



TAYLORS
DEVELOPMENT STRATEGISTS



Bassetts Road Development Plan – (Amended)

The Bassetts Road Development Plan was approved by the City of Whittlesea on 3 June 2008, and amended on 27 June 2017, in accordance with Clause 43.04 Schedule 5 of the Whittlesea Planning Scheme.

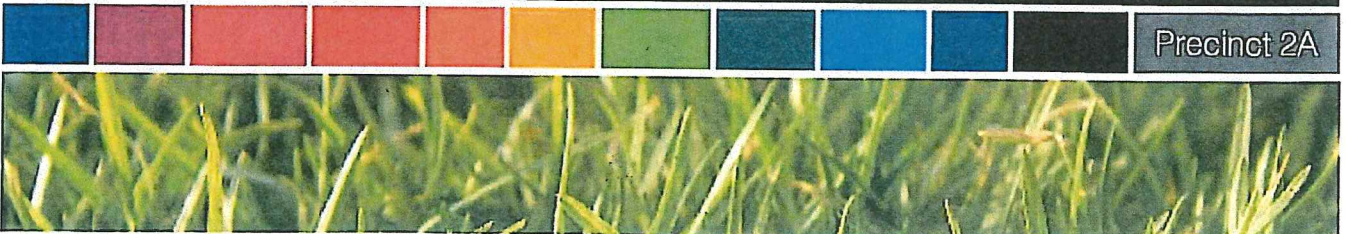
12 October 2017

Signature of the Responsible Authority



**BASSETTS ROAD
DEVELOPMENT PLAN**

Precinct 2A





TAYLORS

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1. INTRODUCTION

This report has been prepared by Taylors Development Strategists and Urbis, on behalf of Kearneys Solicitors and Orlando Dale Pty. Ltd., Dacland Management Pty. Ltd and David Rapaport, who are the joint proponents of the Bassetts Road Development Plan.

The Bassetts Road Development Plan applies to land bounded by Bridge-Inn Road, Cookes Road, Yan Yean Road and the Mitchells Run development. In the context of the Mernda Strategy Plan the land sits east of the Mernda Town Centre, within the western most section of Precinct 2A.

The Development Plan has been prepared in accordance with provisions of Schedule 5 of the DPO and in response to the core principles of the Mernda Strategy Plan. The Development Plan provides an urban framework to deliver an integrated residential environment which features key conservation areas, passive and active open space and a fine grain movement network to provide excellent connectivity with surrounding precincts

The purpose of this report is to undertake a detailed analysis of the study area and detail how the proposed development plan consolidates the initial site analysis and design response undertaken by Taylors within their report dated January 2007 (Taylors Report), responds to Council's further information letter, dated 9 May 2007, and work undertaken by Council to date which informs the resolution of the proposed Development Plan for this portion of Precinct 2A.

This report provides the following:

- A detailed site analysis over the whole precinct area.
- A set of principles which will guide the development of the precinct.
- A summary of the statutory and strategic planning context within which this Development Plan stands.
- A description of the proposed land uses and integration, landscaping, open spaces areas and pedestrian and vehicle connections.

- A consideration of the proposed development plan with the strategic policies and design objectives within the Mernda Strategy Plan.

To ensure that the DP suitably responds to the physical and broader site context, the relevant site assessments have been undertaken for the whole DP area in accordance with the requirements of the DPO and Council's earlier advice. The following reports are provided to support the Development Plan:

- Archaeological and Heritage Assessment
- Flora and fauna Assessment
- Engineering Services
- Traffic Engineering Assessment
- Aborigicultural Assessment

Note: The Bassetts Road Development Plan has been updated in accordance with the City Of Whitelesea's letter of approval: Bassetts Road Development Plan 10 June 2008.



2. BACKGROUND

Following extensive consultation with Council in the initial stages, a Development Plan for the Precinct 2A area was prepared and lodged by Taylor's Development Strategists in January 2007.

Refer to Land Ownership Plan which identifies the area on page 8 for which the DP applies.

The Development Plan was prepared in response to the direction provided by the relevant MSP Precinct Plan and the findings of the substantial site investigations undertaken for the Precinct. The submitted layout had the following features:

- The provision of approximately 1000 lots in the study area
- The reinforcement of Bassetts Road as the primary Connector Street between Bridge Inn Road through to the Mitchell's Run Estate to the north
- The retention of the identified environmentally sensitive areas, such as along the Creek in the north of the study area and in the south west of Property I for public open space purposes or as the possible location for any retarding basins
- The retention of Neumann's Homestead and the accompanying protected trees in Property F
- A retail area at the intersection of Cookes Road and Bassetts Road
- Provision in Property J for the proposed government school site
- The provision of for medium density housing across interface areas of the site. This includes areas along Bridge Inn Road, areas adjoining open space including to the northern boundary of the site and areas adjacent to the Neumann's Homestead site
- The retention of identified River Red Gum trees in road reserves and open space areas where possible

- The provision of shared pathways and open space links
- The provision of a Childcare site and a Medical Centre site in the southeast corner of Property B

Refer to Appendix 1 for a copy of the original Development Plan prepared and submitted by Taylor's.

The Development Plan showed strong compliance with the Key Objectives of the Mernda Strategy Plan. Council undertook an initial assessment of the application and have sought additional information. This information was outlined in a letter dated 9 May 2007 and may be summarised as follows:

- There was outstanding information within a number of the supporting site reports, essentially due to access difficulties for individual sites and an inability to obtain information about individual site conditions. Council required these gaps to be dealt with to enable it to consider the application.
- Council indicated that it was not satisfied with the level of site analysis undertaken and therefore it found the design response to be inadequate.
- Council also had concerns about individual design matters, such as the ultimate layout of Cookes Road and the relationship between native vegetation and the internal road alignments. Further, Council was not convinced that sufficient consideration had been given to the retention of the River Red Gums throughout the site

Since receipt of Council's letter, a process has been commenced to undertake the additional individual site investigations required. However, at time of writing, some reports remain to be finalised (refer to Section 5 of this report which summarises the additional reports prepared and accompany this Development Plan report).

Ongoing site investigations and design development have also been undertaken by Dacland Management over the past 18 months for the property at 85 Bassett's Road (property K). This analysis includes detailed site context plans, flora and fauna studies, topography analysis etc. In addition, detailed investigations have been undertaken with Council and Melbourne Water in relation to the provision of drainage/sewerage infrastructure requirements. The drainage/sewerage infrastructure arrangement proposed within the development plan reflects the requirements of Council's engineering department and has 'in principle' support from Melbourne Water. These investigations and design detail did not form part of the original Development Plan concept lodged by Taylor's.

In addition to the above, Taylor's Development Strategists and Council have also met with the Department of Education to clarify their requirements for the school site and other interested landowners, including the Catholic Church. The 'in principle' requirements agreed at this meeting have been included within this proposed Development Plan.

Council have also undertaken site analysis of the DP area and have prepared a draft design response for the site area to address the key issues identified. The joint proponents have agreed to generally adopt that layout subject to particular changes and further negotiation in relation to development contributions.

Refer to Appendix 2 for a copy of the Council's preliminary site analysis diagrams and design response.



LAND OWNERSHIP

A	De Cala - 0.4ha 685 Bridge Inn Road	G	D. Rapaport - 12.18ha 785 Bridge Inn Road
B	Kearney - 8.523ha 1 Bassett's Road	H	??? - 12.01ha 55 Bassett's Road
C	Pegodiro - 2.144ha 10 Cookes Road	I	Roman Catholic Church (R.C.C) - 12.21ha 95 Cookes Road
D	Chin Tsao Wo and Ming Yale Twan - 2.41ha 25 Bassett's Road	J	Hanna - 12.2ha 125 Cookes Road
E	Orlandodale Ply Ltd & Troydevi Ply Ltd - 3.913ha 46 Cookes Road	K	Dactand Management Ply Ltd - 30.49ha 85 Bassett's Road
F	De Meneghi - 12.28ha 20 Bassett's Road		

3. STRATEGIC PLANNING CONTEXT

This section provides a summary of the policy context clearly articulated within the Taylors Development Plan Report, dated January 2007 and seeks to identify the major metropolitan and local policies influencing the development of the Bassets Road Development Plan area as part of Precinct 2A. (Refer to Taylors Report for detailed summary of the relevant planning controls)

State Planning Policy Framework & Melbourne 2030

Melbourne 2030 and the SPPF recognises the important role that growth plays in shaping Melbourne's urban context, the Strategy seeks to alter this role into the future by re-directing a greater share of urban growth to established urban areas. To manage growth on the urban fringe, the state government has sought to impose a better framework for managing this growth, requiring higher standards of neighbourhood planning and design, and earlier delivery of key physical and transport infrastructure, and social and community services.

More specifically, the sections of the SPPF (which are supported by the Directions of Melbourne 2030) which are most relevant to the DP area includes; Clause 11.03 Principles of land use and development planning, Clause 14.01 Planning for Urban Settlement, Clause 15 Environment, Clause 16 Housing, and Clause 19.03 Design and Built Form. The following directions are derived from these clauses including:

- Ensure that sufficient land is available for development to accommodate the needs of a growing and diversifying population.
- Deliver development which achieves high quality outcomes which reflect the community character and maintains liveability, ease of access and safety for the community.

- Ensure that significant environmental qualities of development sites are protected and where possible integrated within the overall development.
- Encourage residential development and subdivisions in locations where access to physical and community infrastructure is available and a range of lot sizes and densities can be achieved.
- Develop residential communities to deliver a convenient and safe road network, quality pedestrian and cycle paths and sufficient useable public open space.

Local Planning Policy Framework

The City of Whittlesea has prepared a comprehensive Strategy Plan to guide future growth in the Mernda corridor. The Mernda Strategy Plan October 2004 details the preferred land use and development framework for the whole of the growth corridor, and clearly articulates Council's expectations as to how development should be advanced. In addition to, and supporting the policy direction set out in the Mernda Strategy Plan (MSP), Clause 21.06 of Council's MSS provides further insight into Council's vision for community planning.

The MSS policy framework offers specific directions with respect to the following, relevant to the DP area:

- residential growth areas (Clause 21.06-1)
- managing urban growth (Clause 21.06-2)
- housing provision (Clause 21.06-3)
- employment and economic development (Clause 21.06-4)
- transport and accessibility (Clause 21.06-6)

- infrastructure provision (Clause 21.06-7)
- image and appearance (Clause 21.06-9)
- environmental assets (Clause 21.06-10)
- Leisure, Recreation and Tourism (Clause 21.06-11)
- Heritage and Culture (Clause 21.06-12).

A summary of these relevant clauses is contained within the Taylors Report.

The key directions from the MSS include:

- Encourage a range of densities, with a focus on the provision of permeable, low density development.
- Manage the rapid growth in the Mernda Corridor to maximize land use integration and synergies and environmentally sensitive design practices.
- Deliver necessary infrastructure in a timely fashion to facilitate the development of new residential estates and community facilities.
- Identify and draw on the environmental features within the growth corridor to contribute to the image and appearance of the municipality.

The following local policies have relevance to the DP area, as follows:

- Clause 22.04 - Subdivision Design Policy seeks to achieve site responsive subdivision design for new developments achieving integration, lot diversity and usable open space areas.
- Clause 22.10 – River Redgum Policy seeks to ensure that the value of River Redgums trees is recognised and protected when planning for new development.

- Clause 22.11 – Development Contributions Overlay seeks to ensure that the necessary infrastructure is provided in a timely fashion.

The Mernda Strategy Plan (MSP) was approved by Council in November 2004 and builds on the foundations of the Plenty Valley Strategic Plan. The MSP area is divided into 6 precincts covering 1,738 gross developable hectares around the Mernda township region, which is identified to be developed as a Major Activity Centre. The individual Precinct Plans provide a more detailed and site-specific guidance on land-use and design requirements within each area. Development Plans prepared must be generally in accordance with the relevant Precinct Plan.

The Key Objectives and Strategic Actions of the Mernda Strategy Plan identified within the Taylors Report and are outlined in the table below.

The Precinct 2A Plan provides more specific guidance for the DP area as part of the overall Structure Plan area. The key land use and design concepts within the Precinct 2A Plan which inform the development of the subject site include:

- Land in the eastern portion of the precinct is reserved for the development of a primary and secondary school to be integrated with active public open space and with easy access to the road network.
- A key conservation area is to be retained within the northern section of the Precinct (principally within property K) for public open space.
- Medium Density Housing is nominated for the south western section of the DP Area to have an interface with Bridge Inn Road.

- The north-south sub-arterial road (Bassetts Road) is to be continued to provide a connection between the Mitchell's Run development to the north and Bridge Inn Road to the south. Bassetts Road forms the eastern boundary to the DP area.
- Provision of an east-west Collector Road to connect Bassetts Road to Yan Yean Road.
- A local convenience centre is envisaged within the DP area along the north-south sub-arterial as well as at the Bridge-Inn Road and Bassetts Road intersection.

These key features of the Precinct 2A Plan have informed the preparation of this DP in providing for the efficient, integrated and sustainable design of the residential neighbourhoods.

KEY OBJECTIVES AND STRATEGIC ACTIONS OF THE MSP

Planning and Design

Outlines the basic design guides that subdivisions should follow. The Key Objective is to create interconnected neighbourhoods with distinct characters.

Transportation

Summarises the expected road hierarchy and promotes non-vehicular transport use as part of Precinct planning. This is to put in place an efficient, equitable and environmentally sustainable transportation system.

Environmental Considerations

Identifies areas requiring environmental protection to protect and enhance environmental values.

Activity Centres

Summarises the retail hierarchy throughout the study area to establish a series of diverse and pedestrian friendly precinct activity centres. There is provision for a small retail space (nominally 250m²) within the Bassetts Road study area.

Social Infrastructure and Community Development

Seeks to facilitate the timely provision of a range of community and recreation facilities to meet the needs of local residents. A Neighbourhood Centre and Youth Facility are proposed within the Precinct, close to the proposed school site.

Housing

The objective seeks to provide a mix of lot sizes and housing forms to cater for a broad range of household types.

Open Space

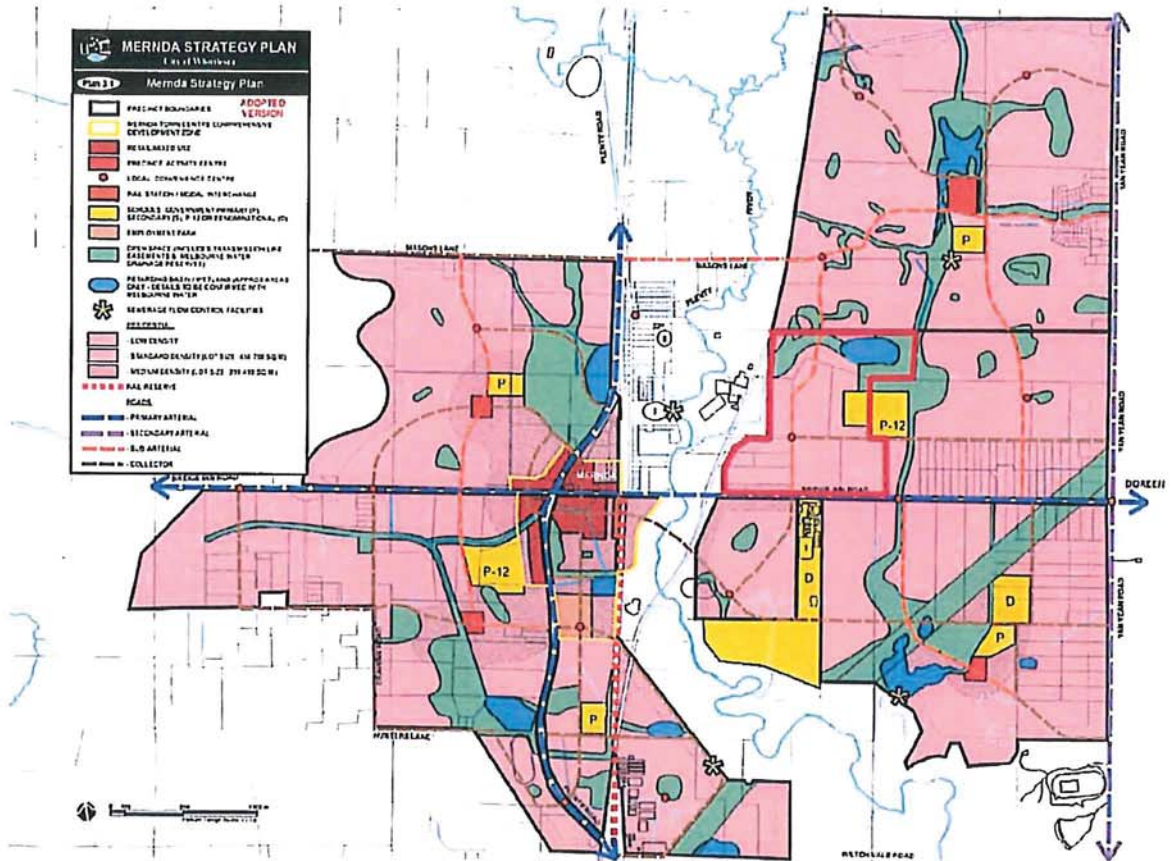
The MSP outlines an established open space network that establishes an integrated open space network. Of main interest to the study area is the proposed linear park to be established along the Yan Yean Pipetrack.

