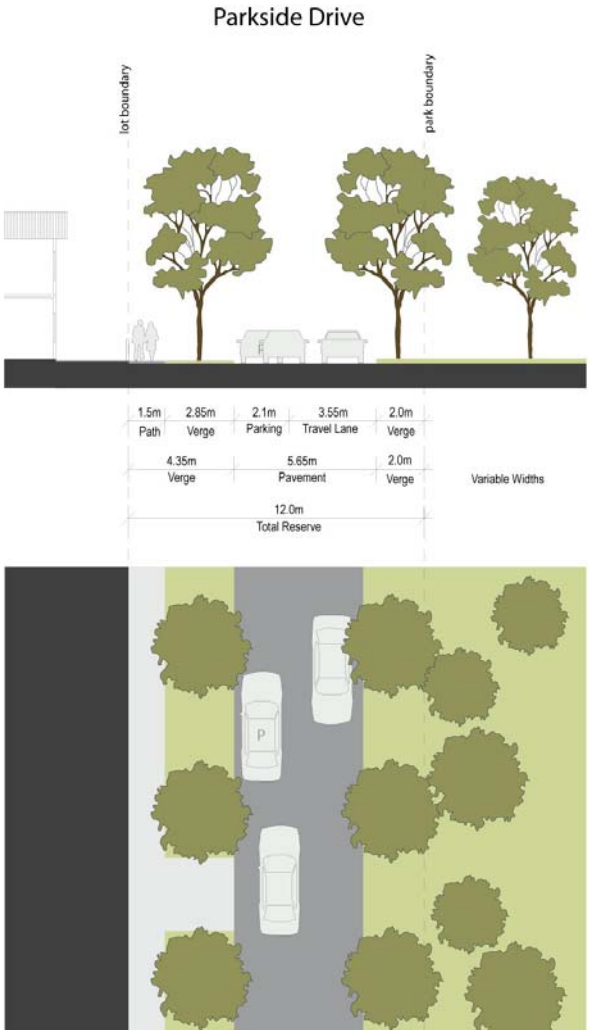
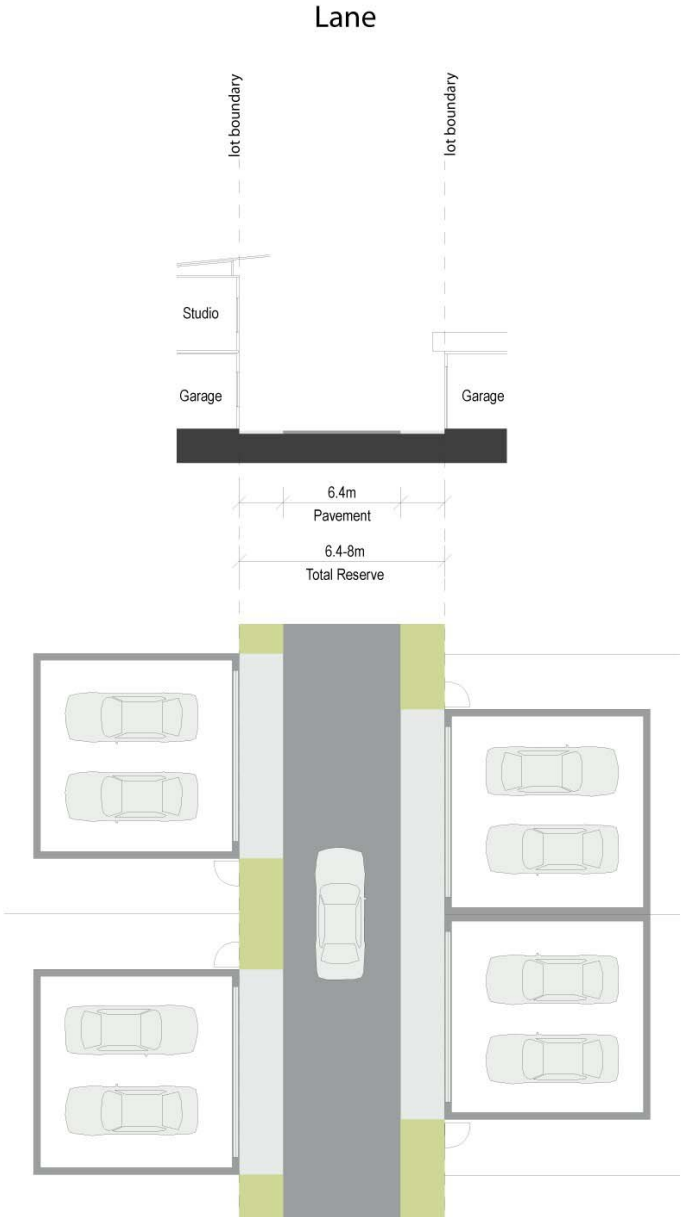


