



Park Hill Estate

125 Regent Street, Mernda

Development Plan

Prepared by JCA Land Consultants



March 2016

Parkhill Estate Development Plan

The Development Plan was approved by the City of Whittlesea on 17 May 2016, in accordance with Clause 43.04 Schedule 15 of the Whittlesea Planning Scheme.

17/05/2016


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Signature of the Responsible Authority

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1 Introduction:

The Park Hill Development Plan (the Development Plan) has been prepared by JCA Land Consultants on behalf of CKS property development Pty Ltd in order to establish a framework for the future urban development of the land known as 125 Regent Street, Mernda, as shown in Figure 1.

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 site.

The Park Hill Development Plan has been prepared in accordance with the requirements of Development Plan Schedule 27 and will provide an appropriate transition to the Quarry Hills Regional Parkland to the south, as well as the currently undeveloped site to the west, and emerging development to the north and east.

Park Hill Estate, 125 Regent Street, Mernda Development Plan

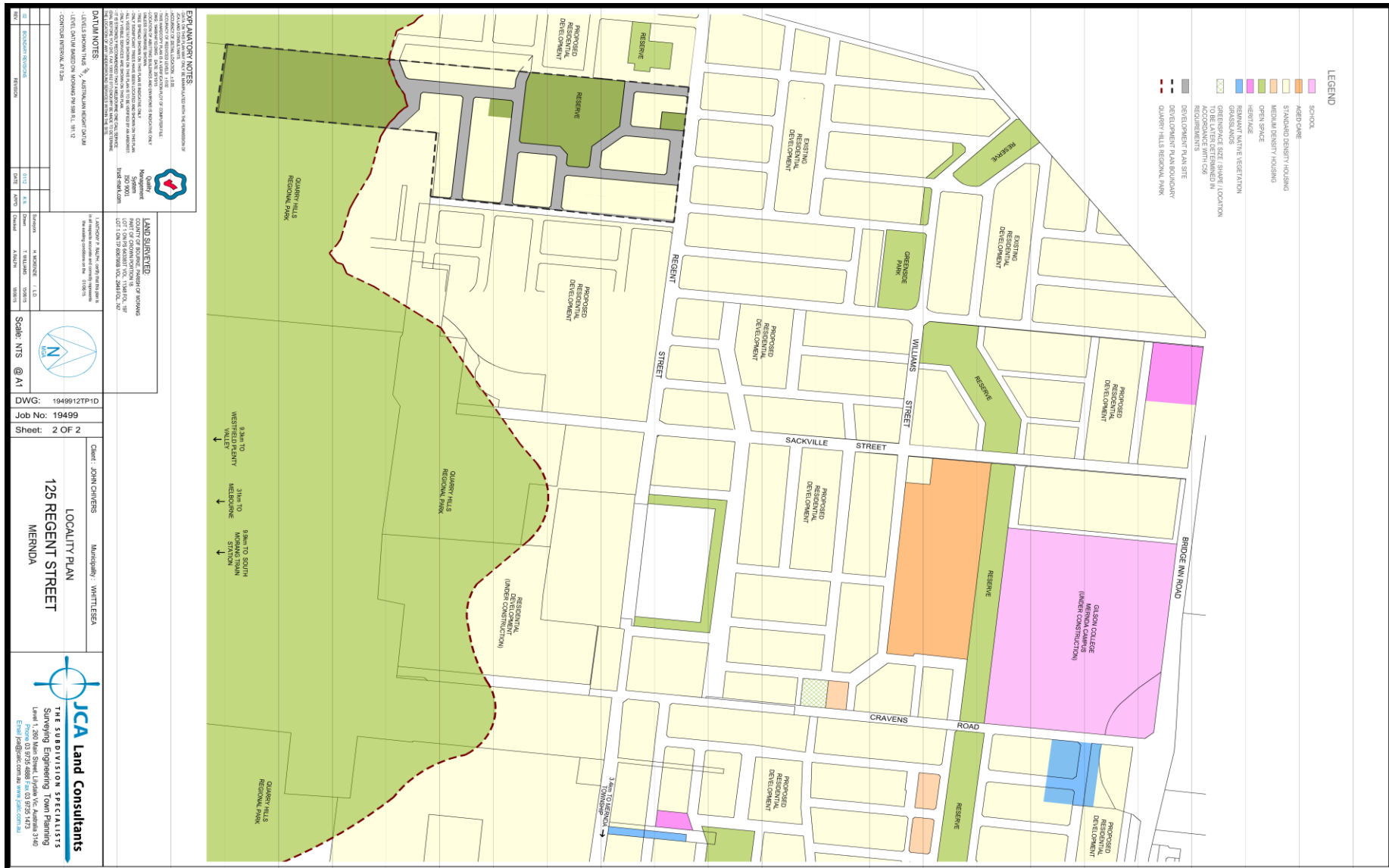


Figure 1: Locality Diagram

The Development Plan has been prepared with the key physical elements of the site and surrounds in mind. As a result, the Park Hill Development Plan will;

- Provide seamless integration into the surrounding developed areas in terms of scale, built forms and amenity.
- Capture and retain the value of the natural beauty of the site in terms of views, vegetation and open space.
- Maximize the value of embedded open space areas both central and surrounding the site.