Heritage and Culture

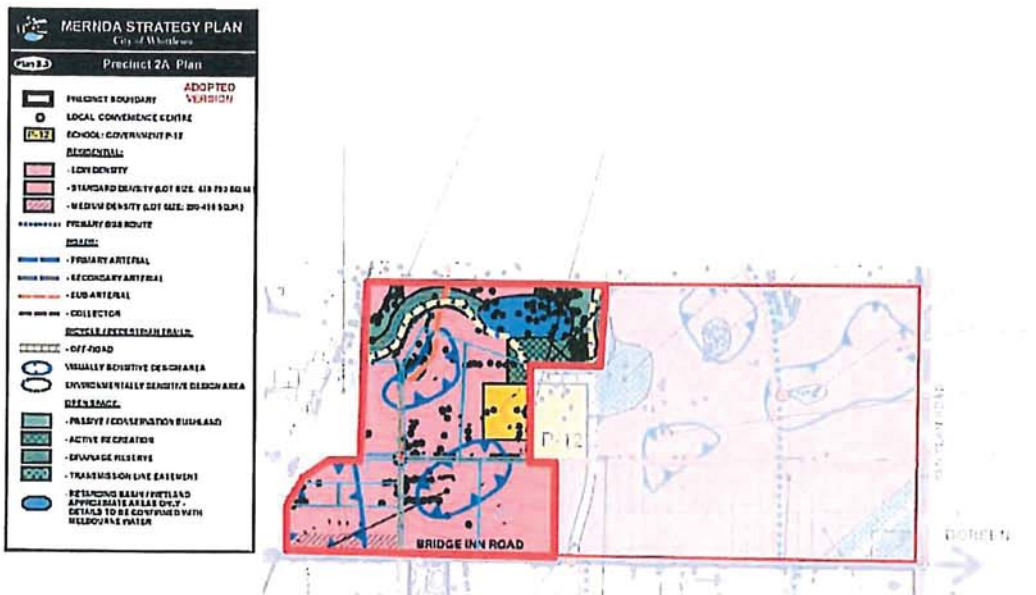
Identifies important Aboriginal and European heritage and cultural sites and requires their protection in individual development plans.

Servicing and Drainage

The objective seeks to implement the servicing and drainage strategies that have been prepared by Yarra Valley Water and Melbourne Water. Plans must comply with the relevant drainage and water schemes.



MSP REGIONAL CONTEXT



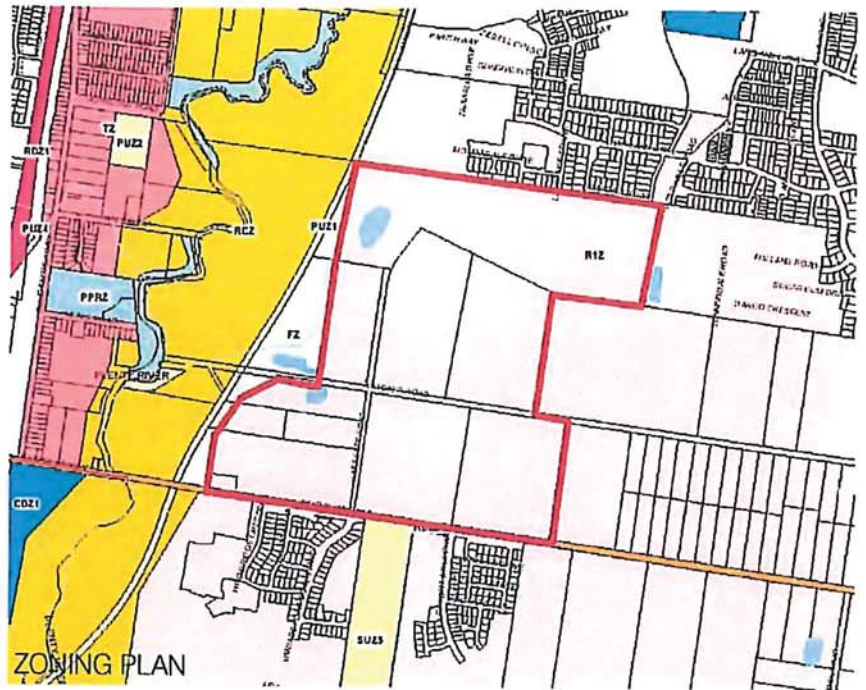
MSP STRATEGIC CONTEXT - PRECINCT 2A

4. PLANNING CONTROLS

Zoning

The land within the Development Plan area is zoned Residential 1 Zone (R1Z) which encourages the provision of residential development at a range of densities and dwelling types to meet the housing needs of the changing population.

Within the Residential 1 Zone, a permit is required to subdivide the land for buildings and works associated with Section 2 permit required use. The site is affected by several planning overlays some of which relate to the Mernda Strategy Plan and require the preparation of a development plan prior to the lodgement of any application for a planning permit to subdivide the land.

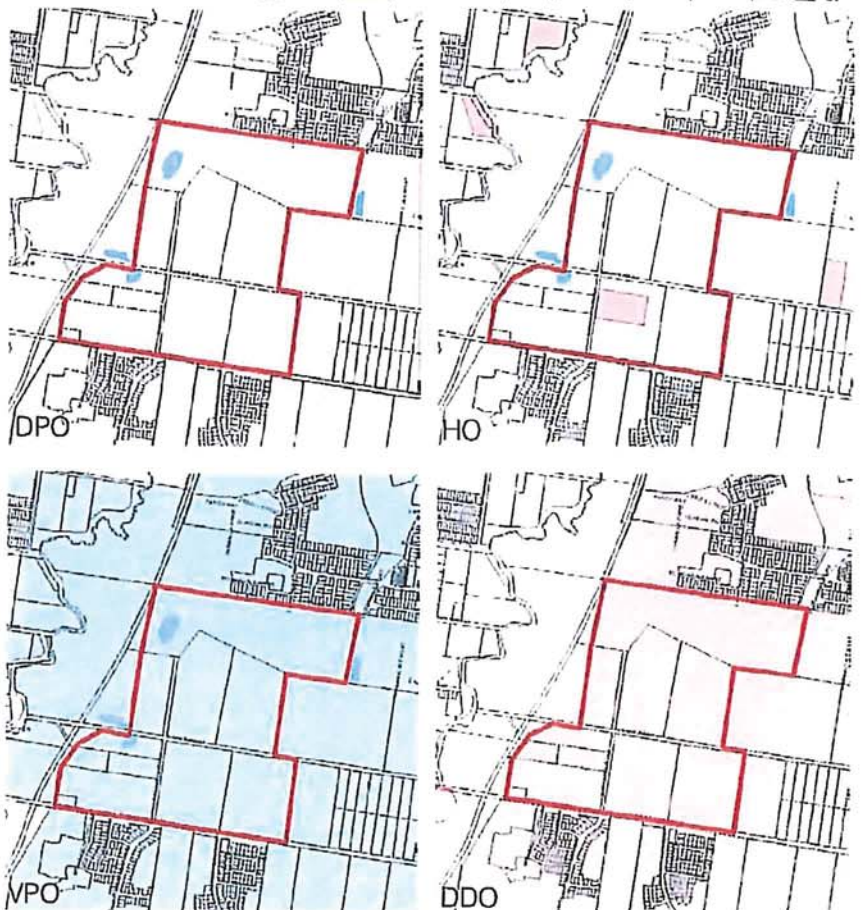


Overlays

As detailed within the Taylors Report, various overlays apply to some or all of the properties within the Development Plan, including:

- Development Plan Overlay (Schedule 5)
- Heritage Overlay (Schedule 73)
- Incorporated Plan Overlay – Mernda Strategy Plan
- Design and Development Overlay (Schedule 4)
- Development Contributions Plan Overlay (Schedule 5)
- Vegetation Protection Overlay (Schedule 1)

A summary of the provisions of the various overlays are provided within Taylor's report and discussed within the analysis of this report.



5. THE DEVELOPMENT PLAN

Urban Design Background

The proposed Bassetts Road Development Plan for Precinct 2A has evolved over an extensive period in conjunction with Council and key active landowners. It is one of the last remaining Development Plans to be prepared within the growth corridor. As mentioned earlier in this document, the urban design resolution of the Precinct 2A Development Plan resulted from various initiatives, including in a chronological order:

1. Individual landholders attempting to negotiate independent development outcomes with Council.
2. The lodgement to Council of a Development Plan by Taylors on behalf of the Kearney Watson Group (January 2007)
3. A City of Whittlesea sponsored "information night" on 28 March 2007, which sought to "provide common ground" and potentially "unite" the disparate landholders.
4. Independent consultation between various landowners (2007).
5. Council response to the Taylor's Development Plan (September 2007) in the form of an RFI and Draft Preliminary Design Response (August 2007).

6. The establishment of a "tri-party" landowner proponent working group, letter comprising:
 - (i) D Kearney (1 Bassetts Road), Taylors Development Consultants.
 - (ii) D Rapaport (785 Bridge Inn Road) - Coomes Consulting
 - (iii) Dacland Management Pty Ltd (85 Bassetts Road) - Urbis
7. A consent by Council to support the preparation and submission prior to Christmas of a revised Development Plan which responds to the 'Request for Further Information' and Design Response (October 2007).
8. The preparation of the Amended Precinct 2A Development Plan by the tri-party and presentation to Council (November 2007).

Essentially, these various stages and initiatives reaffirmed the strategic principles and objectives of the Mernda Strategy Plan.

The pivotal outcome of this process was the preparation of a draft "Preliminary Design Response" in August 2007, by the City of Whittlesea. This urban design concept provided a clear and integrated direction forward for the entire Precinct 2A, save for the Catholic School Campus which has subsequently been undertaken.

The conceptual urban design process outputs included:

- The Development Plan
- Land Ownership Plan
- Site Context
- Existing Land Use Plan
- Surrounding Land Use Plan
- Location and Road Network Plan
- Topography and Views
- Heritage and Archaeological Sites
- Topography and Drainage
- Land Use Plan
- Precinct Plan
- Road Layout and Access Plan
- Open Space Network - Pedestrian & Cycle
- Open Space Network - Topography & Vistas
- Open Space Network - Remnant Trees
- Typical Cross Sections
- Landscape Concept Plan
- Drainage Plan
- Land Budget Plan
- Staging Plan





THE DEVELOPMENT PLAN

- | | | | |
|--|---|--|---|
| | Bassetts Road Development Plan Precinct | | Residential |
| | Land ownership property boundaries | | Potential Medium density Residential |
| | Primary arterial road | | Potential Medium density Residential - west of Bassetts Road |
| | Sub-arterial road | | School - Government P-12 |
| | Collector road | | Possible Denominational School Site |
| | Local access road | | Neumann's Homestead |
| | Existing remnant vegetation | | Local- Convenience centre as per the MSP |
| | Drainage reserve | | Neighbourhood town centre precinct (MSP) |
| | Proposed retention basin / wetland | | Childcare centre |
| | Passive open space / drainage corridor | | Future Residential Development |
| | Active reserve | | Specific design guidelines are required for lots which interface directly with open space for Property K. The guidelines are to address the issues regarding this interface. (Refer to condition x) |
| | Open space reserve | | Existing Nursery |
| | Plains grassy woodland | | |
| | Bridge Inn Road reserve Interface | | |

Notes: as required by Council

The ultimate layout surrounding and incorporating Neumann's homestead will be dealt with at the detailed subdivision stage and will be subject to further heritage assessment of the significance of the Neumann's homestead and its interface with the wider development area. (Refer to condition aa)

As part of any future subdivision planning permit, landowners who have not already done so, must prepare a detailed environmental and heritage/archaeological assessment. Depending on the outcome, it may require the Development Plan road layout to be redesigned. (Refer to condition bb).

The CAC location is in conjunction with the P-12. (Refer to condition z).

- The ultimate layout of the Development Plan may be subject to change as a result of further investigations and findings of any additional background reports at the detailed subdivision stage.

- The ultimate traffic function of Cookes Road will be subject to an environmental and traffic assessment of the surrounding road network.

- The ultimate layout surrounding and incorporating the Neumann's Homestead will be subject to further heritage assessment of its significance and interface with the wider development area. To be dealt with at the detailed subdivision stage.

Development Plan Objectives

First and foremost, from an urban design perspective, the vision and objectives for the Development Plan established by Taylors in their original submission have not altered. These objectives have been considered in the preparation of the Development Plan and can be relied upon as the overarching criteria guiding the designs for each individual ownership parcel.

Strategically, the key initiatives derived from the Mernda Strategy Plan Precinct 2A seek to achieve:

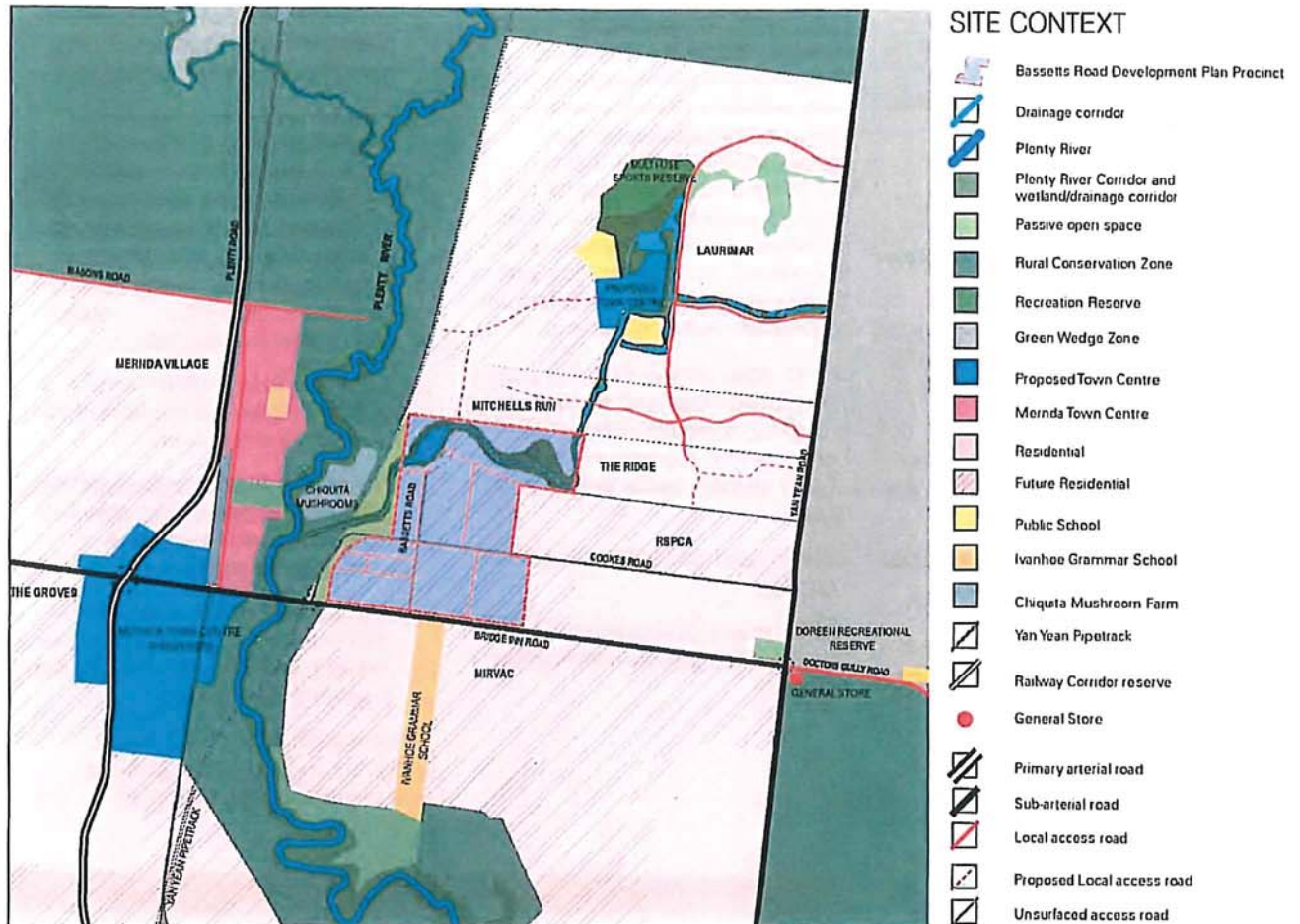
- Precinct based residential planning creating distinctive character and fully integrated communities.
 - Site, topography and remnant vegetation responsive urban form with diverse and innovative housing.
 - High levels of environmental sustainability through significant visual protection and water sensitive urban design.
 - Fully functional and easily accessible new communities.
 - Quality public realm outcomes which are safe and pleasant.
 - The retention and enhancement of the unique landscape qualities of the area through environmental protection; in particular retaining remnant vegetation and positively expressing the dominant land form and topography.
- To promote the concept of sustainable communities through the provision of locally accessible services to meet the community's various requirements. These services could include education, community, leisure and local retail and commercial facilities.
 - To make use of the substantial environmental attributes of the study area by providing for larger areas of open space in key areas to retain existing river Redgums and wet areas and to provide multi-use areas of interest for residents to utilise.
 - To take advantage of existing landforms and topography in the subdivision layouts for various properties within the study area.
 - To provide a pedestrian and bicycle access system particularly to and from schools and community facilities within the study area. The access system should make use of the open space system for connecting points where possible.
 - To provide for a range of housing types and living arrangements depending on identified need. This may include the provision of such facilities as Retirement Villages although none are currently proposed as part of the development plan. The layout should allow for greater housing choice to be established throughout the study area.