Figure 9 Lane Cross-section



4.6 Open Space

Land set aside as open space within the Development Plan area will not be credited as open space but will be considered as an appropriate subdivision design response to accommodate/incorporate existing site features and to meet the needs of the developing community within the DP area.

There are a number of River Red Gums located throughout the Development Plan area. Most of these trees will be protected within small tree reserves. The extent and configuration of these tree reserves will be determined at the detailed design stage. The entire Tree Protection Zone of each tree must be wholly contained within the allotment or reserve and should not straddle property boundaries.

One tree, located in proximity to an existing house on 20 Girvan Place must be wholly contained within an allotment containing the existing dwelling. Should further subdivision of any balance allotment be considered with removal of the existing dwelling, then the tree must be retained within a widened road reserve with an allotment designed to minimise conflicts between future dwellings and the tree, with consideration to the requirements raised above[10].

Another smaller River Red Gum straddles the boundary of 283 The Lakes Boulevard and 70 Martin Close. This tree will require further investigation at the planning permit application stage in order to determine the most appropriate treatment in terms of retention within open space, a larger allotment, or removal.

A neighbourhood park of 2,500m^2 is to be provided in the north-west corner of 269 The Lakes Boulevard to accommodate playground equipment.

4.7 Quarry Hills Interface

The interface with the adjoining Quarry Hills must be sensitively addressed to maximise visual and physical linkages with the parkland. Where allotments directly abut the Quarry Hills at the site's northern boundary, housing must be sensitively designed to address both the local street and the Quarry Hills. Any subdivision applications for the properties on the northern boundary of the Development Plan area must address the above interface issues as well as take into account the potential for possible extension of the UGB in this location in the future[2].

5 Development Contributions

5.1 South Morang Local Structure Plan Contributions

Development Contributions are calculated on a per hectare basis in accordance with the South Morang Local Structure Plan. The Development Plan area falls into the western precinct of the SMLSP, which requires a contribution of $42,566 per hectare. The items funded within this contribution are detailed within the SMLSP and relate generally to transport and community infrastructure items.

The Lakes Boulevard

The Lakes Boulevard is an item of infrastructure that is funded by development contributions as part of the SMLSP. This includes the funding of construction of the 37.6 metre cross-section and the additional land requirements to accommodate the total reserve width above what currently exists. Council has prepared an alignment for the ultimate The Lakes Boulevard cross-section which identifies the land take requirements for each landholding abutting this road. This has been reflected in the Development Plan. The land will be required to be set aside as part of the subdivision of the land. As a development contribution item the value of the land can be directly credited against the landholding's development contribution liability. In the event that the value of the land exceeds the development contribution liability, the developer will be reimbursed by the SMLSP development contribution fund for that balance.

The timing of reimbursement will be dependent on the availability of funds within the development contribution fund at the time. It is Council's preference that in such situations reimbursement occurs as soon as practicable subject to the availability of funds and to this end, any planning permit issued for land in these situations will have a condition requiring an agreement to be entered into between the developer and Council defining the timing of such payments.

In some instances, Council may support and encourage two-lot subdivisions which excise the land required for road widening ahead of the ultimate subdivision of the landholdings, subject to agreement being reached with the landowners/developers and the required funds being available[11]. Council will be seeking to construct at least one carriageway of The Lakes Boulevard to complete the connection between Gordons Road and Plenty Road as a critical component of the SMLSP road network. This is likely to be undertaken in the short to medium term.

