



City of Whittlesea

815-835 Yan Yean Road, Doreen

Development Plan

Prepared by Head & Humphreys for Corvac P/L

31th March 2017



815-835 Yan Yean Road, Doreen - Development Plan

The Development Plan was approved by the City of Whittlesea on 28 February 2017, in accordance with Clause 43.04 Schedule 5 of the Whittlesea Planning Scheme.

18/04/2017


.....
Signature of the Responsible Authority



HEAD & HUMPHREYS
LAND CONSULTANTS

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1. INTRODUCTION

This document constitutes the Development Plan for the land 815-835 Yan Yean Road Doreen. Preparation of a Development Plan is a statutory requirement prior to consideration of any application for residential subdivision by the City of Whittlesea.

This 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 this Development Plan.

1.1 Mernda Strategy Plan

The Mernda Strategy Plan (MSP) was approved in October 2004 and applies to land within the Mernda growth area. The MSP 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 MSP outlines a planning framework for development in the Mernda 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 MSP only provides the framework for these matters, more detailed planning is undertaken at the Development Plan stage.

The subject land is located within Precinct 2B of the MSP. The key elements of this precinct which affect this site are:

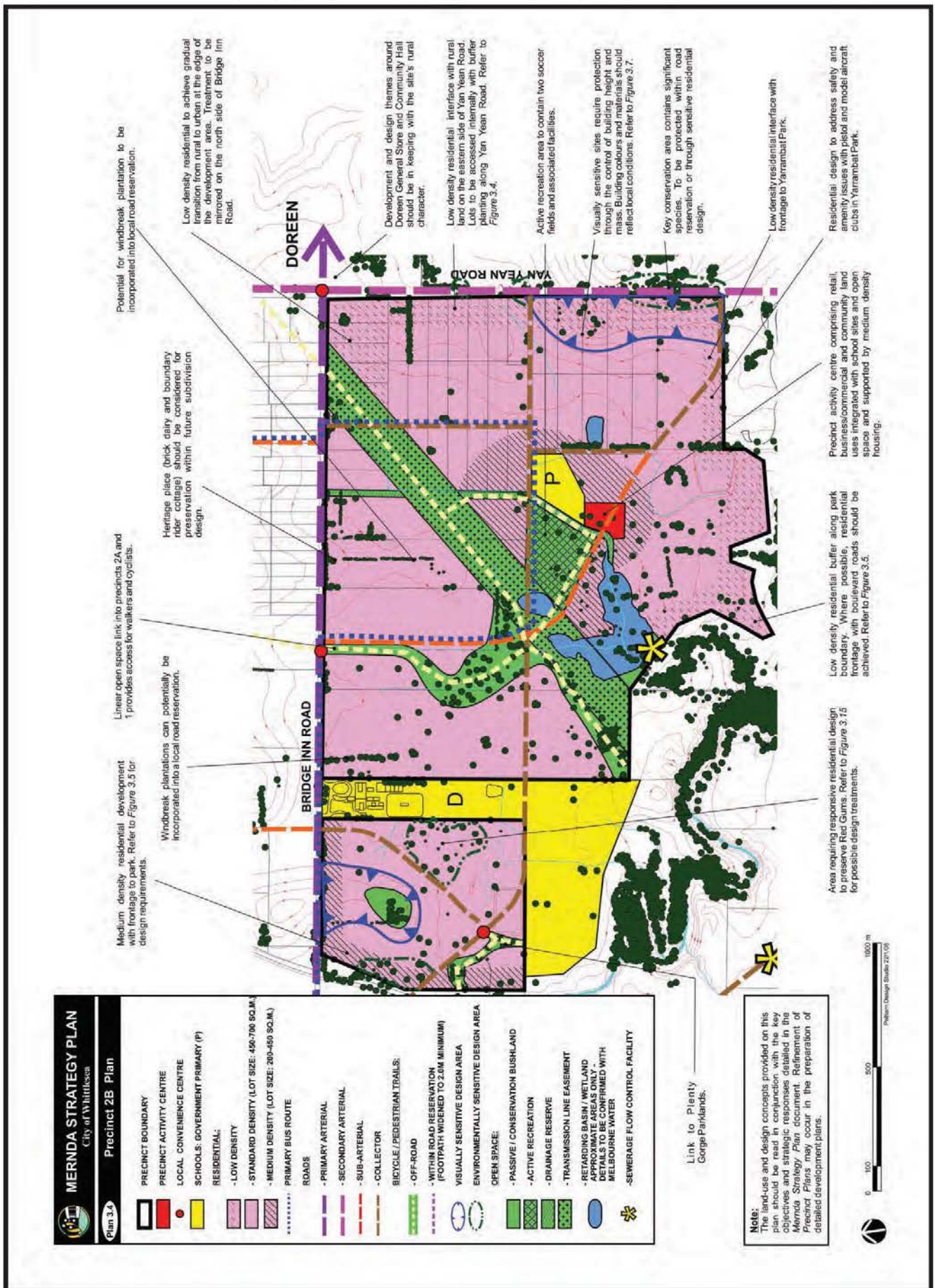
- Standard density lots for the site with larger lots (>800m²) and treed buffer along Yan Yean Road.
- Hill top lots are visually sensitive requiring appropriate building design and materials. Building heights should be minimised to keep buildings below tree heights.
- Innovative medium density housing encouraged around open space.
- Local streets to be based on a modified grid layout responsive to landform and provides efficient connectivity for cycle and pedestrian movement.
- Preservation of remnant vegetation in public land.
- Diversity of housing by offering a range of lot sizes.
- Orientation of lots to maximise solar efficiency.

1.2 Development Plan Overlay

The Development Plan Overlay Schedule 5 (DPO5) applies to land within Mernda. 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 MSP and the detailed subdivision plan. The DPO5 requires that the Development Plan be generally consistent with the MSP and include sufficient detail to ensure subdivision and development of the land covered by the Development Plan will be integrated with the surrounding area.

