

# Fairview Estate – Stages 9A & 9B

## Development Plan

July 2015

290A Bridge Inn Road, Mernda- Fairview  
Development Plan

The Development Plan was approved by the City of  
Whittlesea on 6 October 2015, in accordance with Clause  
43-04 Schedule 27 of the Whittlesea Planning Scheme.

13/10/2015

  
Signature of the Responsible Authority



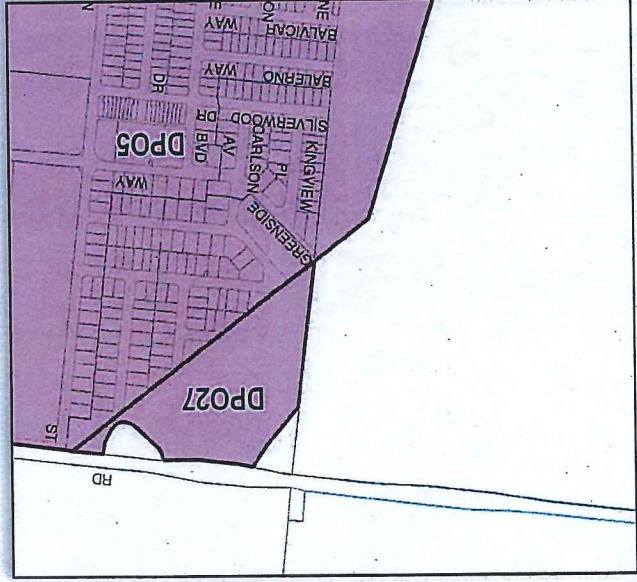
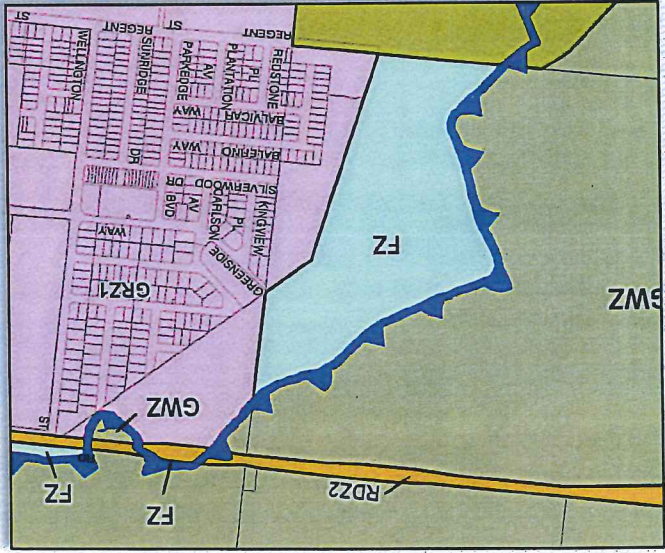


# 1. Introduction

ID Land are the owners and developers of the Fairview residential estate, being a high quality growing residential community on the western fringe of Mernda accommodating 400+ residential lots. 290A Bridge Inn Road, Mernda (the subject land), was brought into the Urban Growth Boundary and rezoned to Residential 1 from the previous Farming Zone in August 2010 through planning scheme amendment VC68.

The Development Plan Overlay schedule 27 titled Mernda West and South Morang Quarry Hills Precincts was applied to the land through planning scheme amendment C166 (Part 1) which requires the preparation and approval of a development plan which sets out the future land use and development outcomes for the land.

This development plan has been prepared in accordance with the requirements of the DPO27 to allow residential development.





## 2. The Subject Land

The land subject to the proposed development plan is known as 290A Bridge Inn Road, Memda being registered as Lot A on PS643389. The land is subject to Section 173 Agreement AK037024V setting out the obligations of the land owner for transfer of part of the land, being that located externally to the Urban Growth Boundary to Council for its incorporation into the Quarry Hill Regional Park and payment of GAIC equivalent development contributions.

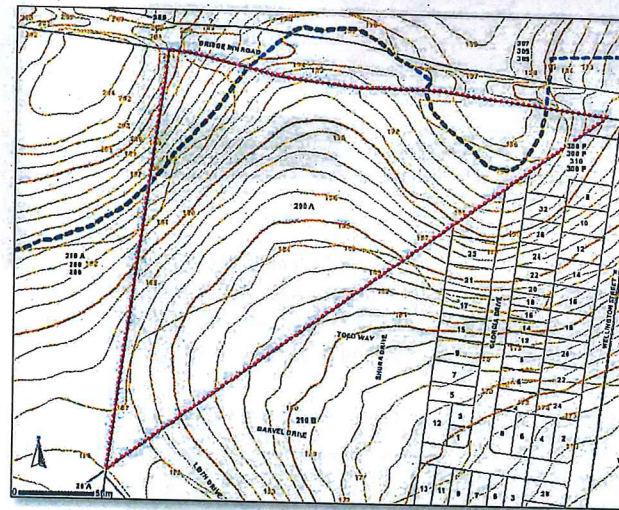
Lot A is an irregular shaped parcel of 5.137 hectares in area supporting a northern frontage to Bridge Inn Road. The land is subject to a moderate slope exhibiting a fall from the north-west corner to the south-east of approximately 20 metres.

With the exception of partial minor encroachment into the land from Stage 6 of the Fairview estate, as allowed under planning permit 711997, the land is currently vacant, not used for any particular purpose and does not support any buildings or structures.

The land has been subject to comprehensive removal of native vegetation through its historical farming use including the keeping of livestock. There is one Elm tree, being an exotic species located to the north-east of the site which proposed to be removed on account of its poor health.