- Provide residential allotments with appeal due to their variety, scale, locality and orientation.
- Minimise impacts on topography through design principals including minimising cut and fill, retaining walls and batter slopes.
- Maximise the benefits of the southern interface with the Quarry Hills Regional Park.

2 Local Context and Site Description:

2.1 Regional Context:

The Development Plan area is located approximately 25km north of the Melbourne Central Business District (CBD) and is within the Northern Growth Corridor as indicated in Figure 2 below. The land was included within the Urban Growth Boundary in 2010, as part of Amendment VC68, an amendment which provided for an expansion of the Urban Growth Boundary (UGB) within Melbourne's growth areas. For land that was identified as being located within the Quarry Hills Regional Parkland interest area, the UGB was applied to the 185-195 metre contour line, in order to protect the Whittlesea hilltops from development, and to maintain the natural and open

environs of the municipality. The Quarry Hills Regional Parkland is a large area of open space which is expected to include 1100 ha of land when complete. Park Hill borders this regional park at its southern boundary and will contribute approximately 25% of the total site to the parkland.

The land which remains within the Urban Growth Boundary is identified within the Northern Growth Corridor Plan as being suitable for residential development.

The Growth Corridor Plan contains a series of key objectives for residential development, with a key direction identifying the need for the Northern Growth Corridor to provide for a range of housing choices for existing and future communities.