Figure 1 – MERNDA STRATEGY PLAN – PRECINCT 2B



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 the three undeveloped lots on the south side of Orchard Road in the context of the principles contained within the Mernda Strategy Plan (see figure 2 – Sub Regional Context). The site is influenced by factors including:

- Restricted access to Yan Yean Road,
- Surrounding development,
- Site topography, housing and indigenous trees.

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 MSP and the DPO5. 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 MSP, 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.

This development plan has been prepared following extensive consultation and expert reports regarding the merits of the site. The most significant remnant vegetation has been preserved in reserves that will vest with Council. Buffer vegetation is being retained along Yan Yean Road with larger abutting lots to transition the interface to the rural land opposite. The subdivision road pattern provides for standard density lots in a modified grid layout that provides efficient vehicle, cycle and pedestrian connectivity and meets the key design criteria of the Mernda Strategy plan and precinct 2B.

2. THE SUBJECT LAND

The subject land is located near the south boundary of Doreen and represents one of the last undeveloped land holdings in the immediate area south of Orchard Road. The site is bounded by Orchard Road to the north, the Orchard Park development to the west and south, and Yan Yean Road to the east. The development plan comprises 3 landholdings each with an area of approx. 3.25 hectares, resulting in a total development plan area of 9.8 hectares

Corvac P/L are under contract to purchase the 2 northern parcels of land located at 825 & 835 Yan Yean Road.

2.1 Zoning and Overlays

The subject land is zoned General Residential 1 (GRZ1), with all land contained within the 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 5 (DPO5) applies to the subject 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 the requirement of this Overlay.

The Development Contributions Plan Overlay Schedule 6 (DCPO6) precinct 2B applies to the subject land. The Overlay provides for Council to levy a development contribution upon subdivision of land to enable Council to provide the necessary infrastructure and recreational facilities for the proposed housing lots.

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.

The Incorporated Plan Overlay Schedule 1 (IPO1) applies to the site. The approval of Mernda Strategy Plan (MSP) satisfies the requirements of the IPO. This development plan is in accordance with the MSP

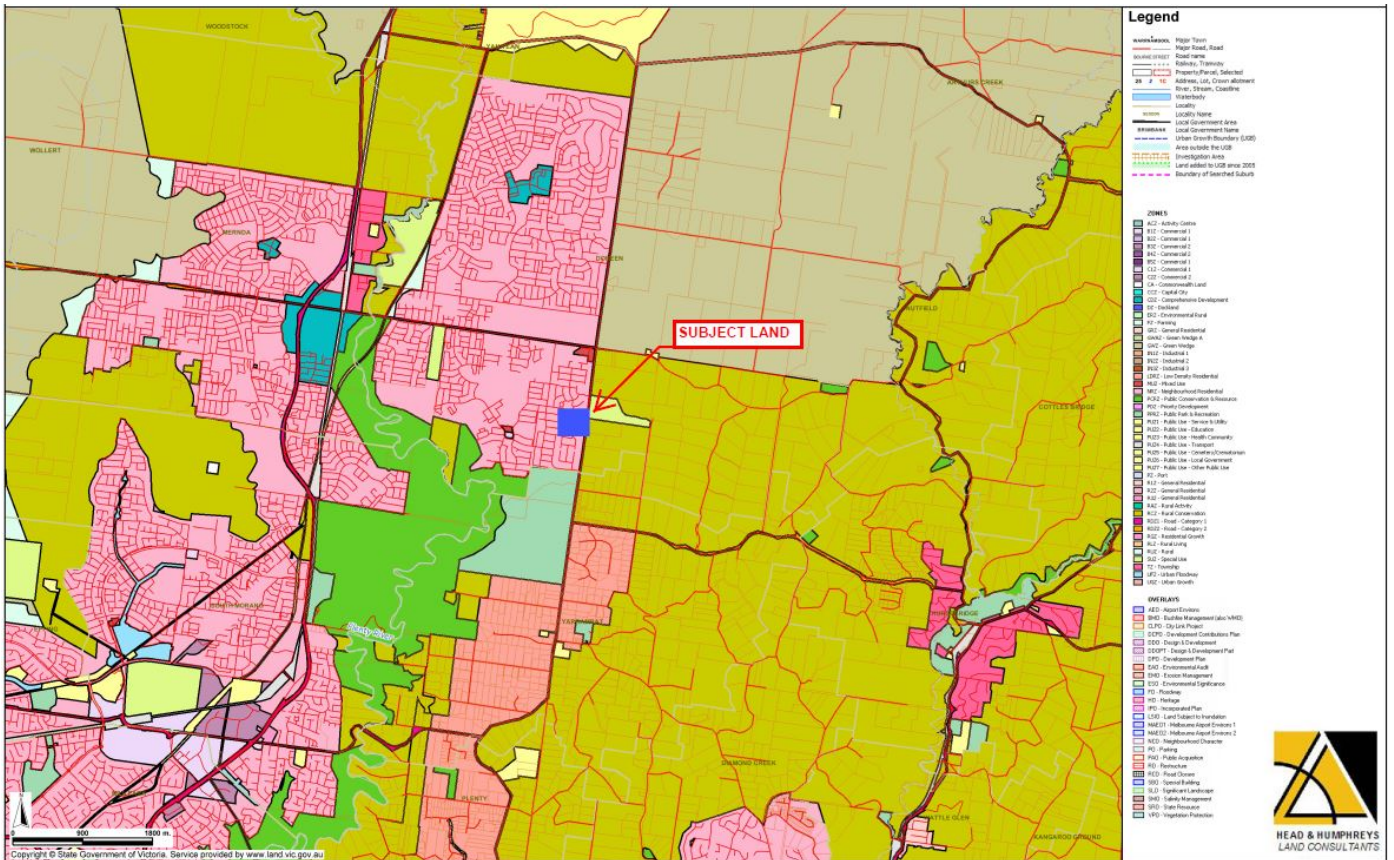
2.2 Site Boundaries

To the west and south of the subject land, the Orchard Park estate, developed approx 10-12 years ago, comprises primarily standard density residential lots in the 400-700m2 range as per expectation at that time.

To the north, the Garden Road development plan was approved in 2005 and provide for a mix of lot sizes generally varying between 300 -500m2 in area.