The land is not subject to cultural heritage sensitivity or the Heritage Overlay.

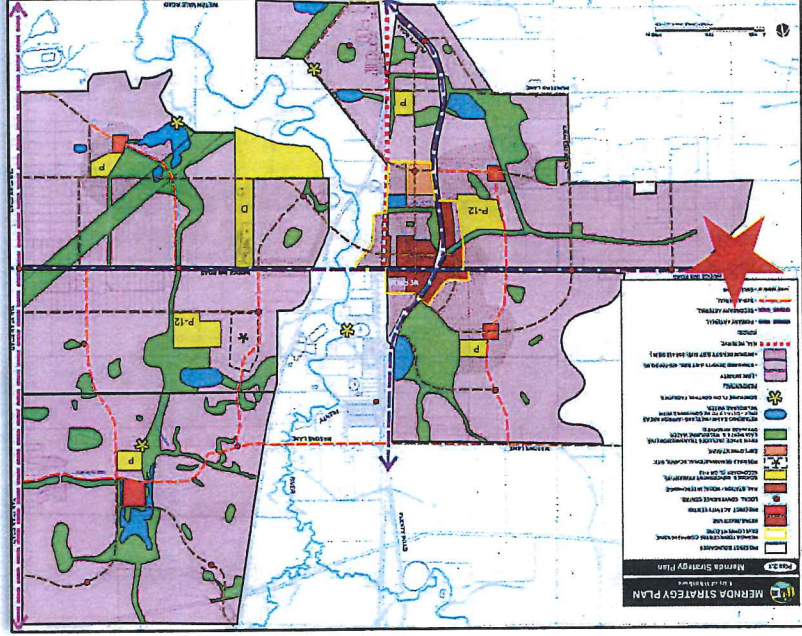
As represented on the included diagram the Urban Growth Boundary extends through the subject site responding to the prevailing topography.



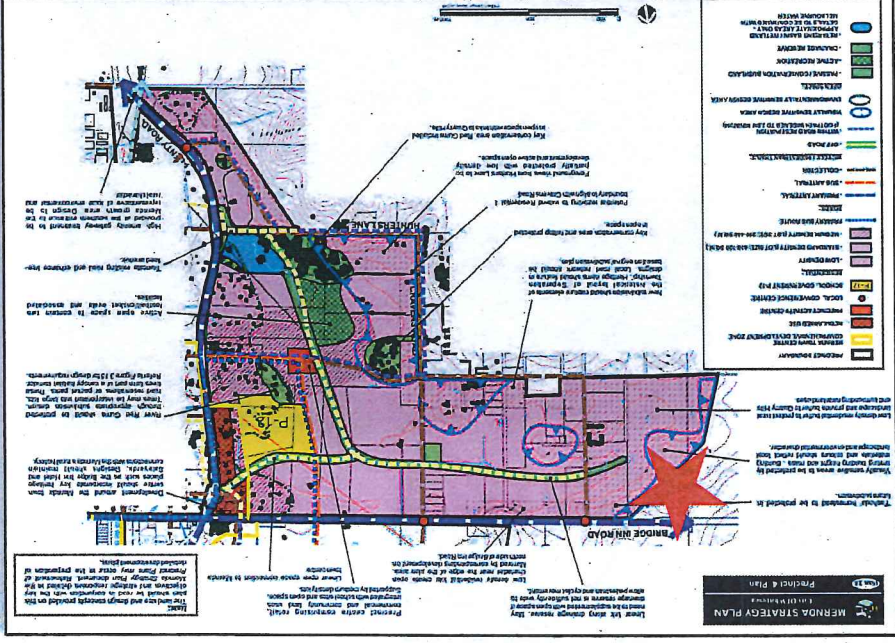


### 3. Strategic Context

Through incorporation into the Urban Growth Boundary the subject land essentially forms part of the Mernda growth area. The strategic planning framework for Mernda is outlined within the Mernda Strategy Plan. The location of the subject land in relation to the Strategy is shown below.



The Fairview estate is located within Precinct 4 of the Mernda Strategy which is characterised by substantial residential growth west of Plenty Road towards the western fringe of the Mernda growth area, the UGB and the Quarry Hills Regional Park. The Strategy identifies the creation of the future Mernda town centre and a P – 12 school site approximately 2.1 km to the west along with the broad public open space network which



The land is situated to support the logical extension of the residential growth area and will adjoin the Quarry Hills Regional Park which will form a high amenity landscape interface and have a positive impact on future residential character of the land and the broader Fairview estate.