Put simply, the urban design vision for the Bassetts Road Precinct 2A will be to preserve and enhance the natural features and qualities of the site and to create integrated residential neighbourhoods which respond to the context of the site and surrounds.

In accordance with the Mernda Strategy Plan, the objectives for the Development Plan include:

- To propose a layout that is an attractive and appealing place to live.

6. SITE ANALYSIS - PRECINCT 2A



Site context

The DP area is located within the Plenty Valley Growth Corridor which is one of five designated growth areas within Metropolitan Melbourne. The site sits amongst land developed or designated for residential and supported by a range of retail and community uses. In a strategic sense the DP area is situated in a relatively central location within the Plenty Valley growth corridor, in excellent proximity to the planned Mernda Town Centre. The DP area is well positioned to provide links to the proposed town centre and to fulfil a range of housing opportunities.

The study area is located in Doreen which is approximately 26km directly from the Melbourne CBD. The area commences approximately 1.2km east of Plenty Road along Bridge Inn Road.

The site is 108.7 hectares in area and measures 1.1km in width and 1.3km from north to south.

The DP area is predominantly vacant as a result of its previous farming use.

The Strategic Context/Land Use Plan identifies the existing land uses, environmental features and road networks within the surrounding the DP area. In addition, the key land use, access, environment and archaeological features are discussed in the following pages.

A series of background site investigation reports have been undertaken for the precinct by both Taylors Development Strategists Pty Ltd and Dacland Management Pty Ltd.

Refer to Appendix 3 for copies of the consultant reports.

For a detailed summary of the findings and recommendations refer to the Taylors Development Report January 2007. The following reports have been prepared for the DP area:

- Archaeology and Heritage Assessment – Practical Archaeology Services, March 2006
- Flora and Fauna Assessment, Abzeco February 2006
- Arboricultural Assessment Report, Robert Galbraith and Associates, 1 May 2006 (reviewed the trees within the study area, excluding 85 Bassetts Road).
- Traffic Engineering Assessment, prepared by The Traffix Group, and dated December 2006.



- Engineering Services Report, prepared by Coomes Consulting Group, dated January 2007.

A detailed summary of the above reports is contained within Taylors Report (January 2007) and forms the basis for the further site analysis contained within this report.

In addition to the above and in response to Council's request for Further Information, dated 9 May 2007, the following additional reports have been prepared:

- An Archaeological Investigation, 85 Bassetts Road, Doreen, by Terraculture Pty Ltd, July 2007
- Flora and Fauna Assessment, 85 Bassetts Road, Doreen, by Brett Lane and Associates Pty Ltd, July 2007
- Arboricultural Assessment Report, 85 Bassetts Road, Doreen, TreeLogic, July 2007
- Updated Flora and Fauna Assessment, Abzeco, September 2007
- Plan of Existing Indigenous Redgums, Kearney & Tyrell Surveyors, November 2007
- Arboricultural Assessment, 685 Bridge Inn Road Doreen, R & T Tree Services, August 2007

It should be noted the recommendations contained within the above reports should be considered and included, where appropriate, as conditions of approval of the Development Plan and further investigations by undertaken prior to the lodgement of individual subdivision or use and development applications.

Note: The following reports are still to be finalised, including an updated Arboriculture Assessment Report (Robert Galbraith and Associates) and an updated Traffic Engineering Assessment (Trallix Group)

Land use and ownership

The Bassetts Road Development Plan incorporates the western section of Precinct 2A. The precinct is situated within the centre of a developing residential area, with notable estates being Mitchell's Run, Laurimar, The Ridge, the Mirvac development, Mernda Village and The Groves. The DP area contains a total of 11 properties which are defined by the rectilinear rural road structure within the precinct, i.e. Bassetts Road and Cookes Road and the rectilinear rural sub division pattern of the land.

The land parcels vary in size and have varied environmental characteristics and topographical conditions. The Land Use Plan provides a breakdown of each property owner within the DP area.

Refer to Land Owner Table and Land Use Plan.

The DP area is predominantly vacant by virtue of its previous farming/rural activities.

The following land uses are located within the vicinity of the site:

- A number of lots within proximity to the precinct are currently used for general farming purposes and will be transformed to residential uses.
- Existing residential estates such as Mitchell's Run, Laurimar, The Ridge, and the Mirvac which abut the site to the north, east and south. These estates provide established infrastructure, including local road networks, schools, neighbourhood centres and open space, drainage and recreational reserves.
- The Plenty River environmental corridor is located to the west of the Development Plan area.
- The existing Mernda settlement sits to the west of the precinct between Plenty Road and Plenty River environmental corridor.
- The planned Mernda Town Centre will be developed to the west of the precinct, on the corner of Bridge Inn Road and Plenty Road.

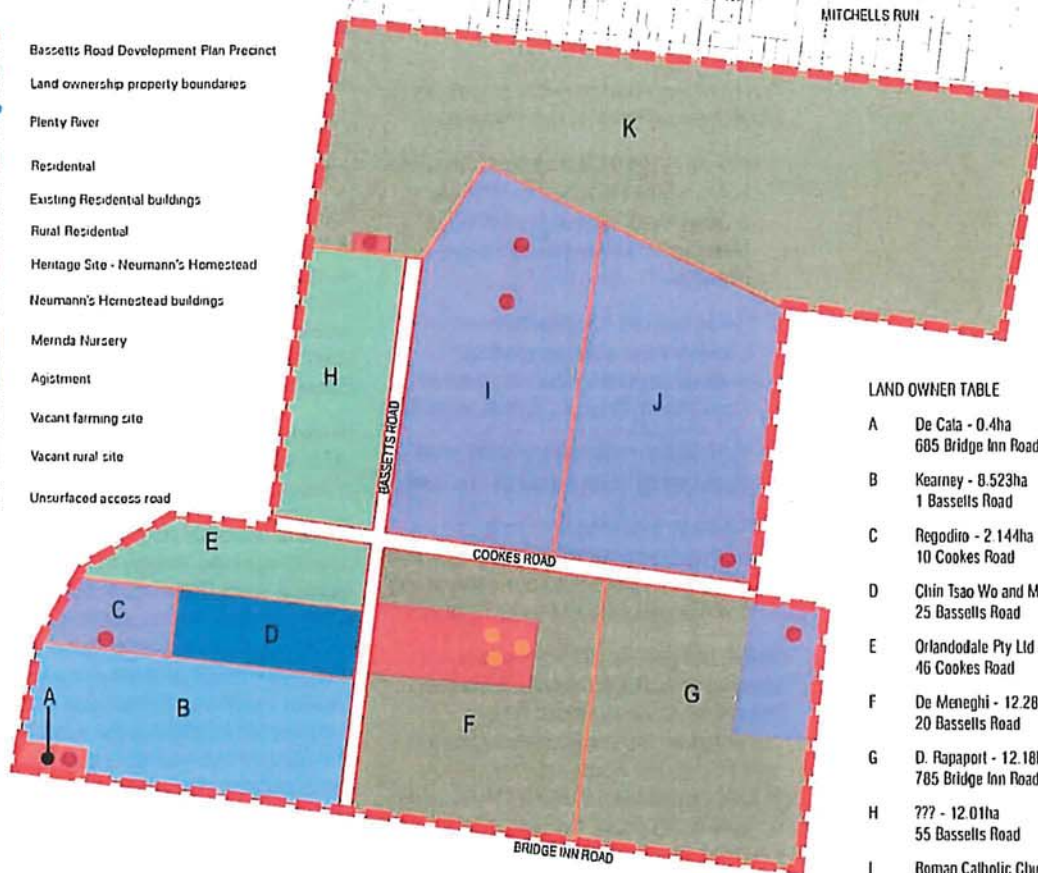
More specifically the land uses along the precinct's interfaces are summarised in the table below.

LAND	DESCRIPTION OF SURROUNDING LAND
North	<ul style="list-style-type: none"> • Mitchell's Run – residential estate along the precinct's northern boundary • The Ridge residential estate – north eastern interface
East	<ul style="list-style-type: none"> • To the east of Painted Hills Road are existing rural / rural residential uses. These land uses are within the Cookes Road Development Plan, the parcels of land that form the remainder of Precinct 2A.
South	South of Bridge Inn Road: <ul style="list-style-type: none"> • Ivanhoe Grammar School Campus • Residential estates currently under development, ie Mirvac, Vantage Point Estate • Proposed Plenty Gorge Parklands
West	<ul style="list-style-type: none"> • Yan Yean Pipeline Reserve, includes undeveloped rural land • Plenty River Environmental corridor • Chiquita Mushroom Farm – western interface, alongside the Yan Yean pipe track. • To the west of the Plenty River is the Mernda Recreational Reserve

Refer to Surrounding Land Use Plan

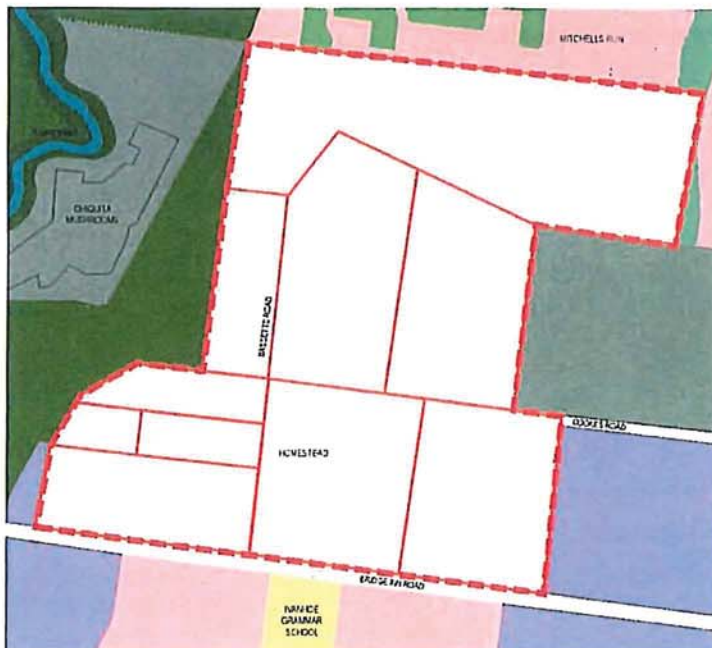
EXISTING LAND USE PLAN

- Bassetts Road Development Plan Precinct
- Land ownership property boundaries
- Plenty River
- Residential
- Existing Residential buildings
- Rural Residential
- Heritage Site - Neumann's Homestead
- Neumann's Homestead buildings
- Mernda Nursery
- Agriculture
- Vacant farming site
- Vacant rural site
- Unsurfaced access road



LAND OWNER TABLE

A	De Cata - 0.4ha 685 Bridge Inn Road
B	Kearney - 8.523ha 1 Bassetts Road
C	Regodiro - 2.144ha 10 Cookes Road
D	Chin Tsao Wo and Ming Yate Twan - 2.41ha 25 Bassetts Road
E	Orlanddale Pty Ltd & Troydevi Pty Ltd - 3.913ha 46 Cookes Road
F	De Meneghi - 12.28ha 20 Bassetts Road
G	D. Rapaport - 12.18ha 785 Bridge Inn Road
H	??? - 12.01ha 55 Bassetts Road
I	Roman Catholic Church (R.C.C) - 12.21ha 95 Cookes Road
J	Hanna - 12.2ha 125 Cookes Road
K	Dacland Management Pty Ltd - 30.49ha 85 Bassetts Road



SURROUNDING LAND USE

- Bassetts Road Development Plan Precinct
- Land ownership property boundaries
- Plenty River corridor
- Residential
- Rural Residential
- Passive open space
- Rural Conservation Zone
- Rural
- School site
- Chiquita Mushroom Farm

Primary Road Network

The principal road network serving the DP area is defined by the following:

- Plenty Road, to the precinct's west is the major north south primary arterial road, with connections to Melbourne's major arterial road network.
- Bridge Inn Road provides the primary east west secondary arterial, providing the connection from Plenty Road to Yan Yean Road.
- Proposed masons lane east west sub-arterial connection to the north.
- There is a reservation for a proposed future railway corridor that runs in a north south direction along the eastern side of Plenty Road.

Within the precinct there are two existing unsurfaced roads; Bassetts Road and Cookes Road. These roads have direct road connections with Bridge Inn Road and Yan Yean Road respectively. Bassetts Road runs directly north south through the precinct from Bridge Inn Road to the southern boundary of the Dacland property and the independently owned small land holding. Bassetts Road is the principal point of access into the precinct.

Cookes Road has a 20m road reservation whilst Bassetts Road is currently 20m wide north of Cookes Rd and 15m wide south of Cookes Road.