The land to the east of Yan Yean Road is zoned Rural Conservation with Plenty Valley Christian College occupying a Special Use zoned site

Figure 2 – SUB REGIONAL CONTEXT MAP



3. SITE ANALYSIS

Figure 2 – Site Analysis Plan illustrates the existing land uses and land form conditions and significant trees on site.

3.1 Topography

The site falls generally South-east to the North-west from Australian Height Datum (AHD) 195 to AHD 161. A shallow gully crosses the NW corner of the site with the lowest part of the site at the eastern termination of Couthan Terrace.

3.2 Vegetation

The subject land has generally been cleared of most indigenous remnant vegetation, however, there are several isolated indigenous trees on site or in the abutting road reserve. All three properties contain plantings of native and introduced species, particularly along property boundaries and within gardens surrounding existing houses.

An arboriculture assessment of 825 & 835 Yan Yean Road has been undertaken by Tree Wishes and is attached in the Appendix to this report. This assessment identified a number of Remnant River Red Gums and several other mature remnant trees of significance. A small group of juvenile red gums have established on the east side of the dam on the north-most title. This dam needs to be removed as part of the land development and these juvenile trees cannot be retained. The large Red Gum on the northern boundary of 825 Yan Yean Road straddles the boundary and substantially overhangs the existing building. Its size and location make it impractical to retain. Similarly a smaller red gum approximately 40m further east is also not suitable for retention. The most significant native trees on site are to be retained with the TPZ wholly within a reserve or the roads.

An arboriculture assessment of 815 Yan Yean Road has been undertaken by Treemap Arboriculture and is attached in the Appendix to this report. Whilst no River Red Gums exist on this site, several indigenous trees of significance were identified.

The proposed Development plan layout provides for the subdivision of the land and provides for the retention of the significant indigenous trees – see figure 6.

A tree reserve along Yan Yean Road has been proposed to allow retention of the established tree planting along this road where the Mernda Strategy Plan has dictated the need for a vegetation buffer to enhance the visual aesthetic along the main road. Details of all vegetation removals and retentions are shown on figures 7 & 8.

3.3 Access

The MSP has dictated that no vehicular access directly from Yan Yean Road. Two local streets currently terminate on the south boundary of this Development Plan site and a further 3 local streets terminate on the western boundary. This development plan will connect to all of these local streets and provide a new northern connection onto Orchard Road approximately 200m west of Yan Yean Road

Orchard Road is a bus route, with Route 381 travelling along Orchard Road between South Morang and Diamond Creek Stations. Two bus stops are located on either side of Orchard Road and at present are kerb side stops with minimal infrastructure.

With a housing catchment of approx 150 homes, less than 1500vpd car movements are expected through the proposed road connection to Orchard Road, well within the design capacity of up to 3000vpd.

The proposed road layout provides excellent vehicular connectivity for all of the new housing and abutting development. Convenient pedestrian link are being provided directly to a proposed shared path on Yan Yean Road and throughout the development for easy permeability.

Refer to the movement report prepared by GTA Consultants attached in the appendix to this report.

Figure 3 – SITE ANALYSIS PLAN



Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of data.

3.4 Views

The elevated south-east corner of #825 and the eastern end of #815 enjoy long range views to the north and west. The tree reserve and larger lots along Yan Yean Road will enhance the visual aesthetic for people travelling along Yan Yean Road.

3.5 Existing Housing

Houses have been constructed on the 3 land holdings and are proposed for retention on enlarged lots that will be suitable for efficient redevelopment should the houses ever be demolished. These houses are positioned within close proximity to the street with private yards to the rear of the lot.

The housing is contemporary with no heritage significance. Siting of existing dwellings within allotments was a key constraint in the preparation of the integrated allotment and road layout.

3.6 Planning for Bushfire

A narrow strip of land approximately 40m wide along Yan Yean Road is designated Bushfire Prone Area (BPA) and represents the western limit of the BPA placed over the Rural Conservation Land on the east side of Yan Yean Road.

Dwellings on all lots affected by the BPA will be required to meet the specific bushfire construction standards under Building Regulations. The current minimum construction standard for dwellings within the BPA is a Bushfire Attack Level (BAL) of 12.5, but this may increase depending on the proximity of a dwelling to a fire threat and the fire threat classification.

Preliminary assessment reveals that the RCZ land to the east of Yan Yean Road is predominantly managed grassland providing a low fire risk. The land opposite 835 Yan Yean Road is predominantly the constructed carpark of the Plenty Valley Christian College and provides no significant bushfire risk and ample defensible space. See aerial image of site & surrounds in Figure 3.

3.7 Heritage

The land in this development plan is not affected by any heritage overlay. Visual inspection reveals that contemporary homes that are approx 30yrs old exist on each title with no historic buildings or structures.

The land is well remote from any permanent water courses and is clear of land designated as being of cultural heritage sensitivity. Accordingly there is no requirement for a cultural heritage assessment to be undertaken for the land in this development plan.

4. DESIGN RESPONSE

Figure 4 comprises the Development Plan for the area. Details relating to the rationale for this particular design are provided in this section.

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:

- Incorporate retention of existing River Red Gums within open space where possible,
- Provide a diversity of allotment size and housing choice with medium density lots located surrounding the reserve,
- Improve/create connectivity with surrounding development.

Development within the subject area is constrained by:

- A fragmented land ownership pattern and development timelines.
- Retention of existing dwellings & significant vegetation,
- The topography of the site and drainage outfall requirements
- Requirement for large lots abutting Yan Yean Road with no direct vehicular access allowed.

4.2 Design Rationale

In response to the above site analysis and requirements of the MSP and the DPO5, 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,
- Higher densities abutting/fronting onto the new reserve,
- Access control to Orchard & Yan Yean Roads,
- Ability for existing houses to be retained.
- Retention of vegetation within a tree reserve along Yan Yean Road

This Development Plan aims to ensure the proper and orderly development of the subject land.

4.3 Density & Uses

The Development Plan illustrates the 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. In addition, the range of lot sizes are arranged so as to provide a transition of higher density development on the flatter northern & western portions of the land.