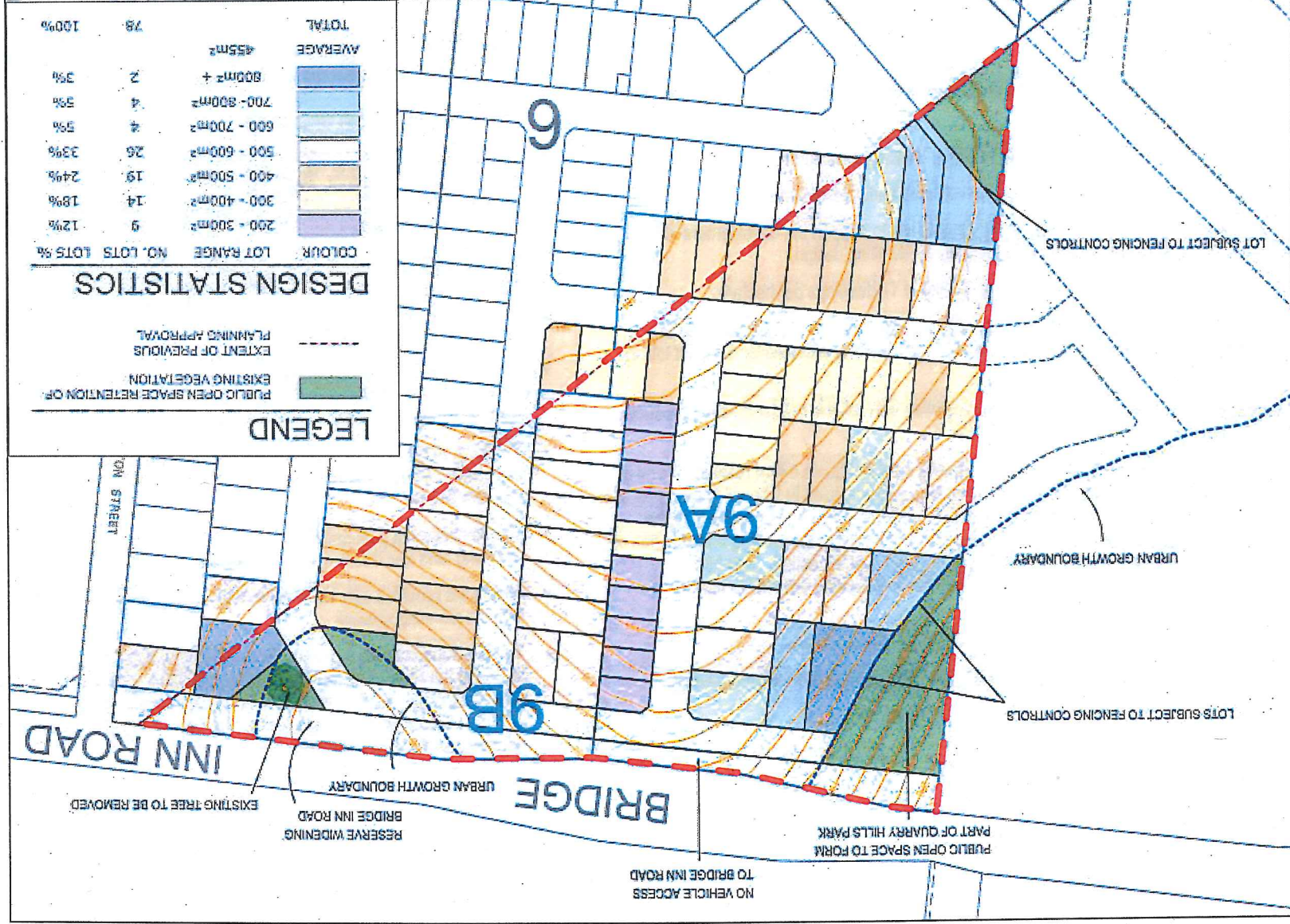


## 4. The Development Plan

The below sets out a summary of the proposed development plan intended to be endorsed under the DPO27.

- The creation of 78 residential lots supportive of single dwelling development.
- The development plan supports conventional density residential development.
- All lots are regular in shape with appropriate lot dimensions to support the development of one dwelling providing sufficient flexibility and opportunity for dwelling design.
- The development plan supports a development density of 17 dwellings per hectare.
- An appropriate level of lot diversity is provided including larger lots over 600 square metres, regular shaped lots in the range of 400 to 600 square metres along with smaller compact lots in the range of 300 square metres or less.
- All lots adopt dimensions and areas which are compatible with volume builder dwelling products maximising flexibility and affordability to the market.
- Four areas of public open space are proposed including a 2,500 square metre reserve located in the north-west corner and outside of the UGB which is to be transferred to Council to form part of the Quarry Hills Regional Park in accordance with the Section 173 agreement applying to the land. A second 1,200 square metre reserve is proposed to the south representing an extension of an approved lineal open space reserve forming part of Stage 6 of the estate. Two further reserves are proposed towards the north-east of the site being located external to the Urban Growth Boundary.
- The development plan represents two further stages of the Fairview estate.
- Access will be provided through the estate to the south with no direct access proposed from Bridge Inn Road.
- The local street network will consist of local access streets of standard 16 and 13 metre wide road reserves consistent with the balance of the estate and to be constructed to Council engineering standards.
- All lots are provided with direct access to the local street network.
- Two lots are proposed to adjoin the lineal public open space reserve extending from Stage 6 of the estate. These lots will enjoy direct frontage onto the reserve with the interface treatment consisting of timber bollards along the reserve/lot interface to achieve the appropriate activated interface.
- Two lots located within the north-west portion of the site support abuttal to the future Quarry Hills Regional Park. The fencing treatment applying to these lots will be to the satisfaction of Council and ensure an appropriate interface to the parkland is provided.
- The development plan responds to the natural topography of the site through preferred orientation of roads and lots to avoid extensive earthworks and reliance on large retaining wall structures.
- The local street network has been designed to accommodate and convey stormwater flows to the south to utilise existing infrastructure within the Fairview estate.
- The development plan maintains the ability to provide access to the west adjoining land and details a potential development response for this land.
- All lots are provided with either north-south or east-west orientation compliant with the planning scheme.
- The development plan accommodates future land acquisition for the widening of Bridge Inn Road. The development plan includes preliminary cross section plan detail which demonstrates how the proposal will integrate successfully with the ultimate and future upgrading of Bridge Inn Road to achieve an appropriate interface response.







## 5. Response to the DPO27

The DPO27 sets out matters which a development plan is to address and respond to. Below is a response to the relevant matters.