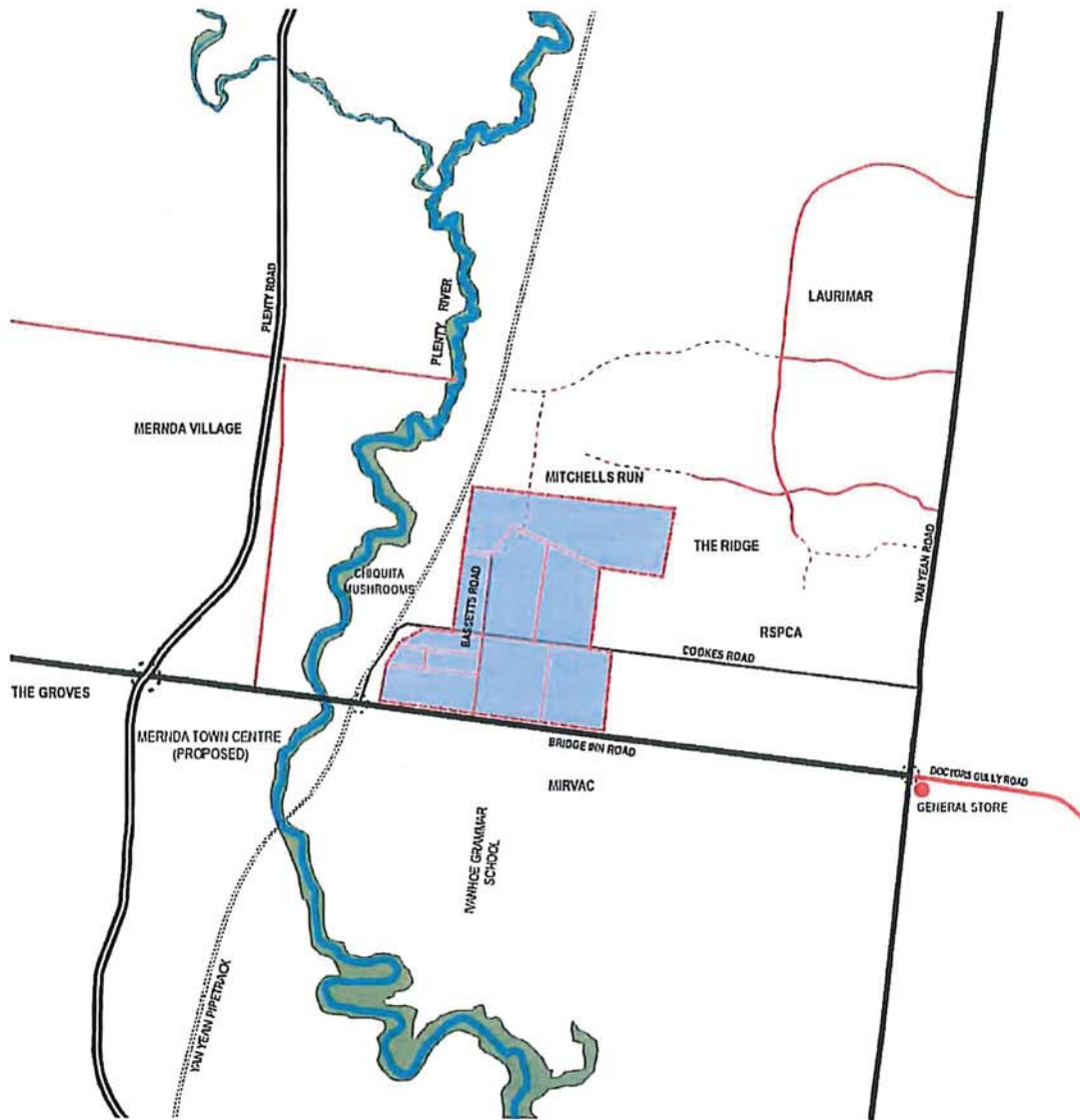
The Mitchell's Run Estate provides the continuation of the Bassetts Road north-south road. Within Mitchell's Run, this extension of Bassetts Road will become a future sub arterial connection to Hazel Glen Drive in the Laurimar Estate and Masons Lane.

Painted Hills Road currently terminates at the southern boundary of The Ridge estate. The proposed continuation of this road to Cookes Road and Bridge Inn Road would provide a second north south road connection through the Bassetts Road precinct.

No existing east-west road connections, aside from Bridge Inn Road which crosses the Plenty River.

There is currently no public transport operating along Bridge Inn Road. The Mernda Town (Precinct Activity) Centre is proposed to be established around the intersection of Plenty Road and Bridge Inn Road and will provide the closest access to major retail and commercial facilities once established. The area will be well serviced by public transport including a heavy rail station, depending on State Government support and funding. There is limited existing provision pedestrian and cycle network.

Refer to Location and Road Network Plan.



LOCATION AND ROAD NETWORK PLAN

-  Bassetts Road Development Plan Precinct
-  Plenty River
-  Plenty River Corridor
-  Primary arterial road
-  Secondary arterial road
-  Sub arterial road
-  Proposed sub arterial road
-  Existing unsurfaced road

Environmental Features and Vegetation

Regionally, the Plenty River and its associated floodplain, the Yan Yean Reservoir / Catchment area and the Great Dividing Range and the Kinglake National Park form the dominant topographical and environmental features within the context of the site.

The Plenty River is a major environmental corridor that runs along the western edge of the Bassetts Road precinct. This corridor provides important connections to Whittlesea City Council's major open space reserves, including Yan Yean Reservoir to the north and the proposed regional Plenty Gorge Parklands south of Bridge Inn Road.

An existing ridgeline runs in a north easterly direction through the site. This ridgeline continues through Precinct 2A to the ridgeline running along Yan Yean Road. These hilltops and ridgelines provide panoramic vistas to the surrounding environmental zones, remnant vegetation and residential.

The region is known for its significant stands of remnant River Redgums, the undulating ridgelines and the dominance of the Plenty River corridor.

Precinct 2A sits adjacent to the Plenty River Corridor which is of regional significance. This river environment contains Floodplain Riparian Woodland and the River Redgum Grassy Woodland vegetation communities.

Within the precinct itself, Box Stringybark Woodland and Riverine Forest are key features. The highest concentration of River Redgum Grassy Woodland occurs within the northern and western portions of the precinct with the Box Stringybark woodland being mostly located within the south eastern ridge.

Riverine Forest occurs within the northern-most property along the drainage corridor.

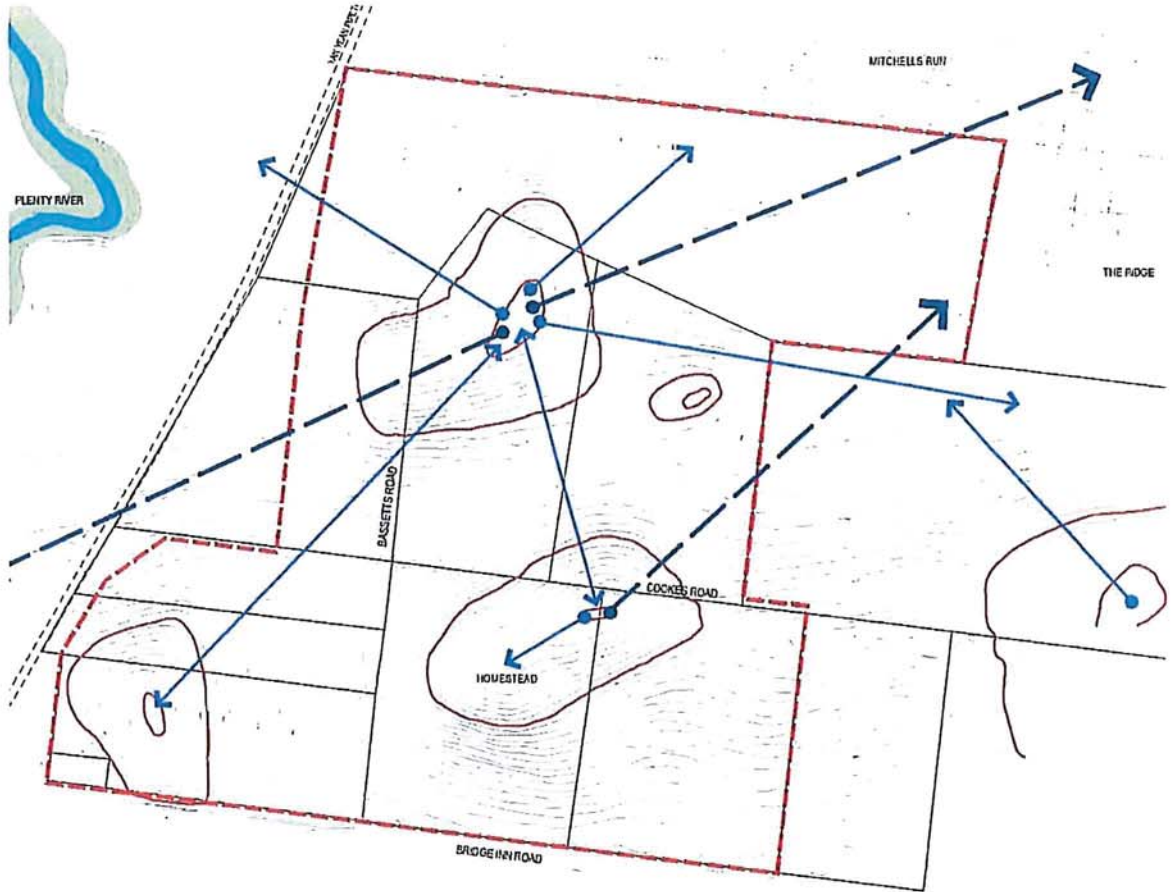
Topography and Views

The prominent ridgelines define the key vantage points and elevated views within the site. The key views are:





- To the low lying environmental corridor within the northern section of the precinct
- Panoramic views to the regional features occur from the ridge tops to the Plenty River corridor, Yan Yean Reservoir, Laurimar and the distant Quarry hills environs to the west.

The low lying northern component of the precinct has contained vistas to the precinct's hilltops and ridgelines. The focus within the northern section of this low lying area is the remnant trees.

Refer to Topography and Views plan.



TOPOGRAPHY AND VIEWS

-  Bassetts Road Development Plan Precinct
-  Land ownership property boundaries
-  Contour lines
-  Toe of slope
-  Distant panoramic vista
-  Internal site vista between ridge tops



HERITAGE & ARCHAEOLOGICAL SITES

-  Bassett's Road Development Plan Precinct
-  Land ownership property boundaries
-  Existing Remnant trees
-  Heritage site - Neumanns Homestead
-  Existing buildings - Neumanns Homestead
-  Scarred tree
(subject to further investigation)
-  Shell scatter
(subject to further investigation)

Cultural Heritage

The region to the east of the Plenty River and north of Bridge Inn Road contain a small number of sites of heritage significance with a rating of C. Within the DP area, two possible scar trees have been identified within the northern-most part of the DP area as well as the Neumanns Homestead which is a heritage site located between Cookes and Bridge Inn Roads.

South of Bridge Inn Road, there are a number of heritage buildings while to the west of the DP area there is the Yan Yean Pipe Track which is a high conservation area.

The heritage place – Neumann's Homestead on the south western ridge contains established remnant trees.

The Mernda Strategy Plan identifies the northern section of the precinct (property K) as a link conservation area that provides a key connection to the Plenty River. In addition, there are two key conservation areas within the northern section of the precinct. Both of these areas of environmental significance are associated with the strategic drainage corridor reserve and the vegetation protection area to the north of the Bassetts Road precinct.

Within the Dacland Management land, the heritage and archaeological investigation report identifies that there are two existing aboriginal scarred trees and a shell midden. These aboriginal archaeological sites have been identified from site cards submitted to Aboriginal Affairs Victoria (Heritage Services Branch) and are subject to further on site investigations.

The investigations identifies that six (6) historical sites were recorded during the initial site visits, including

Property C:
Former Farm House and Outbuildings. This site will require further investigation if the land is to be developed although it appears the site is within the land zoned Farming Zone.

Property F:
Neumann's Farm House, including the Slab Hut site and the Stone Well. Further investigations will be required prior to any development occurring on the site to ensure that the layout adequately protects the heritage assets on the land.

Property I:
Foundations – Cookes Rd. A row of brick foundations was discovered that will require further investigation prior to any development occurring.

Property I:
Former Bassetts Dairy and Features, including the dairy and stockyard and possibly further buildings. Further investigations will be required prior to the development of the site.

Property J:
Eucalypt Tree Line and Stone Fence. A 200m eucalypt tree line with an accompanying stone fence is located on the site. The report recommends its retention in any development if possible.

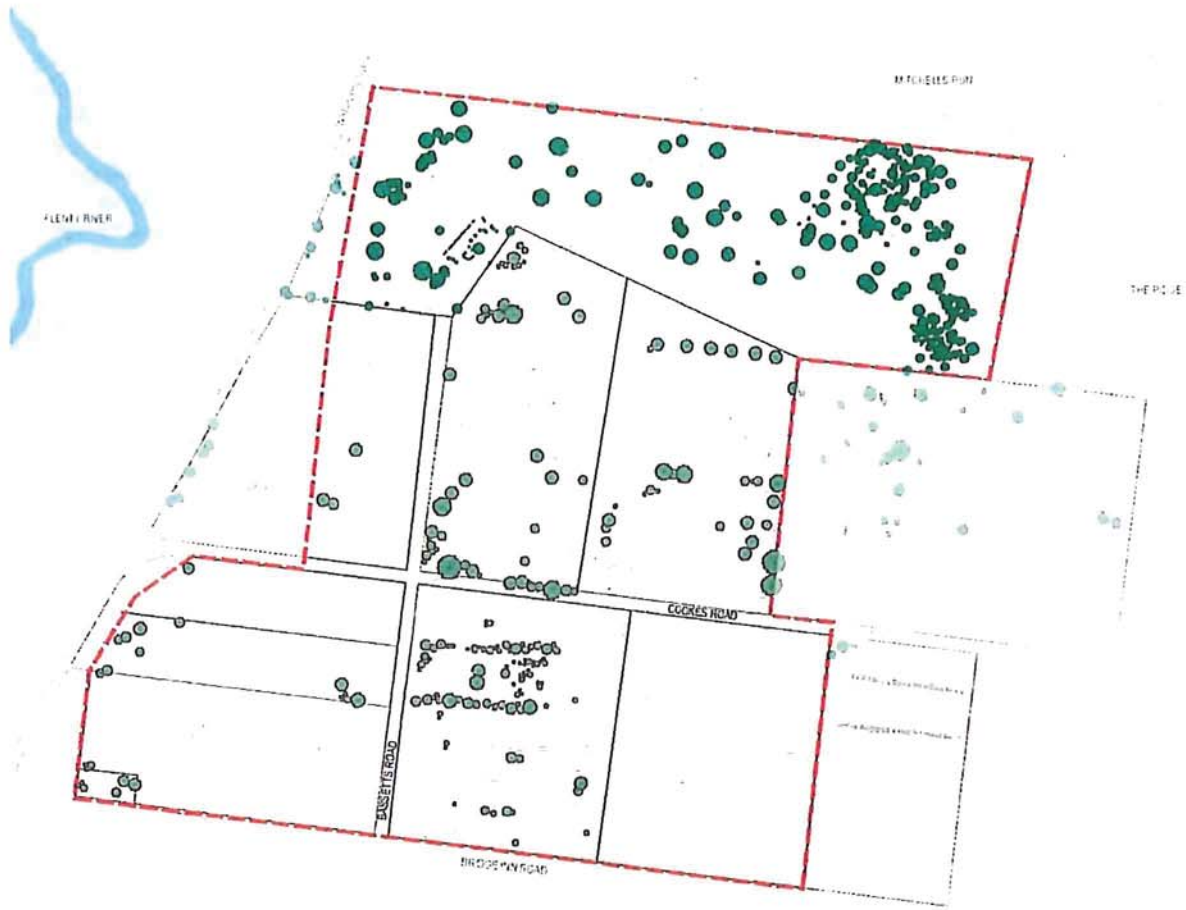
Property K:
Possible Quarry Site/Well. Further investigation is required into this site prior to development to determine if the well is still functioning.

The preliminary advice from the consultants is that they do not expect to find any additional sites of European cultural heritage. The identification of sites of Aboriginal cultural heritage will only be identified via site inspections.





Regionally, the Bassetts Road precinct is part of The Plenty Valley Corridor which is generally an archaeologically sensitive area for aboriginal sites. Within proximity to the precinct, the region ranges in rating from areas of high to low sensitivity. To the east of the precinct, the area is rated as high for scarred trees (Redgum).

The land that runs along the northern side of Bridge Inn Road, of which some is within the subject precinct, is rated as a low archaeological sensitive area.

Refer Heritage and Archaeological Sites Plan.



TOPOGRAPHY AND DRAINAGE

-  Bassetts Road Development Plan Precinct
-  Land ownership property boundaries
-  Existing Remnant trees
-  Contour lines
-  Toe of slope
-  Existing wetland / drainage catchment
-  Existing Q100 area and drainage corridor

Topography and Drainage

Three ridges define the Bassetts Road precinct being situated within properties I, B and G. These ridge tops are visually sensitive areas.

The ridgeline that runs in a north easterly direction continues into the Cookes Road Development Plan towards Yan Yean Road. This ridgeline defines the drainage pattern for the precinct, with the area south of the ridge flowing towards Bridge Inn Road.

The lowest topography within the precinct occurs within property K, which contains the broader precinct's drainage corridor that continues south from Laurimar and Mitchells Run through the northern section of the property. A major component of this drainage corridor is contained within the Dacland property. The drainage corridor continues along the western boundary of the Bassetts Road precinct before continuing west to the Plenty River.

The precinct's northern lower topographical character is defined by the ridgeline that continues along the Roman Catholic Church land (property I) before continuing in a north south direction within The Ridge residential estate. The lower lying topographical conditions extend to the north of the Dacland property to Mitchells Run and Laurimar. The eastern ridgeline of The Ridge and Roman Catholic Church ensures that the drainage pattern flows towards the Dacland property's drainage corridor.