Medium density allotments providing for dwelling density greater than one per 300 square metres will be located adjacent to public open space in areas as indicated on Figure 6 - Development Plan map. Any medium density housing on these lots must have an outlook onto the reserve as well as to the road network to the satisfaction of Council.

Standard density allotments form the majority of the proposed land use with the larger lots being located along Yan Yean Road.

Standard density allotments are to transition in size, width and density from the low density lots abutting Yan Yean Road and the existing residential lots to the west of the Development Plan area, to smaller lots more centrally located within the internal road network to Council's satisfaction.

In accordance with the requirement in 3.1.2 of the Mernda Strategy Plan, large lots with an average area greater than 800m² are proposed abutting the new tree reserve along Yan Yean Road. These lots are only to be accessed from the new internal road network and the existing access to Yan Yean Road is to be abandoned upon development of the lots. These larger lots and vegetation strip provide an appropriate buffer to the major road and non-urban use that currently exists on the east side of Yan Yean Road.

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

Council have advised that standalone non-residential use will not be supported for any lot within this site.

4.4 Movement Network

Existing Roads

The current road network surrounding this site is fully constructed residential roads with the exception of Yan Yean Road which remains as a rural collector road. Yan Yean Road is a designated category 2 road and it is likely that it will be upgraded in the future as more surrounding land is developed.

The development plan provides for the future road widening at the intersection of Yan Yean Road and Orchard Road to allow for the potential future signalisation of this intersection. The exact extent of the road widening shall be determined in consultation with Council and VicRoads at the time of the planning permit application for the subdivision on the abutting land. It is noted that the effective function of the existing intersection roundabout does not require any road widening or works.

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, retained houses and trees and topographical features. The proposed tree reserve served to prevent direct vehicle access to Yan Yean Road and to Orchard Road in the immediate vicinity of the Yan Yean Road intersection.

The road cross-sections that have been proposed will cater for the expected traffic volumes and provide at least one on-street visitor parking space for each dwelling.

Roads and intersections straddling the existing property boundaries have been avoided in order to allow individual property owners to develop independently of adjoining landholders.

As noted on the development plan (figure 6), a roundabout is proposed for the cross road intersection of Barak Parade and Couthan Terrace. This serves to slow all traffic on the approach to Orchard Road and to efficiently manage the expected traffic movements for the proposed development.

Traffic management measures must be considered for all roads in excess of 200m length when application is made for a permit to subdivide.

Pedestrian & Bicycle Movement

Along Yan Yean Road, a 2.5m wide shared path is to be provided within the tree reserve.

In Orchard Road, A 1.5m footpath is to be provided on the south side of the road noting that a 2.5m wide shared path already exists on the north side of the road.

Standard width footpaths are to be provided in all local streets and through reserves that connect between streets – refer to GTA report

The alignment and design of the paths in Orchard Road and abutting Yan Yean Road are to respond to site constrained and minimise intrusion into Tree Protection zones. The alignment is to be finalised at the detailed design phase of development to Council's satisfaction prior to construction.

Car Parking

The proposed road profiles of the new local streets will provide ample on-road parking for the abutting homes. However, with the higher traffic volumes expected in Orchard Road, a minimum of 8 indent parking bays are to be provided to service the abutting lots whilst keeping the existing road pavement clear for two-way traffic movement.

4.5 Drainage requirement:

The site is within the Melbourne Water Doreen Drainage Scheme. Permanent outfall drainage infrastructure exists in the streets abutting the north and west boundaries of the site. The new development will connect to this infrastructure. The street and reverse design ensures that drainage surcharge can be contained within public land so as to minimise potential property damage.

During construction, best practice site management practices will be implemented to reduce sediment export from the site into the drainage lines

In adopting a focus towards sustainability of water usage, all new dwellings in this development plan are to incorporate a rainwater tank for the purpose of garden irrigation in order to contribute towards the conservation of potable water. All lots are to be connected to underground outfall drainage.

The drainage strategy for the land in this Development Plan has been confirmed as acceptable by Council.

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 retain the more significant vegetation.

There are a number of significant trees (including but not limited to River Red Gums) located throughout the Development Plan area. Most of these trees will be protected within reserves with the entire Tree Protection Zone of each tree wholly contained within the reserve.

4.7 Buildings and Infrastructure on Slopes

Part of the subject land is affected by significant slope – see figure 4 – Slope analysis plan below. Subdivision applications which include land identified as being in excess of 10% slope should refer to the preferred outcomes identified within Figures 3A of this document.

Subdivision, engineering, landscape design and buildings and works must provide a sensitive response to current landforms and minimise the need for excavation and cut and fill earthworks.

Retaining walls over 1 metre must be avoided along the street edge.

Earthworks, retaining structures and embankments must be carefully and sensitively designed to transition gradually into natural contours.

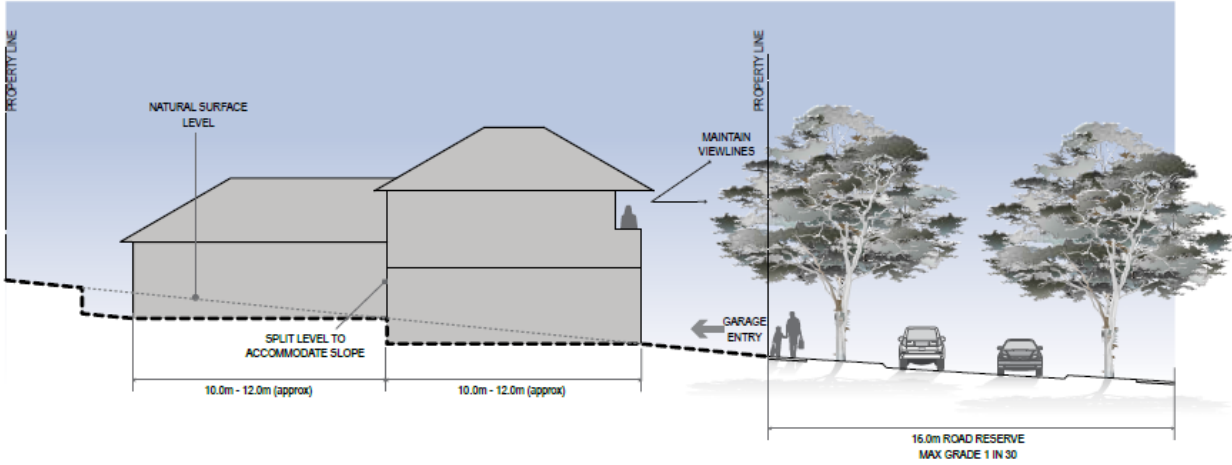
Where lawns are utilised for embankments in public areas, the gradient must be in accordance with Council standards.