- *The provision of an appropriate transition and interface between the Development Plan area and Mernda West Development Plan area and the Quarry Hills Regional Parkland.*

The proposal represents an appropriate and logical extension of land use and development as set out within the Mernda West Development Plan, which in this instance encompasses the balance of the Fairview estate. As the proposed development plan represents an extension of the Fairview estate the transition is satisfactory.

The Quarry Hills Bushland Park Master Plan states that future residential development should be fenced with 1.5 metre high minimum chain-wire (or similar), where rear boundaries adjoin the park, to improve surveillance of activities within the park while excluding domestic pets from the parklands. High timber paling fences may provide residential privacy, but are undesirable because they have been associated with increased crime rates where adjacent to public open space.

The proposed development plan supports side boundary abuttal for two residential lots in the north-west corner to the parkland. These lots will be subject to a design controls limiting the extent of fencing that is able to be established along this boundary as well as its treatment to ensure an appropriate level of amenity and surveillance to the parkland from residential land is provided. Potential restrictions on fencing for these lots can be implemented through inserting new conditions on planning permit 711997.

- *An appropriate treatment of park interfaces to create clear visual and physical connections with the parkland which maximises active interfaces to the park boundary and avoids rear fence abuttals.*

It is proposed to support a limited amount of fencing along the interface boundary of the parkland to the extent that appropriate privacy is provided to the residential lots whilst allowing sufficient levels of visual and physical connection. It is submitted that a limited fencing treatment would not result in issues of maintenance access or unwanted behavior in this instance and therefore some level of fencing abuttal is satisfactory. The development

plan supports and anticipates the extension of the new local street along the parkland which will deliver the desired physical connection and active interface.

- *The designation of specific land uses, including non-residential land uses and their integration with existing or future development on land abutting the site.*

The proposal supports the creation of residential and public open space land use. It is submitted that the proposal integrates appropriately and as anticipated given the surrounding land use context.

- *Provision for a diverse range of allotment densities and dwelling types. A statement of housing outcomes, population and lot yield targets must be submitted.*

The development plan supports a satisfactory level of residential diversity for its particular site context. The site is not located in close proximity to a neighbourhood activity centre or other activity node which supports an increased residential density but is located to adjoin the Urban Growth Boundary and on the western fringe of the Mernda growth area. As such, the provision of a more conventional residential density and development outcome consistent with the balance of the Fairview estate is appropriate for the site.

The development plan sets out the lot yield target being 75 lots which translates to a future population of approximately 235 residents.

- *Provision of subdivision layouts which allow for innovative urban design and built form responses that are responsive to the site, surrounds and any parkland interfaces.*

The proposed development plan clearly details the intended subdivision layout. The proposal represents the logical extension of the Fairview estate through the local street network and residential subdivision pattern along with the public open space network. The proposed lot diversity allows for an appropriate level of built form variation for the suburban context which is close to and adjacent to the UGB whilst responds to the topography over the site including through local street network design, dwelling orientation and servicing requirements.



- *The preparation of a landscape strategy which includes or shows:*

Provided with this submission are copies of the current draft landscape strategy for the Fairview estate encompassing the subject land. The landscaping theme of the subject land will represent an extension of that approved and found throughout the Fairview estate being the appropriate landscape response.

- *The protection and retention of River Red Gums and other native trees in open space.*
- There are no native trees located on the site.

- *A detailed design response to the natural topography and sight lines of the site.*

Public open space is provided at the highest topography of the site which is the preferred design response outcome in this instance and therefore site lines to and from these vantage points will be retained and reinforced as part of landscape response.

- *The contribution of streetscapes to the amenity of the Development Plan area.*

The contribution of streetscapes in this instance will support a high level of residential amenity, landscape connectivity to open space areas and deliver an appropriate presentation of the Fairview estate when viewed from Bridge Inn Road. The local street network will support the establishment of tree species to the satisfaction of council.

- *Visual and physical links between open space and key landscape features and their integration with bicycle and pedestrian networks.*

The proposal maintains appropriate physical and visual links to key public open space areas including internal reserves, the Quarry Hills Regional Park and supports direct pedestrian and cycle access to these areas.

- *The enhancement of the open space areas with new landscape and facilities appropriate to function.*

The proposed public open space areas will be suitably enhanced to contribute to the broader open space network and the desired neighbourhood character and amenity of the Fairview estate.

All residential lots which support direct abuttal to the public open space network will be subject to particular development restrictions ensuring an appropriate interface treatment is delivered in these instances to the satisfaction of the responsible authority.

- *The recognition and enhancement of the habitat value of open space areas that have ecological values.*

The site does not support any level of important habitat or exhibit any significant ecological values as it has been cleared of all previous native vegetation through its historical farming use. The Flora and Fauna Assessment undertaken by *Ecology Partners* for the Fairview estate states:

*The lack of remnant trees and shrubs, and the highly modified understorey of the study area do not meet the thresholds outlined for the determination of a remnant patch (DSE 2004). The entire study area may therefore be considered to consist of degraded treeless vegetation as defined by DSE (2007).*