Infrastructure

As referred to with the Taylors Report (January 2007), Coomes Consulting have prepared a report assessing the availability of all services required for the residential development of the study area. The services referred within Coomes Report (January 2007) include telecommunications, Gas, electricity, Sewerage, Water Supply, Stormwater Drainage and Council infrastructure.

It should be noted following the lodgement of the Development Plan by Taylors, Coomes, on behalf of Dacland, undertook extensive design and negotiations with Melbourne Water

and Council engineers to determine the specific requirements for the provision of the necessary drainage solutions and reservations within the precinct. The design and layout of the drainage reservation and pondage reserves has been laid out and designed to traverse across the property K, providing connections with Mitchells Run and the Plenty River to the west. Whilst the design is a divergence from the MSP, Melbourne Water have advised these arrangement meet their specific requirements. The branch sewer to service the area will also traverse across the site and connecting to the south.

Summary of Key Features

The Bassetts Road Development Plan Precinct 2A has identified a number of significant features and important key attributes that need to be incorporated into the overall plan. These are summarised below:

- The land form and its topography is the overriding characteristic of the site.
- The ridge lines and hill tops provide both internal reference points and an external connection to the regional topographical character of the region with their panoramic vistas.
- The layout of the road network and orientation of the residential uses would need to respond to the overriding landscape and land form character. Further to protect the important internal vistas, the local street network would need to ensure that the introduction of landscaping protected or retained these 'open views'.
- The visual connection between the ridge tops needs to be considered as a holistic site element rather than individual elements to preserve and reinforce the landscape character of the precinct. Further, these visual connections provide distinct opportunities to reinforce the key vistas within the low lying sections of the site, particularly the drainage corridor and areas of remnant trees. The introduction of additional landscaping within these hill tops would need to preserve and

enhance these important views and aspect rather than "screen" these attributes.

- The remnant trees contribute significantly to the site's character, with both the clustered conservation areas and existing tree rows contributing to this landscape and wherever possible should be integrated into the precinct's development. This is particularly important within the northern section of the site.
- Neumann's Homestead is a heritage site that requires protection and integration into the development character in terms of complementary land uses and an interconnected movement network. Further investigations may be required at the subdivision stage to determine the significance and interface with the wider area.
- Aboriginal and archaeological sites have been identified within the precinct. These sites will require further investigation and recommendations regarding their integration within the precinct.
- The precinct's existing road network provides a framework from which the development can occur both within and provide a high level of permeability to the adjoining land uses.
- Precinct 2A is well serviced by an established and comprehensive movement network, ie Bridge Inn Road, with strategic road links proposed into the adjoining land uses, as per the MSP.
- The Bassetts Road precinct is well serviced by existing residential communities and their associated retail and commercial facilities. This will be further enhanced by the proposed Mernda Town Centre.

7. DEVELOPMENT PLAN PRINCIPLES

The Mernda Strategy Plan seeks to create a highly liveable and integrated new community. The following development principles have been established for the Bassetts Road Precinct in response to the objectives contained in section 5 of this report, finding of the site analysis (section 6) and the aspirations contained within the Mernda Strategy Plan.

The Precinct 2A – Bassetts Road Development Plan is comprised of a series of interconnected residential communities that have strong connections to both the major open space and the school precinct. Within each residential precinct is incorporated either a local open space associated with the ridge tops, the homestead or maintaining a focus to these elements to reinforce a sense of place.

A set of Development Plan principles relating to layout and design, landscaping, movement and access, open space and infrastructure have been established for the DP area to provide a framework for the design and development of the site having regard to the site's key features and surrounding land uses, as follows:

- The residential uses are the principal land use for the precinct complemented by a comprehensive open space network.
- Provide for a diversity of density and housing types.
- Provide a boutique component of potential medium density housing along Bridge Inn Road.
- Ensure that the residential use has a high level of orientation to the regional open space corridors and local open space reserves.

- Ensure that the layout of the residential responds to the land ownership boundaries, i.e. allow a residential offset of at least 30 metres to allow lots to back onto parcel boundaries.
- Introduce a potential medium density housing component to the pocket park along Bassetts Road, midway between Cookes Road and Bridge Inn Road.
- Introduce a range of complementary neighbourhood commercial uses along Bassetts Road.
- As is a basic requirement of the Department of Education, Employment and Training, provide the proposed school with three road frontages for ease of access and attractive frontages.
- Locate the major active reserve to ensure better frontage and access and less impact on the local road network.
- Create interconnected public open spaces and "nature" reserves.
- Provide synergies between major open spaces to encourage, whilst ensuring, functional integration, i.e. the drainage reserve, conservation reserve and active reserve.
- Retain the ridge tops as open space reserves.

Based on the extensive planning policy direction and site analysis identified with Sections 3 and 6 of this report, the following Principles have been established for the overall Precinct to guide future subdivision and development within the Precinct. These are identified within the following topics:

- Land Use
- Road Layout and Access
- Environment and Open Space
- Landscape
- Infrastructure

Note: The changes have been undertaken in accordance with the Development Plan Approval Conditions.



LAND USE PLAN

	Bassetts Road Development Plan Precinct		Childcare centre		Neumann's Farm The land area requirements for the preservation of Neumann's Farm heritage place are to be determined via a detailed heritage assessment to be undertaken at the subdivision permit application stage. The outcome of this assessment may require amendment to the surrounding road network. (Refer to condition aa)
	Land ownership property boundaries		Drainage reserve		Property C Open space designation around the existing vegetation to be determined at subdivision stage. (Refer to condition g).
	Residential		Proposed retention basin / wetland		Property D Any future sub-division which retains the nursery must demonstrate that the intent and integrity of the Development Plan in this area is not compromised with respect to permeability and connectivity to the road network to adjoining land holdings. (Refer to condition h).
	Potential Medium Density Residential		Passive open space / drainage corridor		Property G Medium density development within Property G must be 'street based'. The east-west road dividing property G must be retained to maintain street permeability and to ensure a 'street based' medium density outcome. (Refer to condition b)
	Potential Medium Density Residential - west of Bassetts Road		Active reserve		Property K The final configuration of open space within Property K is subject to finalisation at the subdivision planning permit stage to Council satisfaction. Specific design guidelines are required for lots which interface directly with the open space. The guidelines are to address the issues regarding this interface. (Refer to condition e)
	School site		Open space / pocket park		Proposed Medium Density west of Bassetts Road along Bridge Inn Road The final layout and resolution of issues, i.e. traffic, interfaces and adjoining developments of the medium density development is subject to a separate review at subdivision stage. (Refer to condition t)
	Possible Denominational School Site		Future Residential Development		
	Neumann's Homestead		Existing Mernda Nursery		
	Local- Convenience centre as per the MSP		Bridge Inn Road interface consistent setback treatment		
	Neighbourhood town centre precinct (MSP)		Specific design guidelines for lots which interface directly with open space for Property K.		

Land Use

The land uses proposed for the precinct are:

- Residential
- Potential medium density residential component
- Neighbourhood Activity Centre
- Medical Centre / Childcare Centre

- A school – Government P1-12
- A heritage precinct – Neumann's Homestead
- Major open space / drainage corridor reserve incorporating conservation parkland
- Active recreational reserve
- Ridge top local parks, pocket parks and linear park



PRECINCT PLAN

-  Bassetts Road Development Plan Precinct
-  Land ownership property boundaries
-  Residential
-  Passive open space / drainage corridor / active reserve precinct
-  Major open space
-  Neumann's Homestead
-  P-12 School site
-  Possible Denominational School Site



ROAD LAYOUT AND ACCESS PLAN

- Bassetts Road Development Plan Precinct
- Land ownership property boundaries
- Primary arterial road
- Sub arterial road
- Collector road
- Local access street or accessways
- Bridge Inn Road - refer to notes
- Passive open space / drainage corridor / active reserve precinct
- Open space / pocket parks
- Neumann's Homestead
- P-12 School site
- Possible Denominational School Site

NOTES: as required by Council

Bassetts Road and east-west collector
The northern extension of Bassetts Road and the east west collector road are critical components of the Development Plan road network that need to be maintained. (Refer to condition 2)

Bassetts Road Sub arterial road reserve - between Bridge Inn Road and Cookes Road.
Landholdings to contribute land from each side of the road to make up the 20metre sub arterial cross section, including necessary intersection treatments. Protection of significant vegetation may require the provision of amended cross sections in specific locations. (Refer to condition j)

Bassetts Road Sub arterial road reserve - north of Cookes Road.
Landholdings may be required to contribute land from each side of the road to make up the 20metre sub arterial cross section, if there is insufficient reserve width. (Refer to condition k)

Bassetts Road
Requirement for Environmental Assessment of existing vegetation within Bassetts Road especially north of Cookes Road (Refer to condition m).
If vegetation is to be retained, a cross section of the sub arterial road must be developed to demonstrate the retention of vegetation, additional land take and impact on the Intersection of Cookes Road and Bassetts Road.

Bassetts Road and Cookes Road
Landholdings abutting existing road reserves will be responsible for their construction as part of any subdivision or development proposal, including necessary road widening and intersection splays. (Refer to condition l)

Bassetts Road and Cookes Road Intersection
An appropriate intersection treatment is to be provided at this intersection at the time of development of any land in proximity of the intersection, which places sufficient traffic volumes to warrant or trigger construction of the intersection. (Refer to condition o)

Bridge Inn Road and Bassetts Road intersection
As part of any subdivision permit application for any landholding which increases the level of traffic through the Bassetts Road / Bridge Inn Road Intersection, a traffic assessment is required by the applicant to determine if works are required. Any splays needed for the ultimate Intersection must be provided at the subdivision stage of the relevant landholdings. (Refer to conditions p & q)

Bridge Inn Road
Direct property access onto Bridge Inn Road is prohibited as part of any future development. Formal mechanisms will be dealt with at the subdivision planning permit stage.
An access management plan is required for land abutting Bridge Inn Road. The access management plan is to detail interim works required to be funded by the applicant to access the site from Bridge Inn Road, demonstrating how the access will integrate with any future works associated with duplication of Bridge Inn Road. (Refer to conditions s & t)

Cookes Road
Prior to any development occurring on land abutting Cookes Road an environmental assessment must be undertaken to determine the values contained within Cookes Road. This will be used to determine the appropriate road reserve cross section and Interface treatments. Depending on this assessment, the surrounding lot and road layout may require amendments with the adjacent/adjoining landholdings. (Refer to condition w)

Notes:

- The ultimate traffic function of Cookes Road will be subject to an environmental and traffic assessment of the surrounding road network.

Road Layout and Access

The key principles established for the design of access and road layout arrangements include:

- Provide a north south sub arterial road connection that upgrades Bassetts Road to a sub arterial road to provide a connection from Bridge Inn Road to Mitchells Run and Laurimar.
- Ensure that the location of Bassetts Road is positioned along the western side of the ridge, not the top of the ridge to provide a road alignment which will allow for visual connections from the road to the major ridgelines and reinforce the topographical context of the site.
- Provide an east west collector road midway through the site to connect Bassetts Road to collector roads within in the Cookes Road Development Plan area. The ultimate traffic function of Cookes Road will be subject to an environmental and traffic assessment of the surrounding road network.
- Provide main road intersections at the Bassetts Road and Bridge Inn Road intersection and at Painted Hills Road and Bridge Inn Road intersection.
- Provide left in, left out turns at the local access roads off Bridge Inn Road.
- Ensure that the proposed east west collector is located along the southern side of the ridge at the Bassetts Road intersection.
- Provide a collector road frontage to the northern edge of the school to reduce the impact of school traffic on Cookes Road.
- Introduce a local road network that responds to the topographical conditions of the precinct and the proposed land uses and ownership boundaries.
- Ensure that roads do not straddle property boundaries.
- Develop a local road network that provides the opportunity for a diversity of streetscape and cross sectional profiles and provide regular shaped blocks where possible to encourage a variety of density and housing types.
- Provide a road network that runs parallel and perpendicular to open space to increase access and exposure to the parkland as appropriate.
- Provide adequate road reservation widths, with associated landscaping, to recognise the role and location with the road hierarchy (also refer to lanscape section which provides indicative road widths and reservations proposed)
- Provide localised roads along the drainage reserves, active recreation reserves and local parks.
- Provide a road network that is highly permeable for both vehicles and as an extension of the shared cycle and pedestrian linkages between the various open space components.
- Align the roads to maximise views to the ridgelines, retarding basins, active reserves, local parks etc.
- Provide a shared pedestrian cycle path along the eastern linear open space, that ensures a connection from Bridge Inn Road to the school site, active reserve and drainage corridor, before continuing north towards Laurimar.
- Introduce a highly permeable and interconnected pathway system through the major open space / active reserve and the local parks. Ensure that these connect to the shared north south path.
- Design the roads to facilitate the creation of a pedestrian focused street environment.

Refer to the Road Layout and Access Plan.

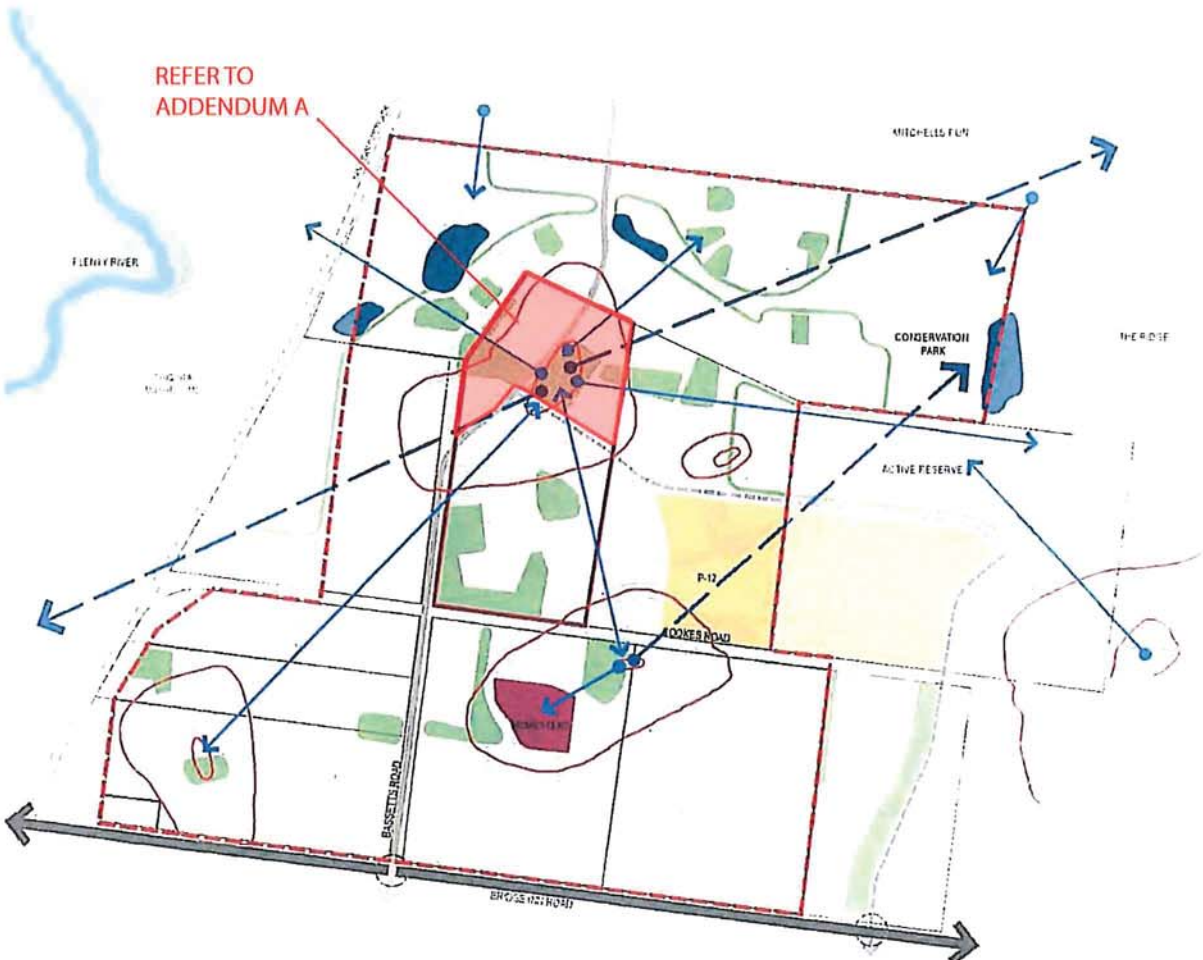
Environment & Open Space

- Allow the four major ridges within the precinct to provide the structure for the view lines and the alignment of the roads.
- Create opportunities for secondary links between schools and community, open spaces, ridgelines and heritage sites.
- Provide visual links between the open space corridors and reserves.
- Provide a high level of integration and connectivity between the major drainage corridor, the conservation reserves and the active reserve.
- Provide secondary open space networks that connect the residential precincts and provide further links to the major east west open space.
- Respond to the topographic features of the precinct and protect the ridgelines for public access and public local parks.
- Create a local open space network which provides the framework within which all residential areas will sit. This network should have direct connections to all residential neighbourhoods, as well as connections with the broader context of Mernda.
- Provide a strong east west open space link between the homestead, ridgeline park, River Redgums and the Yan Yean pipetrack.
- Protect the significant stands of remnant River Redgums by incorporating them into the overall open space strategy.
- Separate the active reserve from the drainage reserve in order to provide opportunity for development in between which improves the scale of the parkland and increases passive surveillance of the area.
- Protect the conservation areas within the Dacland Management land, and incorporate them into the broader major open space component of this precinct.
- Provide the active reserve with a collector road frontage.
- Develop a road and street system which has a strong landscape character in its own right, and is clearly integrated with other non-residential uses, particularly the character of the open space framework.