Figure 4: SLOPE ANALYSIS PLAN

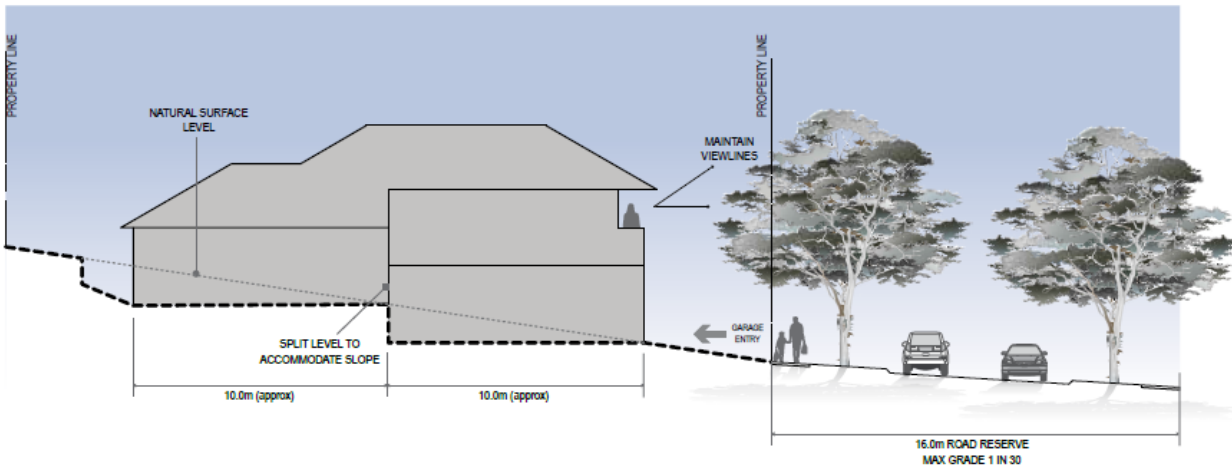


Figure 5: Dwellings on slope

Dwellings constructed on 10-15% Slope



Dwelling constructed on 15-20% Slope



Dwelling constructed on greater 20% Slope

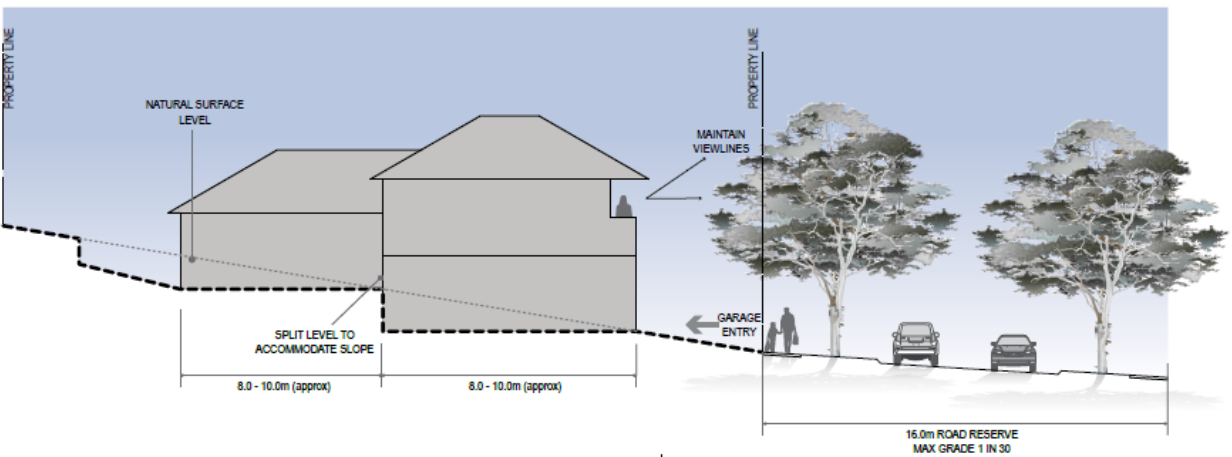


Figure 6 – DEVELOPMENT PLAN



VERSIONS

01	30.11.2015	INITIAL ISSUE OF DRAWING
02	24.05.2016	LOT LAYOUT AND CONFIGURATION AMENDED AT COUNCIL REQUEST
03	10.10.2016	AMENDED DESIGN AT COUNCIL DIRECTION
04	18.10.2016	VEGETATION RETENTION NOTES ADDED
05	01.03.2017	815 LAYOUT AND 800m ² SETBACK ADJUSTED & ADDITIONAL NOTES AT COUNCIL DIRECTION

LEGEND

- DEVELOPMENT PLAN BOUNDARY
- STAGE BOUNDARY
- YAN YAN RD - SHARED PATH

DENSITY ZONES

- A - STANDARD DENSITY 300 - 800m² (NOMINAL)
- B - LOTS TO RETAIN EXISTING DWELLINGS (FUTURE STANDARD DENSITY LOTS)
- C - 800m² MINIMUM LOTS ABUTTING YAN YAN ROAD
- D - OPTIONAL MEDIUM DENSITY < 300m² (NOMINAL) OR STANDARD DENSITY