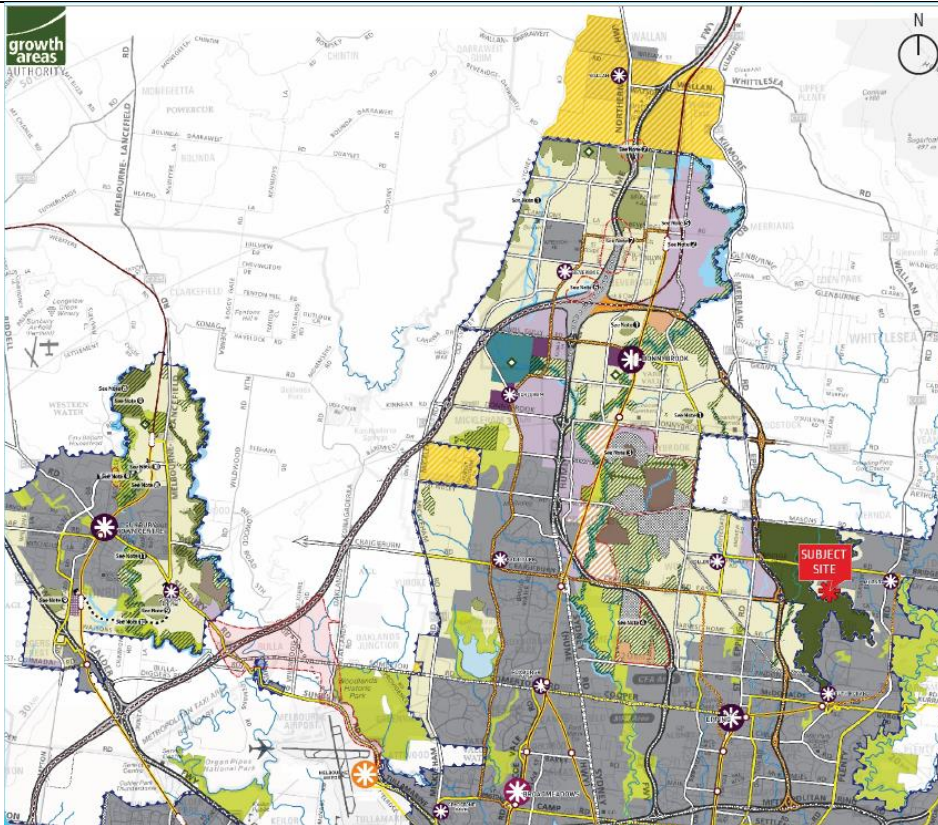


Figure 2: Regional Context Plan.

2.2 Local Context

The subject site is primarily surrounded by residential land uses. Existing and emerging residential development is located to the north of the site, while residential communities are planned for properties to the east and west of Park Hill.

The proposed Mernda Major Town Centre is located 2.5 kilometres to the east of the subject site. The town centre will provide residents with a

range of community facilities, retail offerings and employment opportunities.

A range of childcare, medical and educational facilities are within reasonable proximity of the site.

2.3 Development Plan Area

The Development Plan Area is located at 125 Regent Street, Mernda. The area which is subject to this Development Plan is the land within the UGB and is a total of 9.22ha.

The site has historically been used for grazing and general farming practices, but has remained vacant for some time.

The site does not contain any existing dwellings or outbuildings, however some remains of previous European settlement still exist in the form of footings, garden plantings and a derelict shed.

The site itself is undulating land, rising from the Regent Street frontage to a prominent hill top and ridge towards the central portion of the site. The hill top has a covering of scattered trees, *Eucalyptus Viminalis*, and expansive views to the north. The land rises steady to the south towards the higher ridges of the Quarry Hills Regional Park.

Regent Street is a main collector road and provides the main access to the site. A gravel road to the east of the site, known as Regent Street (the North South road) provides additional access along the eastern side of the property.

The interfaces of the Development Plan are as follows:

North

Land to the north of the subject property comprises a residential development. Dwellings to the north are a mix of standard residential typologies. Approximately 9 dwellings maintain direct access to Regent Street, while two dwellings maintain access from adjacent streets.

South

The Quarry Hills Regional Parkland is located to the south of the subject site. This land will be progressively made available to the public for passive and active recreation purposes.

East

Land to the east of the subject site is part of the Mernda on the Park Development Plan area which will be developed for residential purposes. Proposed sites which maintain a direct frontage to the north-south extent of Regent Street are defined as standard residential.

West

Land to the west of the subject site is planned to be developed for residential development purposes subject to the site being rezoned from the Farming 1 Zone to the General Residential Zone.

As well as the DPO-27, other overlays exist on the site as follows:

- VPO1
- SLO2

The site is in the General Residential Zone 1. The development plan is designed to fit within the above local planning framework. The site is also subject to the Biological Conservation Strategy (BCS) administered through DELWP.



3 Development Plan

The Development Plan shown in Figure 3. The Development Plan will create a Masterplan which will include:

- Range of densities, and lot sizes
- A large central parkland
- Significant tree retention
- Landscape responsive layout that minimises the need for significant earth works and benching
- Links to the Quarry Hills Regional Parkland
- Integrated with surrounding planned residential estates
- Accessible and permeable functional layout which links into existing road and path infrastructure
- Site responsive design that recognises the value of vegetation, topography and views in creating a place where people want to live.
- Integration of the estate with the open space areas, including the central park, local community reserves, and the Quarry Hills regional Park.
- Public areas that are attractive and create a sense of connection with the estate.
- Connection to the surrounding developments to provide access to local retail, education and other community facilities.
- The creation of residential allotments that allow for a diversity of housing choice.