Refer to Open Space Network Plans



OPEN SPACE NETWORK - PEDESTRIAN AND CYCLE PLAN



- Bassetts Road Development Plan Precinct
- Land ownership property boundaries
- Primary arterial road
- Sub arterial road
- Collector road
- Contour lines
- Toe of slope
- Distant panoramic vista
- Local vista
- Passive open space / drainage corridor / active reserve precinct
- Open space / pocket parks
- Neumann's Homestead
- P-12 School site
- Possible Denominational School Site

OPEN SPACE NETWORK - TOPOGRAPHY & VISTAS PLAN



OPEN SPACE NETWORK - REMNANT TREES

-  Bassetts Road Development Plan Precinct
-  Land ownership property boundaries
-  Remnant vegetation
-  Drainage reserve
-  Drainage line
-  Proposed retention basin / wetland
-  Passive open space / drainage corridor
-  Active reserve
-  Open space / pocket park
-  Plains grassy woodland
-  Neumann's Homestead
-  P-12 School site
-  Possible Denominational School Site

Notes: as required by Council

All trees / vegetation must be taken into account in defining the specific alignment of the drainage reserve and during construction to ensure trees are appropriately retained. (Refer to condition y)

Detailed Environmental and Heritage/Archaeological assessments

As part of any future subdivision planning permit, landowners who have not already done so, must prepare a detailed environmental and heritage/archaeological assessment. Depending on the outcome, it may require the Development Plan road layout to be redesigned. (Refer to condition bb)

Property K

The final configuration of open space within Property K is subject to finalisation at the subdivision planning permit stage to Council satisfaction. Specific design guidelines are required for lots which interface directly with the open space. (Refer to condition x)

Cookes Road

Prior to any development occurring on land abutting Cookes Road an environmental assessment must be undertaken to determine the values contained within Cookes Road. This will be used to determine the appropriate road reserve cross section and interface treatments. Depending on this assessment, the surrounding lot and road layout may require amendments with the adjacent/ adjoining landholdings. (Refer to condition w)

Landscape

The remnant tree plan outlines the location of the trees within the precinct. The key principles for the remnant trees are:

- Protection and retention of the majority of the remnant trees within the major open space / drainage corridor, the ridge tops and local pocket parks.
- Retention of remnant trees in public open space wherever possible, recognizing the role such trees

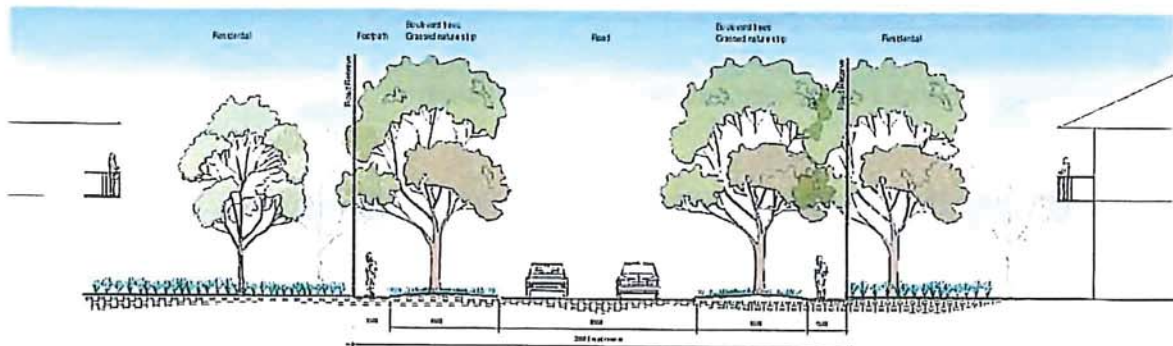
have in defining local landscape character;

- Utilise the remnant trees as a key focus for the residential component.
- Incorporate the remnant trees where applicable within the proposed road reserves, as a mechanism for retaining the remnant trees. There are existing rows of remnant trees that are located along property boundaries that can be utilised for this purpose.
- As per the MSP, retain the

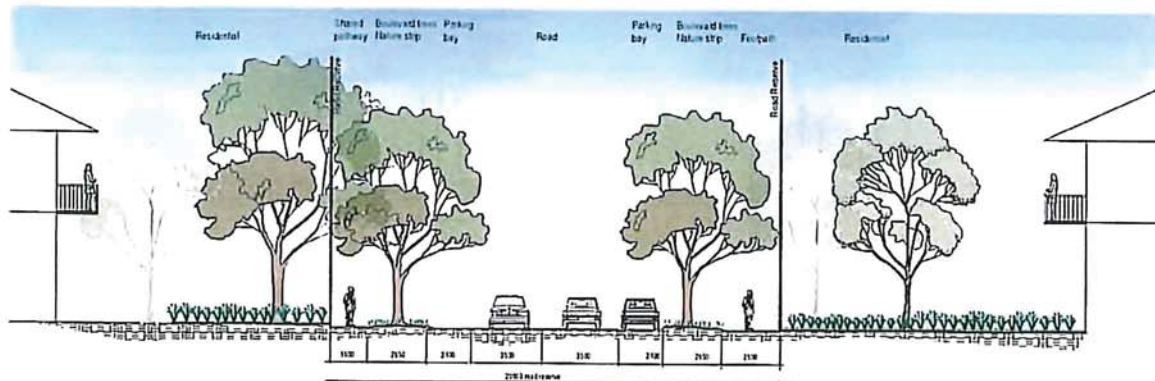
significant stands of remnant trees as conservation reserves. These reserves are situated alongside the drainage corridor that runs through the northern section of the precinct.

- Provide a comprehensive landscape solution to include landscaping along road reservations generally in accordance with the Landscape Concept Plan and Typical Road Cross-Sections

Refer Open Space Network Plans, Typical Road Cross-Sections and Landscape Concept Plan.



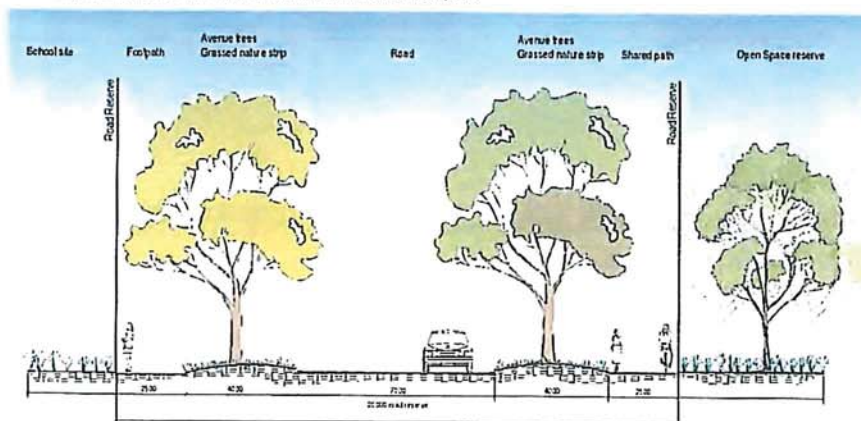
Typical Road Section - Sub arterial and collector road - 20.0m reserve



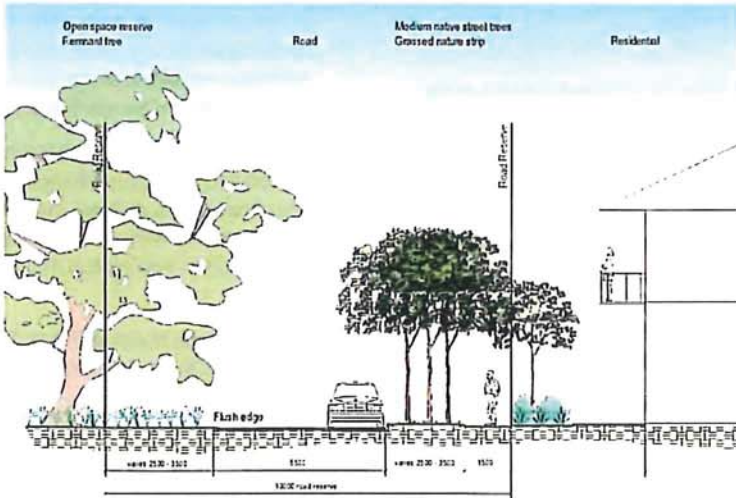
Note: This cross section may be amended to allow for the retention of significant vegetation or to account for other site characteristics

Typical Road Section - Sub arterial - Bassetts Road - 20.6m reserve

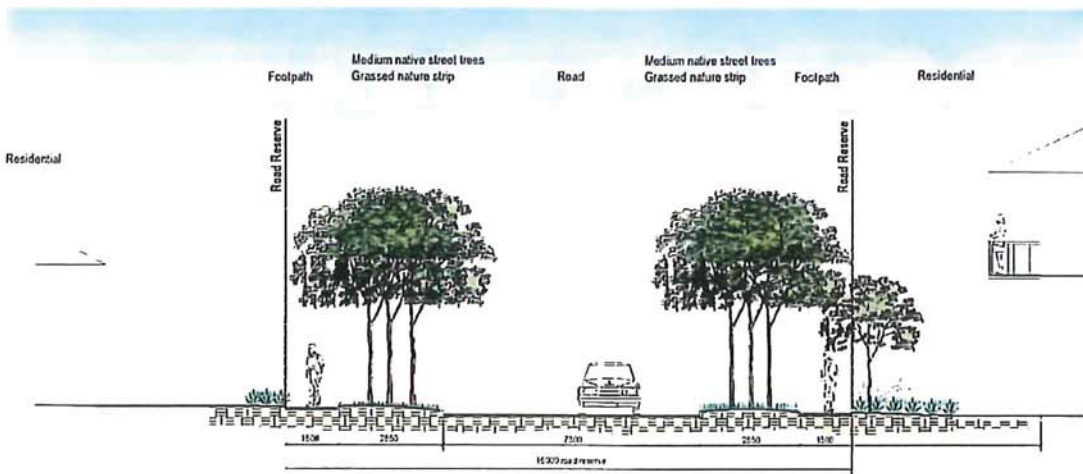
Note: Road pavement width at 3.5m as requested in clause 3.1.1 from the Public Transport - Guidelines for Land Use and development publication released by DOT.



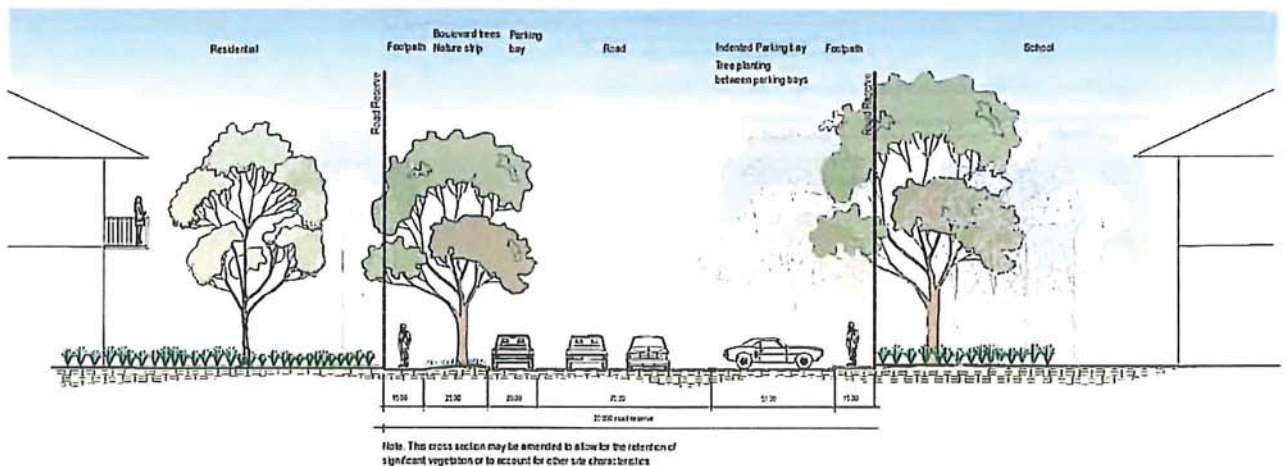
Typical Road Section - Collector Road 20.0m reserve



Typical Road Section - Local road with open space interface - 12.5 - 13.0m reserve



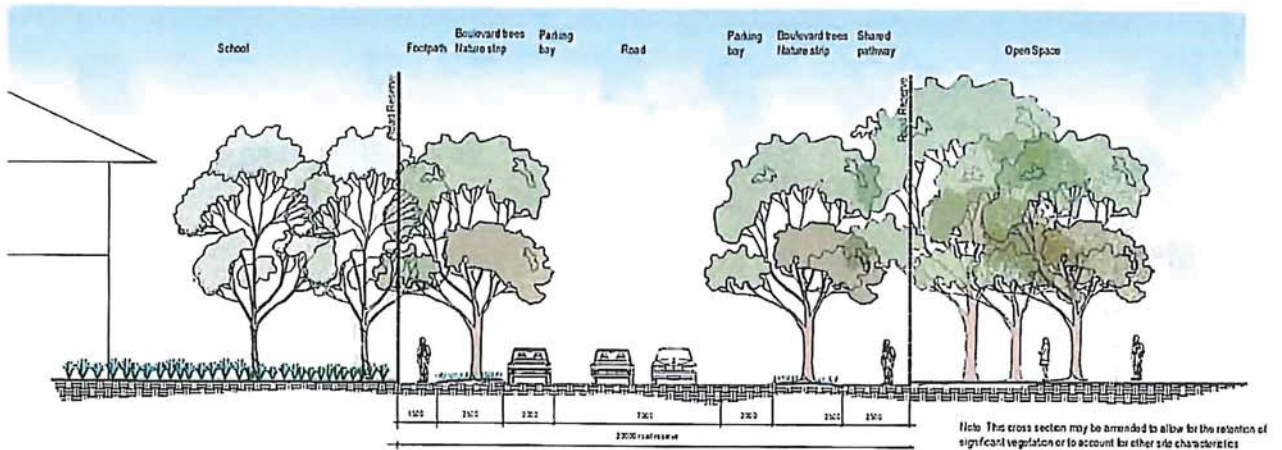
Typical Road Section - Local access road - 16.0m reserve



Note: This cross section may be amended to allow for the retention of significant vegetation or to account for other site characteristics