TERRACE AND RESERVE ZONES

- E - TREE RESERVE TO YAN YAN ROAD
- F - OPEN SPACE RESERVES & TREE PROTECTION AREAS
- H - FUTURE YAN YAN ROAD WIDENING

TREES

- RIVER RED GUM TO BE RETAINED
- LARGE TREES TO BE ASSESSED AT PERMIT STAGE FOR SIGNIFICANCE AND POSSIBLE RETENTION

EXISTING BUILDING

NOTES

- 1 - MODIFIED INTERSECTION TREATMENT REQUIRED TO CALM TRAFFIC SPEED ALONG ORCHARD ROAD
- 2 - ROUNDABOUT
- 3 - PLANNING PERMIT TO DETERMINE RESERVE/LOT ALIGNMENT CLEAR OF TREE PROTECTION ZONE
- 4 - NON STANDARD ROAD TREATMENT REQUIRED TO ELIMINATE IMPACT ON RETAINED TREES
- 5 - INDENT PARKING ALONG ORCHARD ROAD
- 6 - NARROWED 12m ROAD RESERVE & PAVEMENT
- 7 - PATH ALIGNMENT TO BE CLEAR OF OLD TREES

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CLIENT
DIANNE ELDERFIELD

PROJECT
815-835 YAN YAN RD
DOREEN

TITLE
DEVELOPMENT PLAN

PROJECT No	7324	DATE	1.03.2017
DRAWN	JO	CHECKED	GC
ORIGINAL	A1 SCALE	1:750	VERSION 05
	A3 SCALE	1:1500	
SHEET No	SHEET No. 1 OF 1		

0 15 30 45 60 75
 THIS LINE REPRESENTS 75.0 METRES.
 SCALE 1 : 750



Figure 7 – TREE PLAN 825 & 835 YAN YEAN ROAD, DOREEN

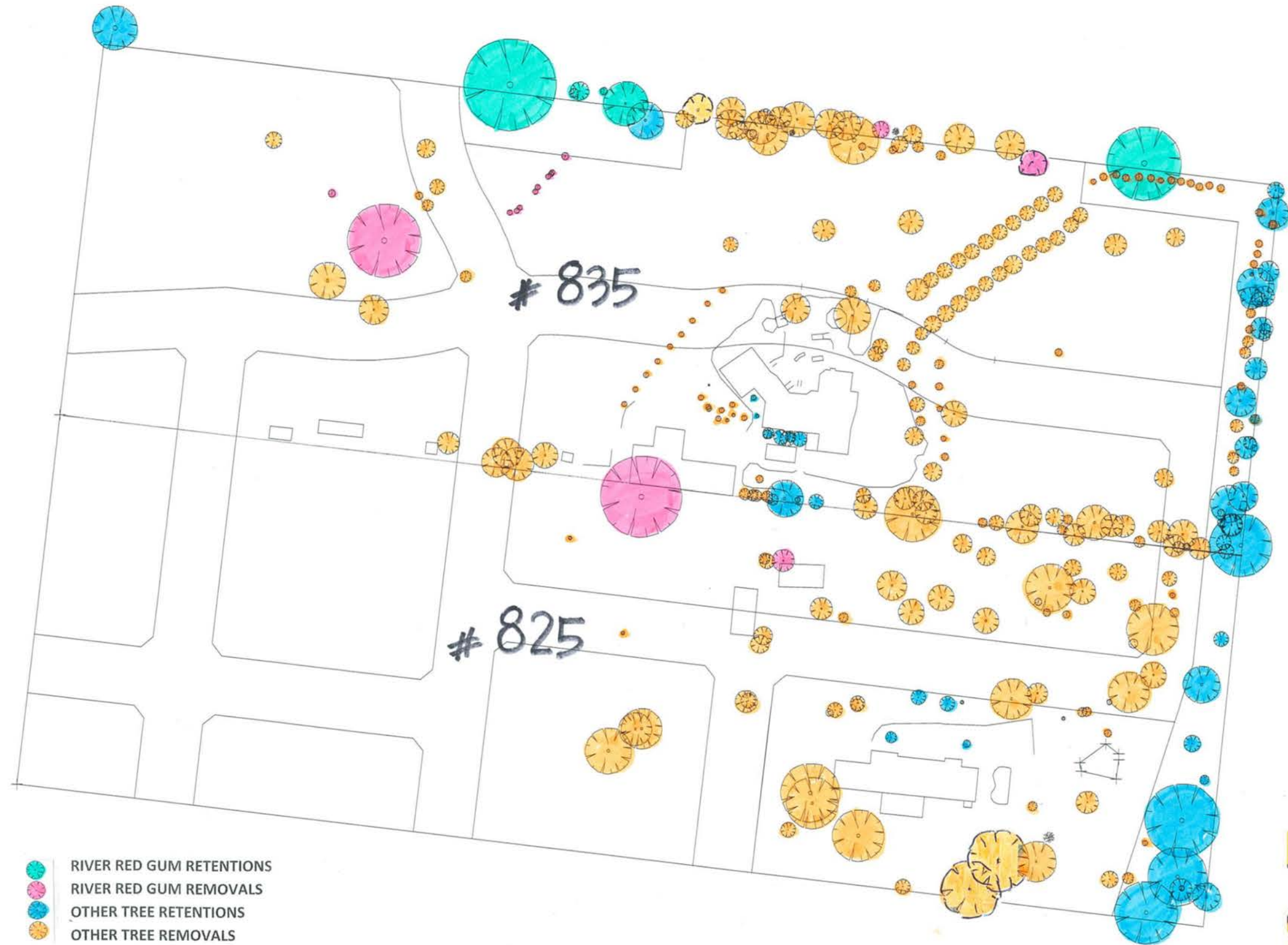


Figure 8 – TREE PLAN 815 YAN YEAN ROAD, DOREEN

Arboricultural Assessment & Report
815 Yan Yean Road, Doreen
January 2017

○ TPZ - AS4970
Indigenous trees



● TREE RETENTIONS
● TREE REMOVALS

4. DEVELOPMENT CONTRIBUTIONS

5.1 Mernda Strategy Plan Area 2B - Contributions

Development Contributions are calculated on a per hectare basis in accordance with DCPO6, which requires a contribution of \$91,574.77 per hectare. The items funded within this contribution are detailed within DCPO6 and relate generally to transport and community infrastructure items. It is noted that no DCPO funded works apply within the land in this development plan.