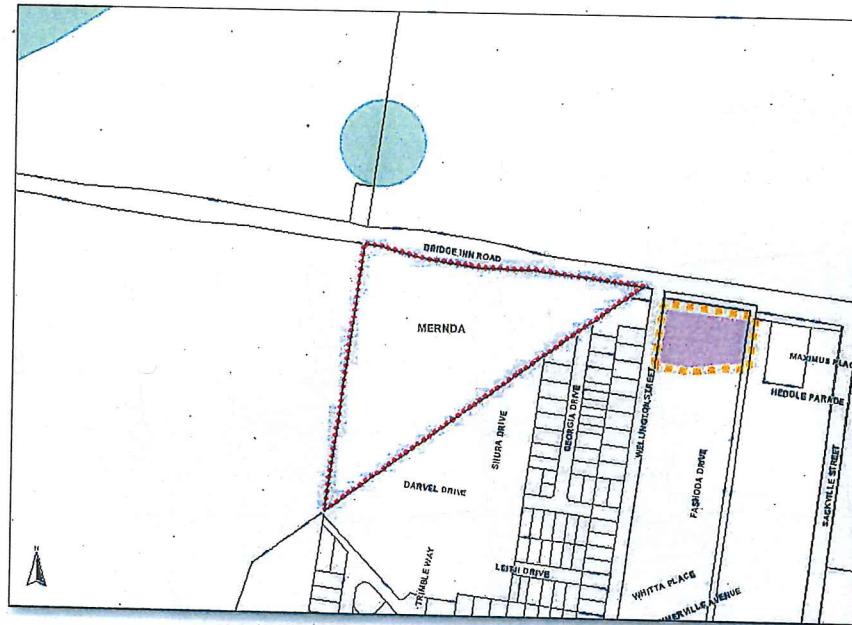
As the subject land was brought into the Urban Growth Boundary in 2010 it is subject to the Biodiversity Conservation Strategy. Therefore, notwithstanding the findings of the flora and fauna assessment, the future development of the land will be subject to the habitat offset obligations under the Strategy which in this case is approximately 4.5 hectares of potential Golden Sun Moth habitat as is detailed within the submitted Estimate of obligations under the Biodiversity Conservation Strategy Report.

- *Conservation and protection of significant Aboriginal and European cultural heritage places. A detailed archaeological survey and heritage assessment must be submitted which includes recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites into the open space network.*

As is detailed below, the site is not subject to cultural heritage sensitivity or a Heritage Overlay. We note that the land supports no existing buildings or structures which may be of a level of local heritage significance not subject to the Heritage Overlay. The area of cultural



heritage sensitivity and potential place of significance is located approximately 70 metres from the land and therefore in excess of the 50 metre threshold distance of the *Aboriginal Heritage Regulations 2007* for inclusion as a place of cultural heritage sensitivity. As such, no heritage analysis is required in this instance.



Heritage significance map

- An arboricultural survey of all existing trees on the land including their condition, health and integrity and appropriate measures for the long term preservation of the tree(s) having regard to their proposed open space or development context.

There is only one tree located on the land with this proposed to be removed. This tree is identified as an *Ulmus* species (Elm) within the arboricultural assessment prepared by Galbraith and Associates (2015). This tree was assessed as exhibiting very poor condition, considerable damage inflicted on the trunk base by livestock whilst the majority of its canopy is dead. It was given a worthiness of retention score of 1 out of 10. Subsequently the tree is

proposed to be removed as it is not considered appropriate to retain it within a residential environment due to its very poor condition.

- A stormwater management plan and drainage strategy based on the application of *Water Sensitive Urban Design* principles, which provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality, and reduction of run-off and peak flows.

As the drainage strategy for the land will be to connect and integrate into the drainage strategy approved for the Fairview estate a high level strategy is not be required in this instance. Stormwater will be conveyed through underground pipes within the road reserve with the high rainfall events to be conveyed through overland flows along the local street network consistent with the strategy approved within the balanced of the Fairview estate. No drainage reserve, retarding basis, swales or other drainage facility is required for the development of the land. The construction of a table drain or swale will likely be required within the parkland to manage the small catchment area for diversion into the constructed network to the satisfaction of the responsible authority.

- A transport strategy which provides for a road network with a high degree of internal and external connectivity and permeability, and public transport opportunities as appropriate.

The development plan details the proposed local street network consisting of standard 16 metre and 13 metre wide road reserves which is consistent with Council's local design standards. Detailed design will ensure all local streets are designed and constructed to the satisfaction of Council and in accordance with relevant permit conditions. The proposed road network will not support any level of public transport provision.