3.1 Design Principles

The following overarching principles have been central to the design of the development plan:

- Establishment of the Quarry Hills Regional Park boundary to co-inside with the 195m contour line.
- Retention of the most significant vegetation across the site within a larger central reserve.
- Retention of two “community” trees in smaller reserves which assist to create a “green spine” of pedestrian linkages through the site from Regent Street to the north and the Quarry Hills Regional Park to the south.
- To reinforce the open space linkages through landscape elements and plantings from the local indigenous plant community.
- Design of a road network to create an “active frontage” to all the reserves on at least two sides.

3.2 Schedule 27 to the Development Plan Overlay

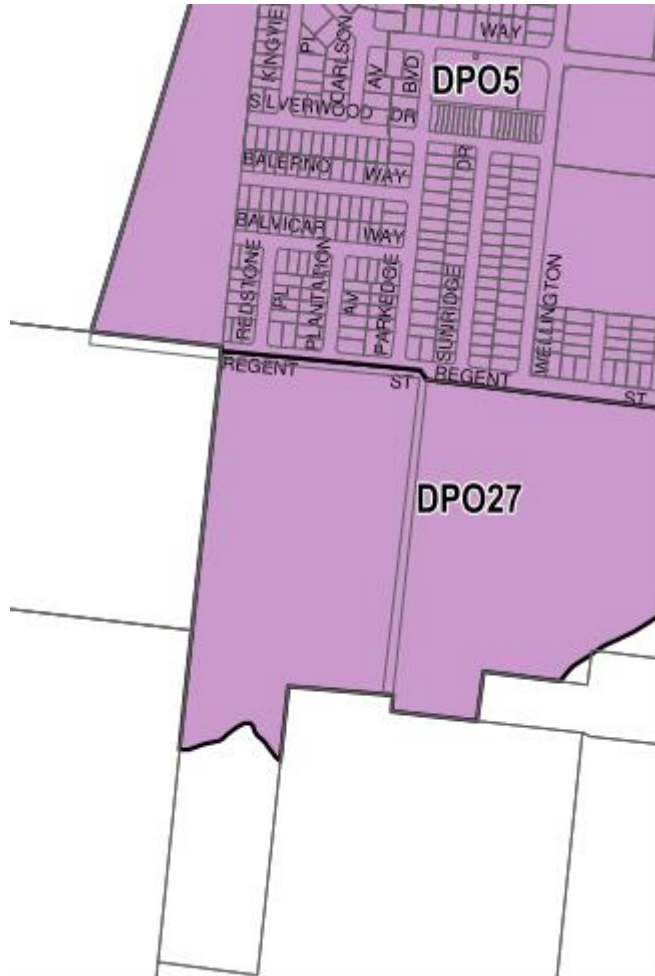


Figure 4: Map of DPO-27 as it applies in the local context to the site.

3.3 Development Plan Components

The Development Plan has been prepared in accordance with the requirements of Schedule 27 of the Development Plan Overlay within the City of Whittlesea Planning Scheme.

The requirements of the development plan have been addressed as follows:

- Road layout
 - Sensitive to topography constraints
 - Through Roads, (no Cul de sacs)
 - Suitable for garbage collection, emergency vehicles and residential uses.
- Integration with adjoining development
 - Allows interconnectivity in all directions for vehicles, pedestrians and bicycle traffic.
- Site and context responsive
 - Responds to topography, tree cover and viewlines.
- Transition to Quarry Hills Regional Parkland
 - Provides active frontage and easy accessibility.
- Central Park with high tree retention
 - Responds to vegetation values, cultural heritage values and views
- Diverse lots
 - Provide diversity of housing options, see tables 1 and 2

Table 1: Lot size ranges within the development plan.

Lot sizes	Number of lots	Percentage of Development
300-400m ²	75	61%
401-626m ²	47	39%
Total	122	100%

These lot sizes provide for a range of housing outcomes as is typical in the surrounding development plans.

- Provides for Land incorporated into open space areas as follows:

Table 2: Land allocated to open space within the development plan.