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,
- Construction of pedestrian pathways,
- Provision of open space reserves for tree protection purposes.
- Physical services including underground drainage, water, supply, sewerage and electricity.

6. DEVELOPMENT STAGING

With each land holding likely to yield approx 40-50 lots, it is expected that each parcel will be developed as a single stage.

It is expected that #825 Yan Yean Road will be the first parcel to be developed and it will use the existing road network for site access.

The first stage of #825 Yan Yean Road must include the construction of 'South Rise' as part of the subdivision to ensure that the eastern portion of #815 Yan Yean Road is not 'landlocked'.

Once the adjoining properties at 815 & 835 Yan Yean Road are developed, the integrated road network will be complete allowing full vehicle and pedestrian movement through the site and abutting properties.

The developer of stage 1 (825 Yan Yean Road) intend to commence construction in 2017 as soon as planning and construction approvals have been obtained with completion expected late that year. That same developer has also entered into a contract to purchase the adjoining property at #835 Yan Yean Road but that settlement will not occur until early 2018. It is the developer's expectation that the development of this northern parcel will commence soon after the development of stage 1 and will be completed late 2018.

The medium density housing sites abutting the reserves on the east side of Barak Parade will be developed as separate infill stages taking advantage of shared driveways, services and is expected to require an Owners Corporation to manage the shared services and common property. Separate planning applications for the development of those sites will be required.

Discussions with the Owner of #815 reveal their intent to develop the western portion of their site in the near future with the existing house on the eastern portion of the site being held as a super lot for the time being. The development of #825 will provide the future road connection required for the efficient servicing and access to the east portion of #815

As part of the engineering design, each stage will provide reticulated services and drainage infrastructure to accommodate the ultimate servicing solution for the subject land.
See figure 4 - Development Plan for proposed staging.

7 Applications for Subdivision – Further Information

7.1 815 Yan Yean Road

Access to the property at 815 Yan Yean Road was not available at the time of preparation of this development plan. The assessment information has been limited to DCMB contours, visual inspection from the property boundaries and aerial images of the site. Accordingly, the following additional reports will be required prior as part of any subdivision application for the 815 Yan Yean Road property

Environmental Risk Assessment:

Whilst there is no evidence apparent of any activities or contamination on site that would pose an environmental risk, the Planning Permit application for the subdivision of this site must be accompanied by an environmental risk assessment prepared by a suitably qualified person.

Drainage Assessment.

The drainage assessment is to demonstrate that the drainage shall suit the proposed staging, will connect to the MW main drain located on the western boundary of the site, and the WSUD design principles that are to be included in the development of this portion of the site.

7.2 Landscape Design

Each landholding must provide a proposed landscape masterplan concept for their entire parcel to the satisfaction of the responsible authority.

The landscape masterplan will be required to show:

- a) the overall landscaping theme to be developed for the subdivision;
- b) the type or types of species to be used for street tree planting in the subdivision;
- c) the principles of the proposed treatment of the open space and drainage reserves; and
- d) a management plan for the native vegetation proposed for retention to ensure their integrity during the site development and landscape maintenance period must be submitted with the landscape masterplan.

7.3 Vegetation Removal

The planning applications for subdivision of each property will also need to apply for the removal of vegetation on that site. This vegetation removal is to be supported by an arborists report with emphasis on retaining the significant remnant trees including the large old River Red Gums. It is expected that most of the planted vegetation on the sites will be removed when the land is being developed.

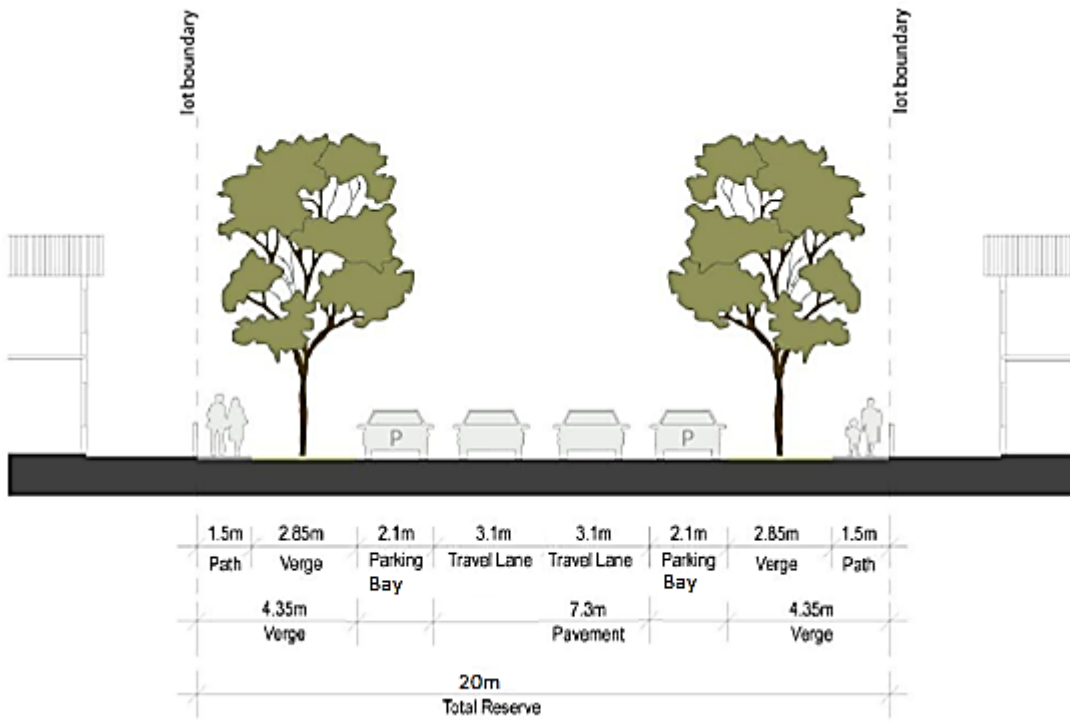
Whilst this development plan provides for the removal of the mature trees surrounding the existing houses, it is recommended that these trees be retained until those house lots are redeveloped. Figures 5 & 5A included in this report show the significant remnant trees that are to be retained or removed. These figures also show the other vegetation on the sites and the proposed actions.