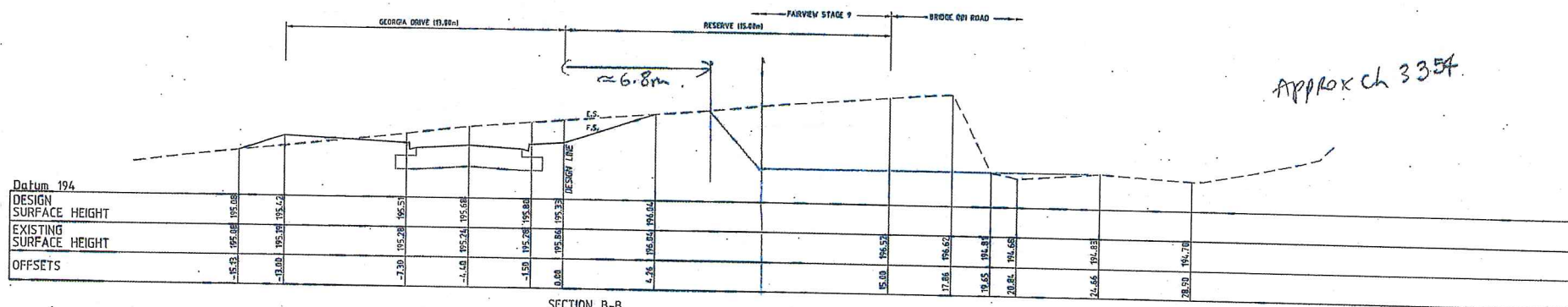




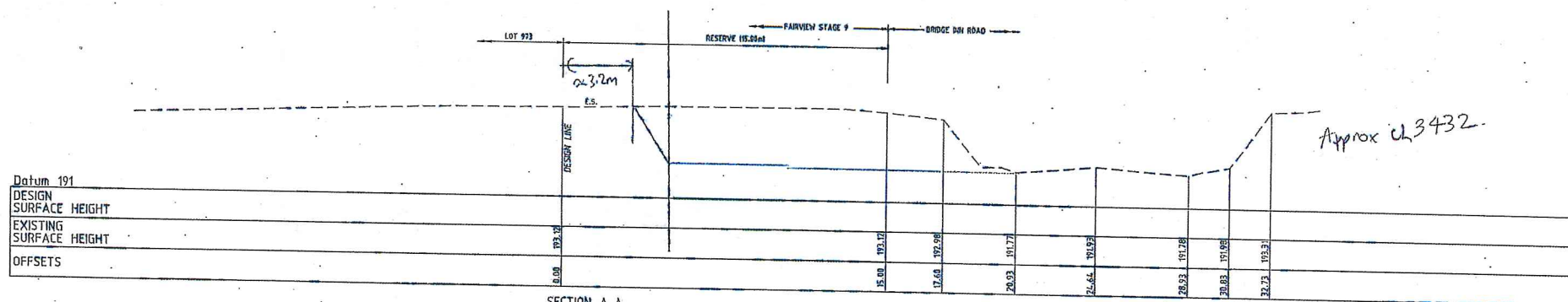


Approx ch 3354

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SECTION B-B



SECTION A-A

BRIDGE INN ROAD CROSS SECTIONS Sheet 1 of 2  
 SCALES HOR 1:100 VER 1:50

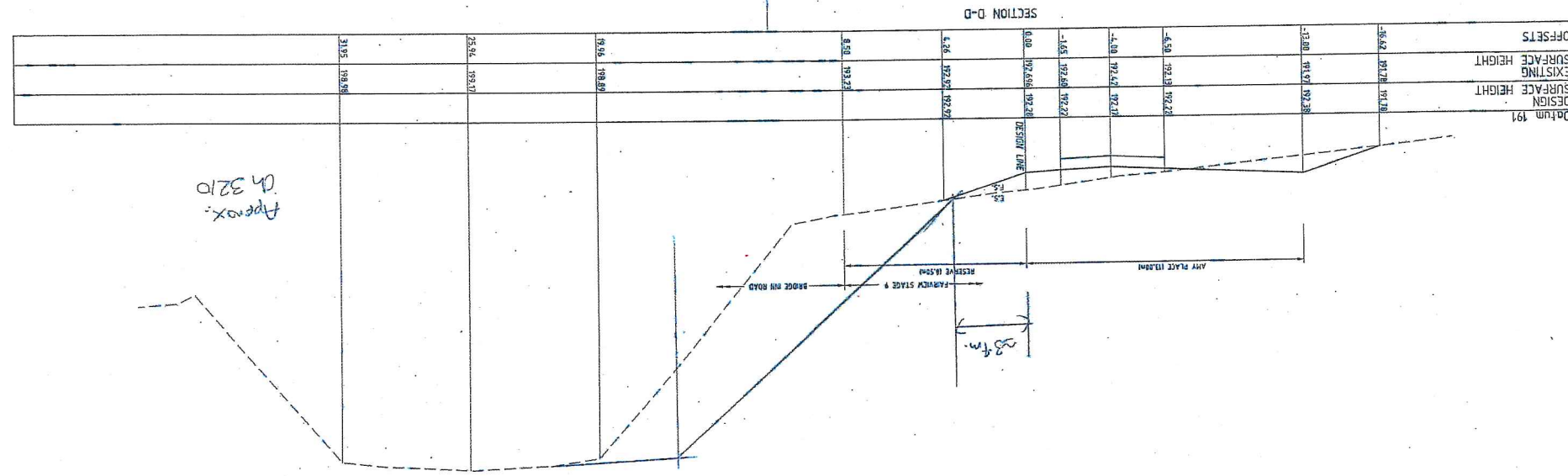
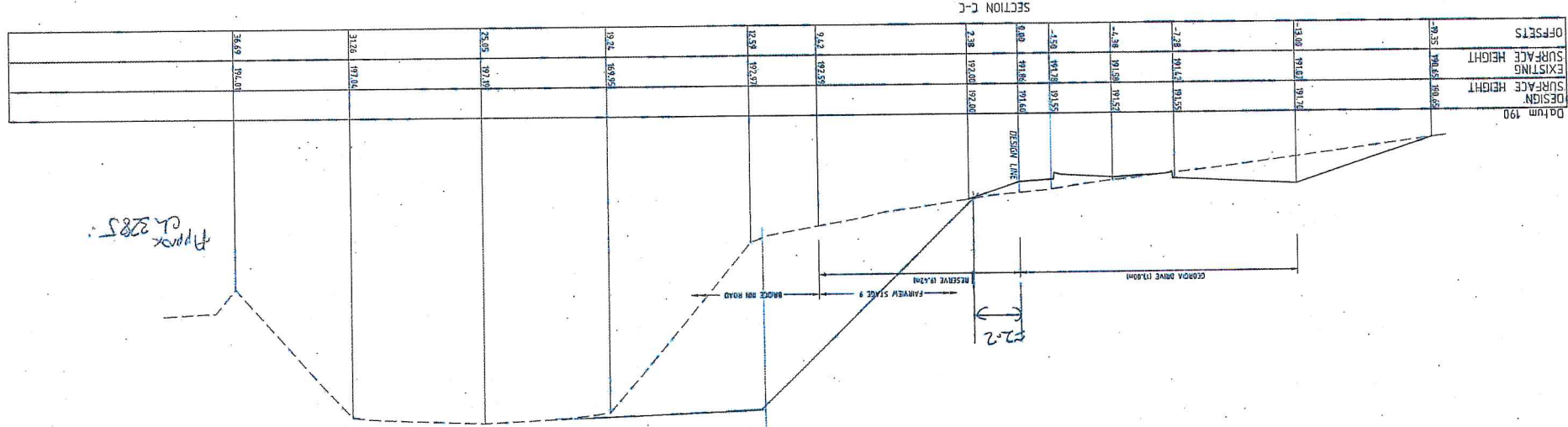