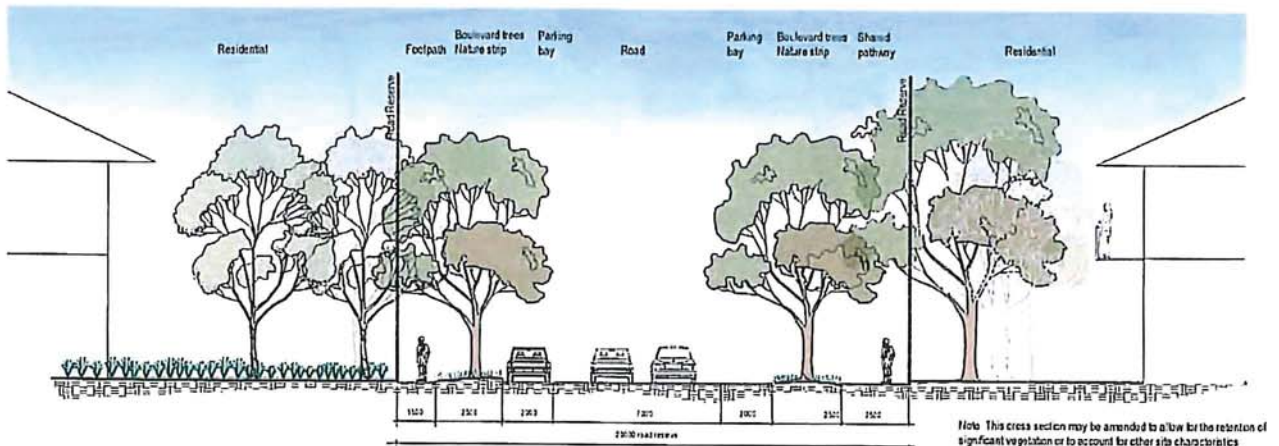
Typical Road Section - Local Access Street - western boundary of P-12 Government School - 20.0m reserve

(Refer to condition i)



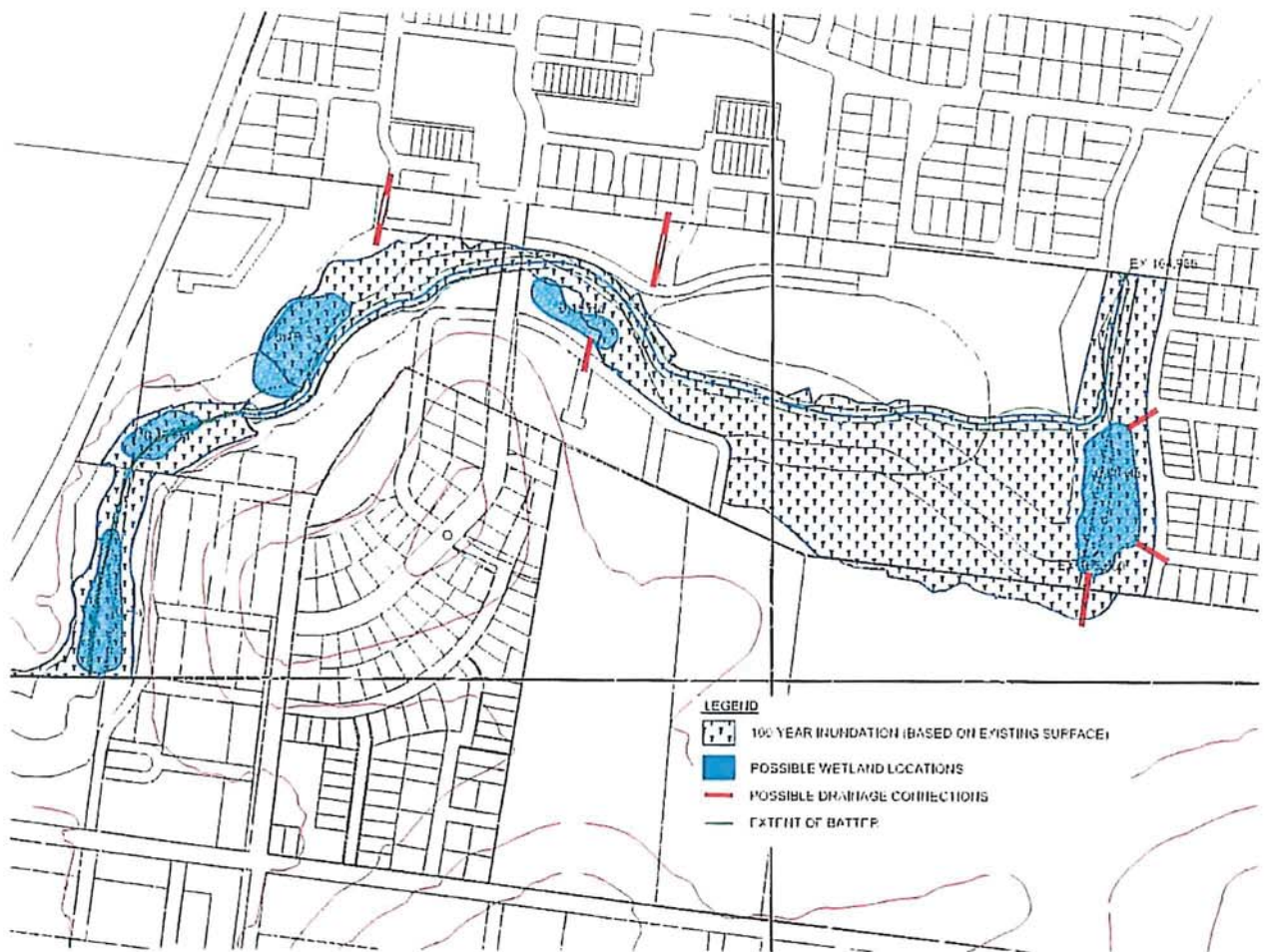
Typical Road Section - Collector Road main east west road - 20.0m reserve between Painted Hills Road and Bassetts Road

(Refer to condition v)



Typical Road Section - Collector Road main east west road - 20.0m reserve between Painted Hills Road and Bassetts Road

(Refer to condition v)



note: lot layout on adjoining land may be superseded to that shown on the plan

DRAINAGE PLAN

Infrastructure

Significant background work has been undertaken to determine the necessary servicing and drainage infrastructure requirements for the precinct, in particular negotiations with Council and Melbourne Water to determine the specific provisions for drainage and sewerage.

The principles for the establishment of necessary servicing and drainage infrastructure within the precinct include:

- Ensure provision and timing of servicing (sewerage and water) meets the specific requirements of Yarra Valley Water.
- Ensure the drainage infrastructure is designed to respond to Melbourne Water requirements for retarding and protection of flooding (1 in 100 year flood line).
- Alignment of water courses to respond to existing topography and natural occurrences. Changes should respond to environmental constraints or demonstrate appropriate improvements to urban form and public interfaces.

The above plan identifies the 'in principle' agreed requirements of Melbourne Water with respect to drainage and retardation requirements within the precinct.

8. PLANNING CONSIDERATIONS

The Development Plan vision is to create a series of integrated neighbourhoods which enjoy access to community, commercial and open space facilities, set within an attractive landscaped setting.

The set of principles established for the subject site has provided the basis for the preparation of this DP for the western half of Precinct 2A. Having regard to the land uses envisaged within the Development Plan area, the site's natural characteristics and site interfaces, it is considered that the key considerations of the proposed Development Plan include:

- Response to Planning Policy Context, including the Mernda Strategy Plan
- Design Response to the Site Analysis
- Appropriate Staging and Provision of Infrastructure

These will be discussed on the following pages.

Response to Planning Policy Context

The starting point in considering the proposed Development Plan is an assessment of its strategic basis and the extent to which it achieves the objectives of the relevant State and Local Planning Policy.

Considerable strategic work has been undertaken by Council with respect to the development of the Mernda Growth Corridor as one of Melbourne's 5 key growth corridors. In particular, through the preparation and application of Mernda Strategy Plan, Council has sought to create a strong framework for the future development as a series of a coordinated and integrated communities.

This strategic work establishes a framework for the future development of the area and also creates a detailed policy context for the assessment of new development proposals within the Mernda Growth Area.

Overall it is considered that the proposed Development Plan achieves a high level of consistency with the underlying objectives and policy guidelines contained within the Whittlesea Planning Scheme. The response of the DP with the State and Local policies is summarised on the following pages which supports the consideration undertaken by Taylors in their Development Plan Report.

A summary of the proposed Development Plan response to the relevant Planning Policy and Controls contained within the Whittlesea Planning Scheme is provided at Appendix 4

State Planning Policies

Victoria's State Planning Policy Framework (SPPF) provides the overriding principles guiding the strategic issues which must be considered when land use decisions are made. In respect to Settlement, the policy seeks to "...ensure a sufficient supply of land is available for residential, commercial, industrial, recreational, institutional and other public uses" and to "...facilitate the orderly development of urban areas".

The detail of the SPPF as it applies to Growth Areas is dealt with in Melbourne 2030 and Clause 12 of the Whittlesea Planning Scheme. Melbourne 2030 is the long term vision and strategic plan for metropolitan Melbourne and its immediate surrounds, being prepared to manage growth and change throughout Melbourne.

Melbourne 2030 is underpinned by nine (9) key policy directions which are supported by specific implementation plans. A number of these directions are relevant to the Development Plan area as part of the Mernda Growth Area, more specifically Direction 2 - Better Management of Metropolitan Growth. The Bassetts Road Development Plan achieves the policy directions of the SPPF and Melbourne 2030, especially in relation to Managing Urban Growth by:

- Facilitating the development of new residential communities within the established urban growth boundary to limits metropolitan Melbourne's outward development.
- Concentrating new urban development into a designated growth area, to preserve the green wedges, which has access to the public transport network.
- Manages the staging of development so that services can be provided in line with the rate of development.
- Protecting and integrating natural resources and areas of heritage, cultural and environmental significance within the development.

- Providing attractive and useable open space areas which are accessible to the local community.
- Locating community and commercial uses as part of new residential areas and providing appropriate vehicle and pedestrian connections to these uses.

In addition to the above we note the provisions of Clause 11 to 19 of the Whittlesea Planning Scheme provides further State policy objectives aimed at balancing competing land uses and development with appropriate provision of essential housing, infrastructure, open space, social networks and the creation of livable communities. These objectives are embodied in the Growth Area Plan (within Melbourne 2030) and the Mernda Structure Plan.

Overall it is considered that the proposal has a high level of compliance with the provisions of the SPPF.

Appendix 4 provides a summary assessment of the proposed Development Plan against the objectives contained within the SPPF.

Local Planning Policy

The Mernda Strategy Plan details the preferred land use and development framework for the whole of this growth corridor and provides specific guidance for each precinct. In addition to the policy direction set out in the MSP, Council's MSS and local policies provides further insight into Council's vision for community planning.

The Mernda Strategy Plan details the preferred land use and development framework for the whole of this growth corridor and provides specific guidance for each precinct. In addition to the policy direction set out in the MSP, Council's MSS and local policies provides further insight into Council's vision for community planning.

We note that the policy objectives contained within the Mernda Strategy Plan form the basis of the policy directions contained within the LPPF in relation to the municipality and Precinct 2A of the MSP. Further a detailed discussion of the consistency of the DP with the policy intent and requirements of the Mernda Strategy Plan, including Precinct 2A, is provided on page 61.

It is considered that the proposed Development Plan is consistent with the objectives and strategies contained within the MSS and Local Planning Policies. Contained at Appendix 4 is a summary assessment of the proposal against the LPPF.

Zone Controls

The subject land is currently zoned Residential 1 Zone (R1Z), the purpose of which is to provide for residential development at a range of densities and dwelling styles to meet the housing needs of all households. More particularly, residential development is encouraged where it enhances the valued character of the area.

It is considered that the proposed Development plan implements the objectives of the zone by facilitating the development of new residential neighborhoods which contribute to the range of housing density in the area and accommodate new growth.

Overlay Controls

Precinct 2A is subject to a number of Overlay controls for which the proposed development plan has been prepared generally in accordance.

An assessment of the Development Plans key

We note that the key overlay for which the Development Plan must respond to is Clause 43.05 – Development Plan Overlay Schedule 5. The DPO requires that a Development Plan be prepared for each major precinct within the growth corridor prior to the commencement of any development or subdivision. Clause 43.04 of the Whittlesea Planning Scheme sets out the specific requirements to be addressed in the preparation of a Development Plan.

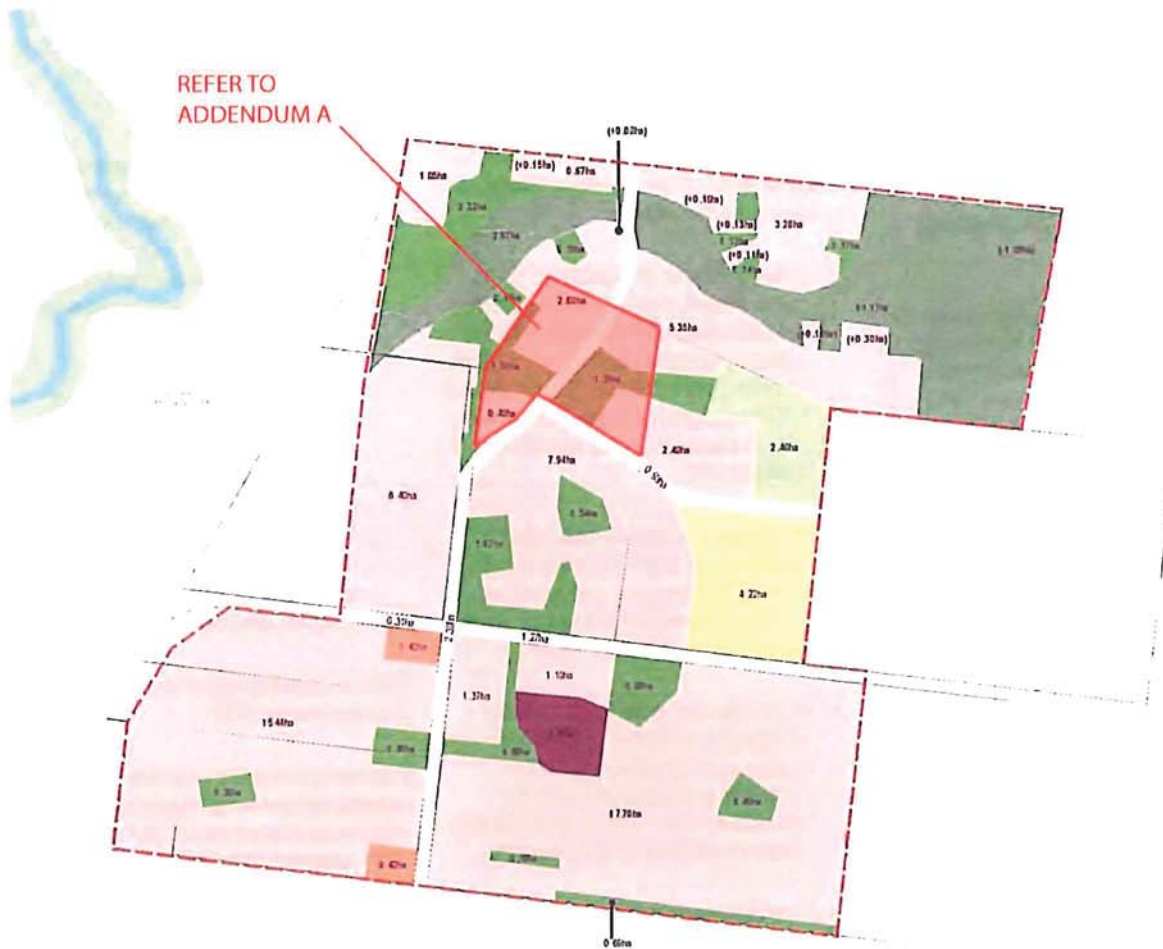
The Development Plan Overlay – Schedule 5 outlines the matters that a development plan must consider or incorporate when being lodged for consideration. An assessment of the development plan against the requirements of the Overlay provisions is summarised below:

- This DP report provides an assessment of how the proposed development plan responds to the design principles and key directions of each precinct plan. The proposed DP demonstrates high compliance with the aspirations of the MSP and Precinct 2A.
- The layout of the site has been designed to protect the significant flora and fauna and historic sites as identified within the site analysis reports prepared for the site.
- The development plan provides for the conservation of river red gums, particularly within the northern section of the site, in accordance with the findings of the aboriginalist and flora studies.
- The Neumann's Homestead is recognised as a heritage place located on site. The DP protects the value of the heritage place through its integration with surrounding land uses.

- The layout of the site will allow for a range of lot sizes and dwelling types which are well connected to the road and pedestrian network.
- Site context: analysis has identified the key views and vistas within the site. The DP has been designed to enhance these vistas and key topographical features through the location of open space areas and dwelling densities.
- The landscape plan prepared for the site has been informed by an analysis of the character of existing vegetation and provides for passive and active open space areas, the creation of tree-lined 'boulevards', a hierarchy of planting for roadways and the creation of pocket parks throughout the development.