5.2 Other Contributions

Individual landowners/developers will be responsible for the following items, which are traditionally provided as part of subdivision works:

- Construction of all new internal roads within the Development Plan boundary,
- Upgrade and extension of existing roads (Martin Close, Girvan Place, Topaz Grove and Gordons Road),
- Construction of pedestrian pathways,
- Provision of open space reserves for tree protection purposes. Open space reserves for tree protection purposes do not represent an open space contribution, and therefore no 'credit' can be obtained for their provision against development contributions etc,
- Physical services including underground drainage, water, supply, sewerage and electricity.

The following items will be required to be provided and funded by the developer of the specified landholding, at the time of subdivision:

- The developer of 317 The Lakes Boulevard will be responsible for the construction of a 2.5m wide concrete shared path within the pipetrack for the full abuttal of the property.
- Provision of a 2,500m^2 open space area in the north-west corner of 269 The Lakes Boulevard to accommodate playground equipment.

Although the Development Plan has been prepared to minimise shared infrastructure projects, the following small number of infrastructure items will require joint funding by two or more landholdings as they either straddle property boundaries, comprise off-site works or directly benefit more than one landholder. These items are not funded under the SMLSP.

Martin Close/Girvan Place

The upgrade of Martin Close and the upgrade and extension of Girvan Place must be undertaken and funded by developers for the full abuttal of their landholding.

As landholdings are developed, each section of road to be constructed must incorporate construction of the full pavement width plus tapers at either end to ensure an appropriate transition between newly constructed sections and the old rural sections of road. The footpath and nature strip on at least one side and underground drainage must also be constructed[12].

The roundabout treatment at Girvan Place/Martin Close intersection will be provided in a staged construction arrangement at the cost of abutting landholders, namely 20, 30, 50 and 60 Martin Close. The design of the intersection must be undertaken by the initial developer and subsequent road construction of each landholding must accommodate the requirements of the roundabout design. The final construction of the roundabout will be completed by the developer of 50 Martin Close at the time the eastern extension of Girvan Place is constructed[9].

Topaz Grove

The extension of Topaz Grove to the north will extend through Council owned land, which forms part of the Quarry Hills parkland. Construction of a road incorporating angled parking is to be undertaken and funded by the developer of 40 Girvan Place in association with Council upon development of the landholding[6].

Shared local roads

Only one local road is to straddle a property boundary at 20 and 30 Girvan Place. The partial construction of this road must be undertaken and funded by the developers of each landholding at the time of development[13].

6 Development Staging

Flexibility has been created in the layout for alternative staging sequences. It is anticipated that all landholdings can partially subdivide independently of one another, however, full subdivision of particular landholdings may depend on road connections being constructed on, or in association with, adjacent landholdings.

7 Applications for Subdivision

7.1 Archaeological/Heritage Significance

All applications for subdivision must be accompanied by a detailed archaeological and heritage assessment. This assessment must be conducted by a suitably qualified professional pursuant to the relevant guidelines of Heritage Victoria and Aboriginal Affairs Victoria.

Conditions in accordance with the recommendations of the above assessment may be placed on a planning permit for subdivision.

7.2 Flora and Fauna

All applications for subdivision must be accompanied by a detailed flora and fauna assessment to assess the vegetation and fauna located within the site. Should any native vegetation be proposed for removal, a Net Gain assessment may be triggered. The Net gain assessment must follow the three step approach adopted by the Department of Sustainability and Environment. Should native vegetation removal be considered unavoidable, a calculation of offsets and a management plan for provision of offsets must be submitted with the planning permit application.

An arborist report will also be required for those landholdings containing River Red Gums to assess the health and structure of each River Red Gum located throughout the development area. The report must designate a tree protection zone (TPZ) for each River Red Gum based on Council's preferred methodology and must make recommendations regarding pruning requirements.

7.3 Landscape Masterplan

The first landholding to subdivide must provide a proposed landscape masterplan concept for the entire Development Plan area, to the satisfaction of the responsible authority. This requirement will be included as a condition of permit on the first planning permit for residential subdivision issued.

The landscape masterplan will be required to show a schedule of street tree planting (species and numbers) within road reserves only and is not a required to detail landscaping treatments for open space areas. Open space treatments must be shown on individual landscape plans where applicable.

All other subsequent residential subdivisions in the Development Plan area will be required to provide landscaping in accordance with this masterplan. A planning permit condition relating to this requirement will be included on all planning permits issued for residential subdivision.