Reserve	Area	Percentage of the site
Quarry Hills regional park	3.091ha	25%
Central Park	1.799ha	15%
Community Tree reserve 1	1249sqm	1%
Community Tree Reserve 2	1045sqm	1%
Total	5.119ha	42%

- Landscape strategy
 - Provides “green spine” pathway and planting connection to and from the central reserve.
- Arboricultural report
 - Assessed all trees on site for suitability for retention.

- Drainage strategy which considers the surrounding area including the Quarry Hills Regional Parkland
 - Attached as appendix 1.
- Transport and movement strategy
 - See section 3.3.3 and appendix 1 for details.

3.3.2 Land Use and Density

The Development Plan provides for the development of the land at 125 Regent Street, Mernda, for predominantly residential purposes, and a central community park of 1.799 hectares in size.

- Plan generally provides for lots which are considered to be of a standard density. Lot sizes range from 300 – 626m².
- Transition lots which abut the parkland and lots on steeper slopes are sensitively designed and slightly larger in size.
- Lot yield summary:
 - Total number of Lots: 122
 - Catering for approximately 300 new residents
 - At a rate of 13 lots per hectare

3.3.3 Transport

The internal road network has been designed for a continuous flow of traffic through the estate and to interface with the adjoining properties. Road reserves are designed at 16m in width as a minimum with wider road reserves where shared paths are incorporated. The roadways are also designed to cater for Q100 flow paths where necessary to cater for storm events where surface storm water is not contained in the pipe system.

Appendix 1 shows the road layout and drainage strategy.

The general parameters of the road design are as follows:

- The internal road network cross sections are designed to be consistent with the cross sections adopted in the adjoining development plan areas.
- Road reserve widths are minimum 16m in width, wider where shared paths are proposed.
- Major entries to the area are from Regent Street, and the Regent Street (north-south) Road shown on the development plans. Both Regent Street and the north south road are proposed to be widened to meet council requirements. Other road links are provided to future development areas to the south east and west of the site. The multiple entries and pathways help to distribute traffic through the area and avoid the concentration of traffic into areas of congestion.
- Footpaths are provided on both sides of the internal roads except where the road abuts an open space area and a path is provided within the reserve.
- The Road design allows garbage trucks to move throughout the estate without the need for reserving. Some temporary garbage collection points may be required to achieve this until the development of land to the west is completed.

3.3.4 Landscape

A landscape concept plan has been prepared to guide the outcomes for the development of the site. The key outcomes of the concept plan are as follows:

- Central park landscaping to include a network of pathways, enhancement plantings, disabled access.

- Physical and visual links are provided between the community tree parks, the central park and the Quarry Hills regional Park.
- The size, space and location of the open space areas is based on Arboricultural and topographic considerations. A full Arboricultural report and an ecological report have been prepared for the site and have guided the location of the open space reserves.
- Shared walking/cycling paths are indicated as linking pathways from Regent Street to the Quarry Hills Regional Park via all 3 proposed open space areas within Park Hill estate. This path is 2.5m in width.
- Street trees to comprise of locally native varieties, climate appropriate to the area.
- The landscaping concept plan is shown in Figure 5.



Figure 5: Landscape concept plan.

3.3.5 Aboriginal Cultural Heritage

Benchmark Heritage consultants have completed an assessment of the site and prepared and implemented a CHMP. Whilst not within a high sensitivity area, the hill top is a prominent feature and the Archaeological assessment determined areas of Aboriginal activity on and near the hill top. These areas are included in the central park open space area and therefore provided with some protection from further development.

3.3.6 European Heritage

An old dwelling was located on the site and some of the footings of the building remain on the site along with some garden plantings. The most significant of these is a larger Morton Bay Fig which is to be retained in the “Partytrees” reserve. This provides some connectivity with the European heritage on the land. There is no heritage overlay on the land.

3.3.7 Servicing and Infrastructure

The Development Plan site is located on the border of established residential areas and therefore enjoys close proximity to the services and infrastructure that those residential areas provide.

The land is serviced by water supply, gas, telecommunications, drainage, sewerage and electrical services which will be provided underground to each proposed allotment within the estate. In relation to storm water drainage, downstream water quality works are provided through a Melbourne Water scheme.