		<b>breese pitt dixon pty. ltd.</b> land surveyors civil engineers 1/19 Colo Street Hawthorn East, 3123 Telephone 8873 2300 Fax no. 8873 2310	
PROJECT: 390 A10, A11 SURVEY: DPD DESIGN: J.B. DRAWN: J.B.		<b>FAIRVIEW ESTATE STAGE 9</b>	
CHECKED: B.K. SCALE: AS SHOWN DRAWN: AHD DATE: AUG '15		PARCEL: WHITTLESEA REFERENCE: 7078 E/09 SHEET: 2 of 3 P1	

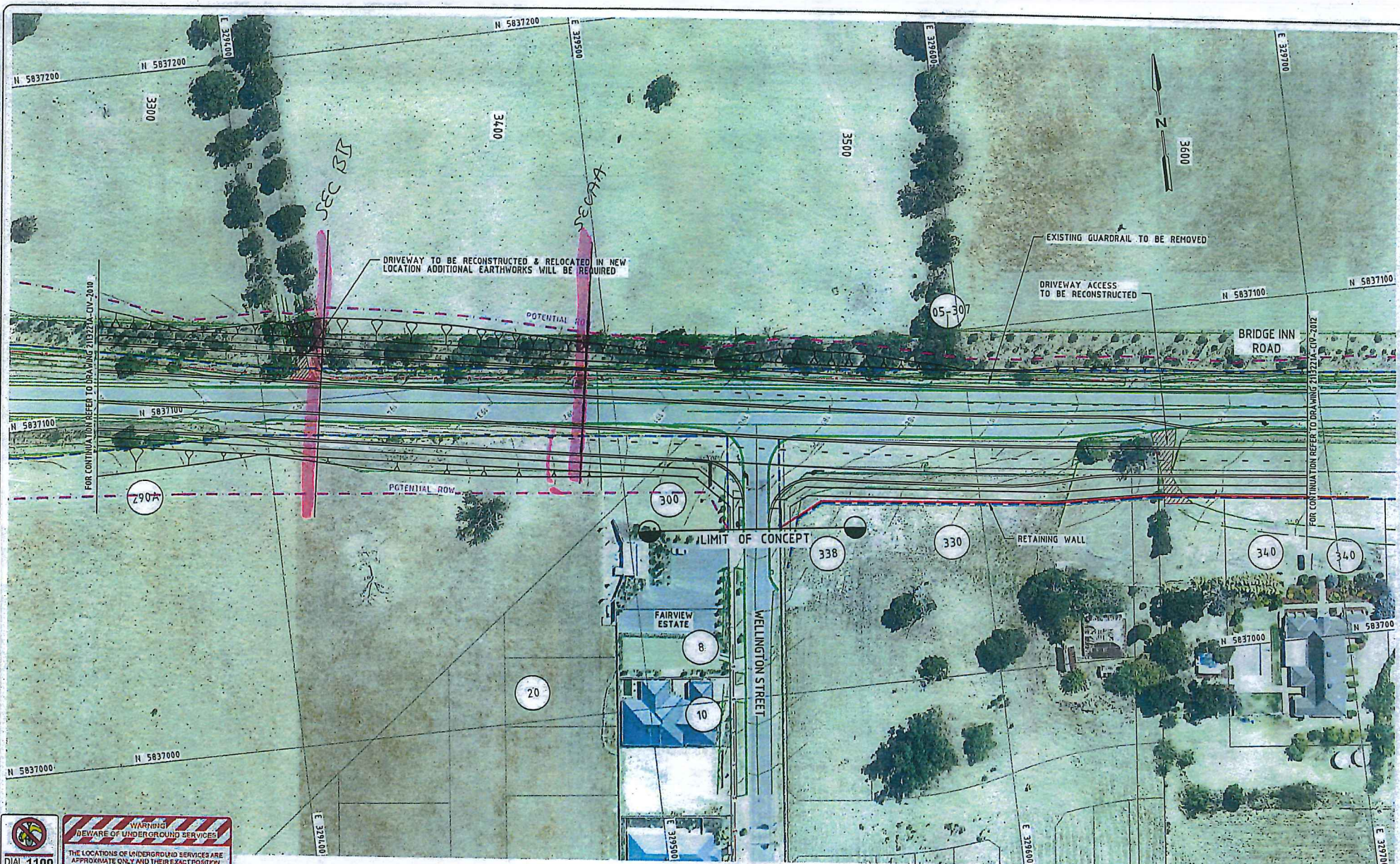


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SUBJECT WHITTLESEA			
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CHECKED BY J.B.			
DESIGNED BY J.B.			
SURVEYED BY J.B.			
CALCULATED BY J.B.			
APPROVED BY J.B.			
DATE 15 AUG 15		SHEET 2 of 3	

FAIRVIEW ESTATE STAGE 9  
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 Land Surveyors civil engineers  
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 Fax 8823 2310







**WARNING**  
BEWARE OF UNDERGROUND SERVICES

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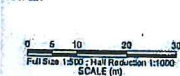
**DIAL 1100**  
BEFORE YOU DIG