Any application to develop and/ or subdivide the land must include a Biodiversity Report if any native vegetation is proposed for removal and a calculation of offsets must be submitted with any planning permit application.

7.4 Movement Network Plan

Each planning application for subdivision must be accompanied by a movement network plan that details the road profiles, traffic calming measure, parking provisions and pedestrian pathway network. These detailed plans are to be in general accord with this development plan.

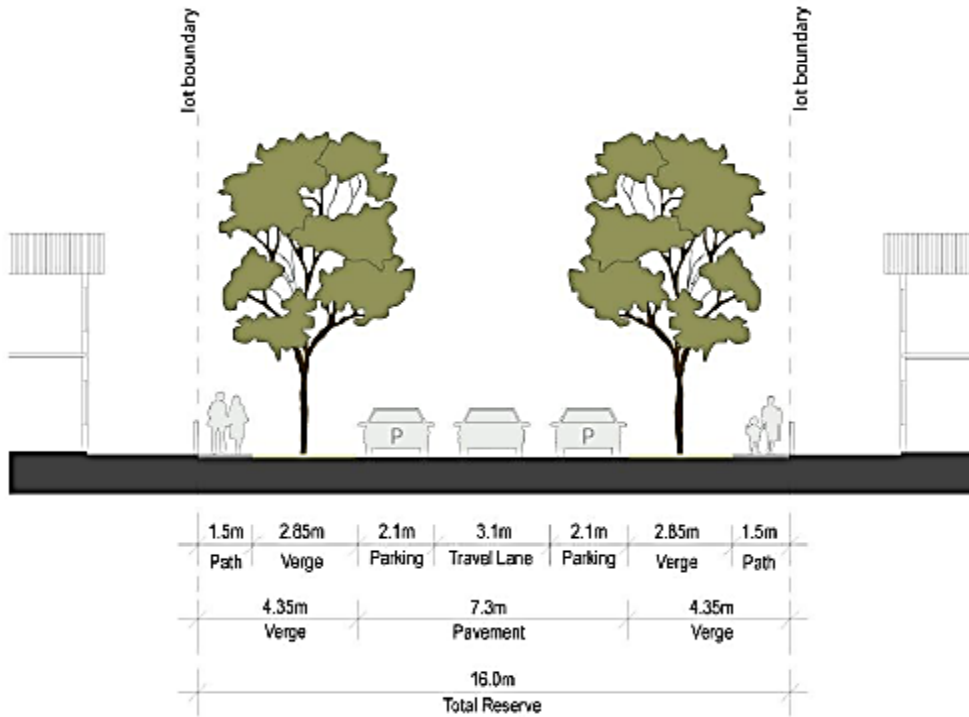
FIGURE 9—ORCHARD ROAD



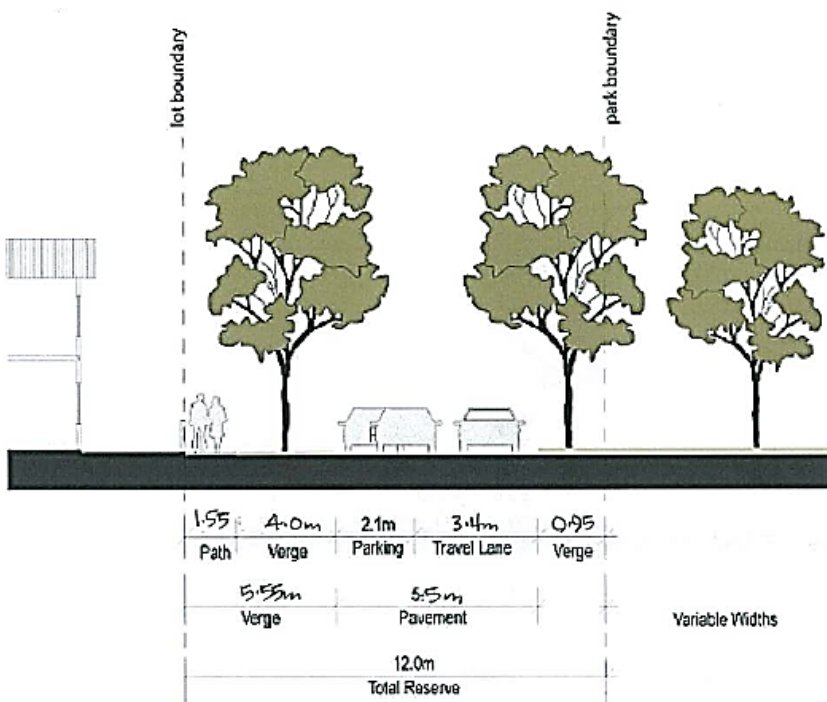
ORCHARD ROAD NOTES:

1. South setback to kerb varies from 5.5 to 7.5m
2. 1.5m wide path to be provided on south side of road. Existing 2.5m share path on north
3. 2.1m wide indented parking bays for a minimum of 8 cars to be installed on the south side of the road. On pavement parking shall not be allowed on the south side of Orchard Road.

FIGURE 10 – LOCAL STREETS



LOCAL STREET ABUTTING YAN YEAN ROAD TREE RESERVE



8 CONCLUSION

It is demonstrated that the proposed Development Plan appropriately addresses the provisions contained within DP05 of the Whittlesea Planning Scheme, and is doing so, has responded appropriately to the Mernda Strategy Plan and objectives.

The Development Plan provides a site responsive design with careful management of the relevant environmental, topographic, access and landscaping issues. Whilst only an indicative concept plan has been prepared, it is evident that the site can accommodate an appropriate subdivision development.

Approval of this development plan paves the way for planning permits to be applied for and approved by Council. These permit applications will provide a higher level of detail regarding such items as lot sizes and area, building envelopes, landscaping, vegetation removal and biodiversity offset. These permits will then require the preparation of design plans that demonstrate in detail how the sites will be serviced, road design & traffic management, landscape treatments and plan species etc, with these detailed plans requiring further approval from the responsible authority before the relevant works can commence.