Schools are provided throughout the Mernda west and Mernda village development and include Gilson College, St Joseph’s Primary School and Mernda Primary School. A number of child care centres are also provided in and around Mernda including a proposed child care centre with the Mernda on the Park estate.

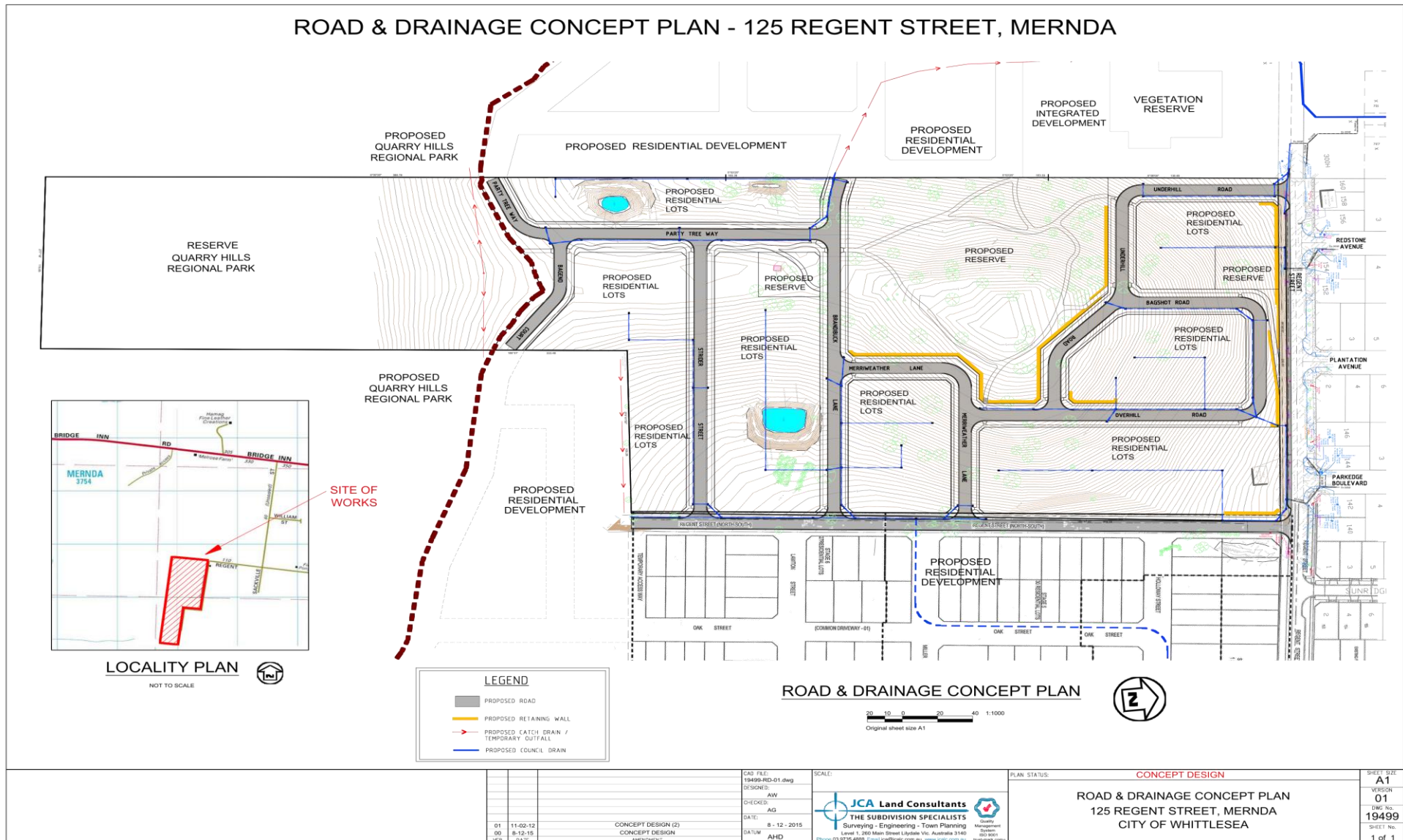


Figure 6: Road and Drainage concept plan.