REV	DATE	DESCRIPTION	DRAWN	CHECK	DESIGN	VERIFY
D	3/11/14	INCORPORATE COUNCIL COMMENTS	GD	NL	MC	
C	10/10/2014	INCORPORATE COUNCIL COMMENTS	GD	NL	MC	
B	1/09/14	FINAL PRELIMINARY ISSUE	MC	NL	MC	
A	23/05/14	ISSUED FOR CLIENT REVIEW	JZ	NL	RUR	

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## SCALES



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APPROVED FOR AND ON BEHALF OF:  
PARSONS BRINCKERHOFF AUSTRALIA PTY LIMITED

AWSD  
DATE

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## CLIENT



## PROJECT

**BRIDGE INN ROAD DUPLICATION**  
ULTIMATE CONCEPT DESIGN  
ALIGNMENT PLAN  
SHEET 11

PROJECT NO. 2113221A - CIV - RG2011

OVERSHEET NUMBER REV. D

**PRELIMINARY ISSUE**  
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DIAL 1100

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REV	DATE	DESCRIPTION
1	2010/10/14	ISSUED FOR CLIENT REVIEW
2	2010/10/14	FINAL PRELIMINARY ISSUE
3	2010/10/14	INCORPORATE COUNCIL COMMENTS
4	2010/10/14	INCORPORATE COUNCIL COMMENTS

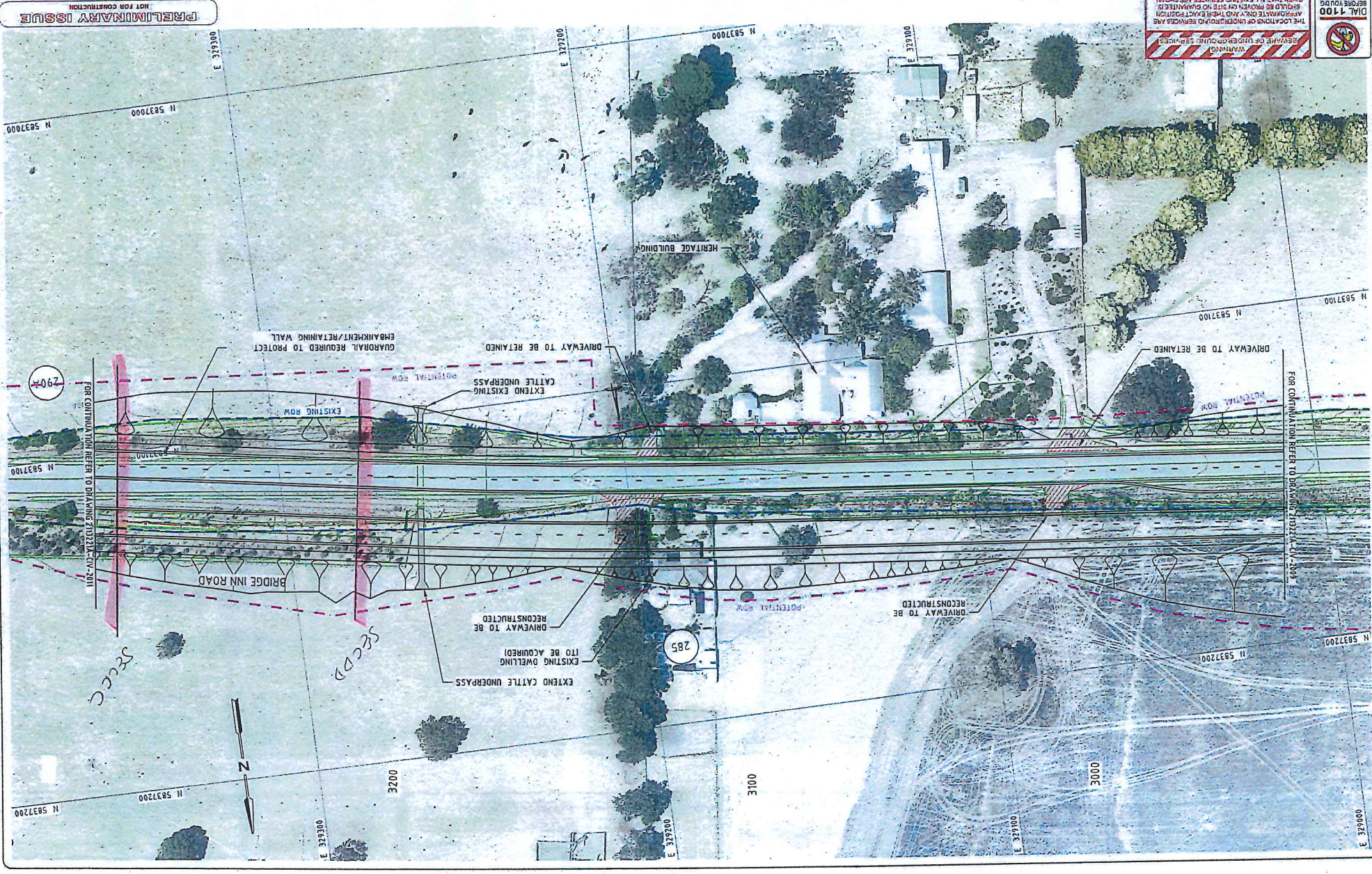
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PROJECT: 2113221A  
SHEET: 10

**PARSONS BRINCKERHOFF**  
2113221A-CIV-RG2010



PROJECT: 2113221A  
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ULTIMATE CONCEPT DESIGN  
ALIGNMENT PLAN  
SHEET 10  
REV: 10



PRELIMINARY ISSUE  
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