Refer to Appendix 5 for summary table of response to DPO

In summary, the Development Plan application shows strong compliance with the requirements of the Development Plan Overlay – Schedule 5.



LAND BUDGET PLAN

Total Site Area: 104.77ha

	Residential	65.89ha		Local-Convenience centre as per the MSP and child care facility	0.84ha
	Conservation / drainage corridor	13.2ha		Road:	
	Active reserve	2.46ha		Sub-arterial	2.39ha
	Open space / pocket park	12.39ha		Collector road	0.93ha
	School	4.22ha		Local main road	1.58ha
	Neumann's Homestead	1.40ha			

Notes:

- The ultimate Development Plan layout and land budget may be subject to change following further investigations and findings of any additional background reports and as a result of negotiations between individual landowners and Council.

Mernda Strategy Plan

The Mernda Strategy Plan (MSP) is the key strategic planning policy document which guides the future development for the area. It is a requirement for any Development Plan to respond to the Key Objectives listed in the MSP. It is considered that the proposed Development Plan is consistent with the objectives and directions contained within the MSP.

As the layout closely accords the layout of the Precinct 2A Plan, it therefore follows that the Development Plan shows strong compliance with the Key Objectives of the Mernda Strategy Plan. Design concepts promoted in the MSP have been adopted in the layout and proposed road hierarchies and open space provision have been shown generally in accordance with the plan.

It is considered that Bassetts Road Development Plan achieves the policy intent and responds to key design objectives of the Mernda Strategy Plan as follows:

- The DP area is self-contained in that it has access to community and commercial activities through the provision of education facilities, recreation areas and a local centre which will fulfil convenience shopping needs.
- The DP area is interconnected through the provision of large and open space areas which also link with the road and cycle network.
- Potential medium density housing is provided within the DP area along key road frontages, close to commercial facilities and around open space areas.
- A coherent road hierarchy has been established including a sub-arterial road which forms the north-south spine through the development, supported by a network of secondary arterials and local roads. The local road network connects the residential neighbourhoods within the DP area and surrounding residential estates.
- Roads have been designed to accommodate tree planting to create tree lined boulevards.

- The DP embraces the environmental features of the land by integrating large conservation parks and open space areas amongst the residential uses.
- Designated areas for community and commercial uses have been established and are located with access to key arterial roads.

In addition to the general design objectives provided within the MSP, the DP has been prepared to respond to the land use direction provided within Precinct Plan 2A. Moreover, this DP has evolved through direction from Council and the DP responds to the Precinct 2A Plan as follows:

- The DP reconfigures the school site to integrate with the new east-west collector road along the northern boundary of the site and to align with the approved Cookes Road Precinct Development Plan to the east.
- The DP provides a conservation park in the northern section of the site (within property K) which contains remnant trees. This area will provide a passive open space corridor (east-west), including the proposed wetlands and retarding basin, to be integrated with the residential interface.
- The wetlands and retarding basin have been specifically designed in accordance with requirements of Melbourne Water and achieve the objectives of the Precinct 2A plan in providing appropriate drainage infrastructure for new land uses.
- Active open space is located adjacent to the school site and integrates with the active reserve within the Cookes Road Development Plan to the east.
- The DP nominates a north-south secondary arterial road which provides the key movement corridor through the site, consistent with the road hierarchy identified on the Precinct 2A plan.
- The DP nominates an area for the Local-Convenience Centre on the Cookes and Bassetts Road intersection with interface with public open space.

- Potential medium density housing is located along Bridge Inn Road as well with interface with pockets of open space.
- Neumann's cottage has been retained and integrated as part of the subdivision layout and design.

It is noted that this DP concept results in a different land budget outcome for the Precinct to the estimate provided within the MSP. In particular, the concept with regard to Property K has resulted in changes to the proposed retarding basin and drainage reserve (following extensive consultation with Council and Melbourne Water), changes to the passive/conservation open space area (following the environmental assessments) and relocation of the active open space area (following consultation with Council and DEET in relation to the reconfiguration of the P12 school site). As a result additional developable land has been identified on the DP for which is proposed to be developed for residential purposes.

In addition a number of other changes have also resulted within the balance of the development plan area following review of the various environmental assessments and site analysis which have resulted in the inclusion of a number of additional public open space areas and 'pocket parks'.

An estimate of the approximate land budget information for the DP is provided within the adjacent plan and table. It should be noted this information is provided as an indicative estimate only and confirmation of land budget information will be necessary to be undertaken by survey information.

It should also be noted that the DP concept and this information is the starting point only for further discussion with Council in relation to Development Contributions, which are appropriate to be dealt with at subdivision stage. Further changes to the DP and the ultimate land budget may be required as a result of negotiations between individual landowners and Council.

Refer to the Land Budget Plan and Information and table.

Overall it is considered that the proposed DP presents a high level of compliance with the MSP. Refer to summary response to the MSP provisions at Appendix 6 of this report.

Design response

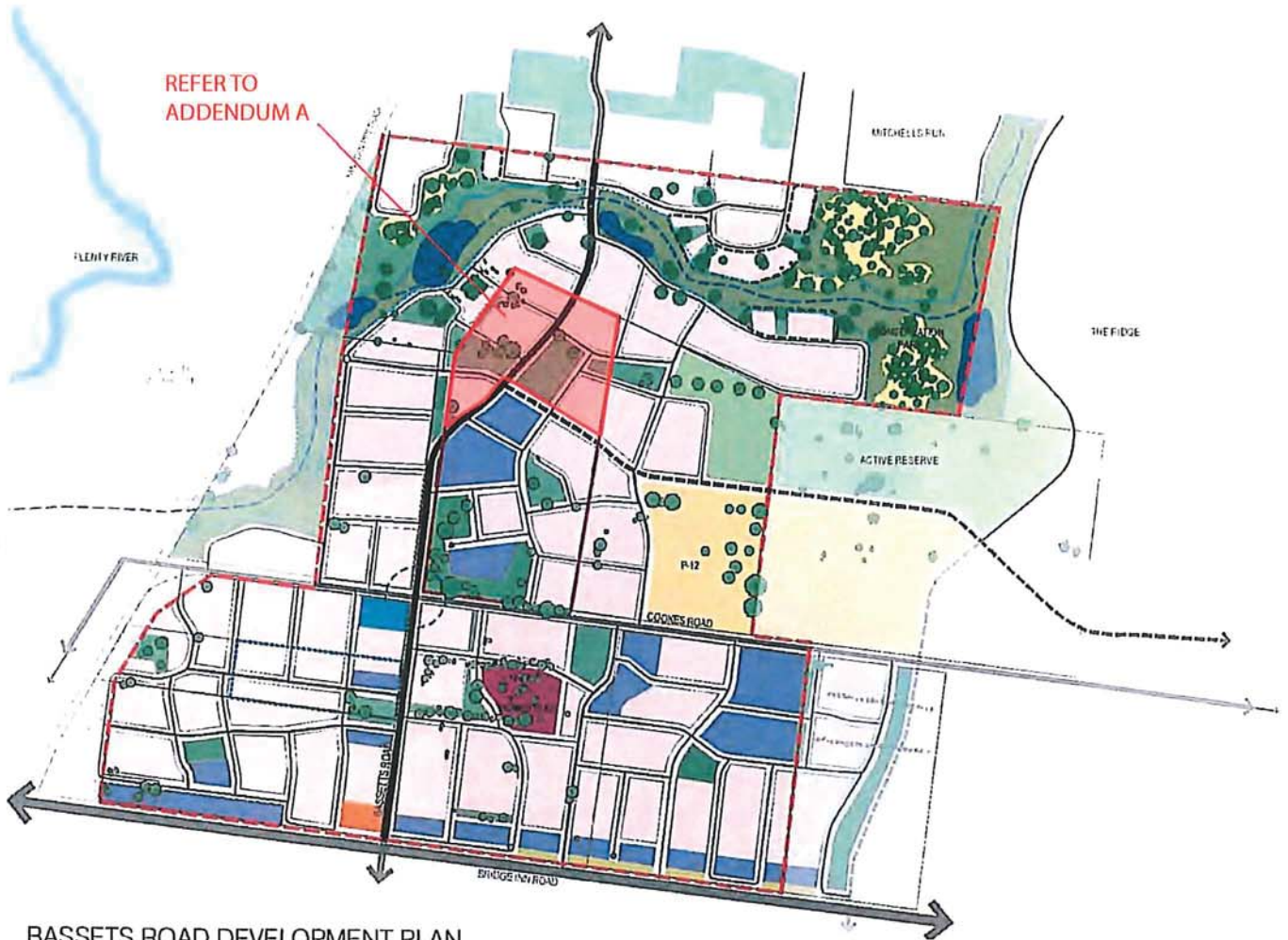
The Development Plan has been prepared in response to the underlying objectives and strategies contained within the MSP and a sound understanding of the key site context identified within the various consultant reports. The Development Plan response builds on the substantial body of work previously undertaken by Taylor's and Council officers to inform the eventual proposed layout.

Section 6 of this report provides an overview of the site analysis of the Development Plan area, as well as opportunities and constraints that the Precinct presents. In response Section 7 of this report also established a series of Development Plan Principles to be applied to the design and layout of the Precinct. The principles have been used to guide the Development Plan and future subdivision and use and development applications within the Precinct.

With these issues in mind it is considered that the proposal provides a good response to the key site opportunities and constraints identified by the site analysis and for the following reasons, including:

Land Use

- Residential land has been appropriately sited and designed to ensure that future use, development and subdivision applications can be prepared for efficient lot layout and orientation.
 - Residential land has been well designed to integrate within surrounding public open space reservations including the drainage reservation and wetlands proposed to be located on Property K – 85 Bassetts Road. The layout and design of residential land within this parcel responds well to the vegetation constraints, with the inclusion of residential 'pockets' integrated with open space where the site investigations have identified environmental constraints are limited.
 - Potential medium density housing has been appropriately sited throughout the precinct in key locations along the arterial road network and with good access to public open space, proposed schools and the neighbourhood centre.
 - The DP has been well designed to incorporate proposed educational uses (P12 School located on property J and identification of a potential future denomination school located on Property I) within the layout. The location, design and orientation of the P12 School has been designed to meet the 'in principle' requirements of the DEET and is consistent with the interface and connection with the approved Cookes Road Development Plan for the Precinct. The possible denomination school located on Property I has been well located to respond to environmental constraints and the road network (subject to future investigations).
 - Local-Convenience Centre has been located to meet the aspirations of the MSP with a focus around the key intersection of the arterial road network at Bassett's Road and Cookes Road. The land identified on the south west corner of the intersection has been nominated to locate the town centre which is considered appropriate given its relationship to Bassetts Road and environmental constraints located to the north east corner of the intersection.
 - The DP proposes a Medical Centre or Child Care Center to be located within the residential neighborhood to serve the local population (refer to Property B). The Centre is located with access from Bassetts Road which is the key north south arterial. These facilities are primarily concentrated in the southern section of the DP area where higher density residential is proposed and is consistent with Council policy to locate these uses on the arterial road network.
- ### Road Layout and Access
- The road layout and design specifically responds to the typography of the study area. Provision of a north south sub arterial road connection aligned with the existing Bassetts Road and providing connection through Property I and K to Mitchells Run (currently under construction). The location of the connection through these properties responds to the western side of the ridge and allows for visual connections from the road to the major ridgelines.
 - The DP responds to the realignment of the east-west collector road through the precinct to connect with the approved Cookes Road Development Plan to the east and to provide continuity of traffic movement throughout the precinct (subject to future investigations).
 - The local road network has been well designed to provide appropriate connections to the arterial road network and create well connected and accessible communities. In general, 'single sided' local roads are provided along the interface to open space areas to provide attractive vistas and pedestrian permeability (refer to cross section – open space interface).
 - All roads have been designed to provide appropriate reservation widths to reflect their role in the road hierarchy and incorporate public amenity, such as pedestrian paths and landscaping. (refer to cross section diagrams)
 - Roads have been appropriately sited and designed to ensure that they do not straddle property boundaries.
 - Pedestrian and cycle connections are provided alongside, and within, the dedicated open space areas to connect the residential areas within the site and to the adjoining areas, including the Cookes Road and Mitchells Run developments.



BASSETTS ROAD DEVELOPMENT PLAN

- | | | | |
|--|---|--|---|
| | Bassetts Road Development Plan Precinct | | Residential |
| | Land ownership property boundaries | | Potential Medium density Residential |
| | Primary arterial road | | Potential Medium density Residential - west of Bassetts Road |
| | Sub-arterial road | | School - Government P-12 |
| | Collector road | | Possible Denominational School Site |
| | Local access road | | Neumann's Homestead |
| | Existing remnant vegetation | | Local - Convenience centre as per the MSP |
| | Drainage reserve | | Neighbourhood town centre precinct (MSP) |
| | Proposed retention basin / wetland | | Childcare centre |
| | Passive open space / drainage corridor | | Future Residential Development |
| | Active reserve | | Specific design guidelines are required for lots which interface directly with open space for Property K. The guidelines are to address the issues regarding this interface. (Refer to condition x) |
| | Open space reserve | | Existing Nursery |
| | Plains grassy woodland | | |
| | Bridge Inn Road reserve interface | | |

Notes: as required by Council

The ultimate layout surrounding and incorporating Neumann's homestead will be dealt with at the detailed subdivision stage and will be subject to further heritage assessment of the significance of the Neumann's homestead and its interface with the wider development area. (Refer to condition aa)

As part of any future subdivision planning permit, land-owners who have not already done so, must prepare a detailed environmental and heritage/archaeological assessment. Depending on the outcome, it may require the Development Plan road layout to be redesigned. (Refer to condition bb).

The CAC location is in conjunction with the P-12. (Refer to condition z).

- The ultimate layout of the Development Plan may be subject to change as a result of further investigations and findings of any additional background reports at the detailed subdivision stage.

- The ultimate traffic function of Cooke's Road will be subject to an environmental and traffic assessment of the surrounding road network.

- The ultimate layout surrounding and incorporating the Neumann's Homestead will be subject to further heritage assessment of its significance and interface with the wider development area. To be dealt with at the detailed subdivision stage.



-  Bassetts Road Development Plan Precinct
-  Land ownership property boundaries

STAGING PLAN

Staging	
1	K Dacland Management Pty Ltd 85 Bassetts Road
2	A De Cata 685 Bridge Inn Road
	B Kearney 1 Bassetts Road
	C Regodiro 10 Cookes Road
	D Chin Tsao Wo and Ming Yate Twan 25 Bassetts Road
3	F De Meneghi 20 Bassetts Road
	G D. Rapaport 785 Bridge Inn Road
4	E Orlandodale Pty Ltd and Troydevi Pty Ltd 46 Cookes Road
5	H 55 Bassetts Road
	I Roman Catholic Church (R.C.C) 95 Cookes Road
	J Hanna 125 Cookes Road

Environment and Open Space

- The DP responds to the requirements for the provision of drainage/sewerage infrastructure and the location of remnant trees, in particular creating a conservation park in the northern section of the site to maintain the significant remnant trees clusters and provide a large area of conservation/ passive open space integrated with residential development north and south.
- 'Pocket Parks' have been provided throughout the DP area to respond to significant remnant trees throughout the site, where the most significant trees are identified, and typography (top of ridge lines) to enhance key vistas.
- Strong open space links and connections have been established throughout the site to develop a network of open space links between conservation open space areas, active open space areas and local 'Pocket Parks' identified along the local road network, containing significant remnant trees. A strong east west open space link has been established between the homestead, ridgeline park, River Redgums and the Yan Yean pipetrack.
- The location and configuration of the active open space reserve to the north of the precinct has been well designed and configured to provide connection with the P12 school configuration and integrate with the to the approved Cookes Road Development Plan. The separation of the active reserve from the drainage reserve in this location will provide opportunity for development in between, improving the scale of the parkland and increases passive surveillance of the area.
- Neumann's Homestead is to be protected as a heritage precinct.

Landscape

- The DP has been designed to protect and retain of the majority of the remnant trees within the major open space/drainage corridor, the ridge tops and local pocket parks, wherever possible. Where not located on land identified as

public open space, remnant trees have been retained to be sensitively incorporated into the residential land to define local landscape character;

- The road network which has been designed to provide a strong landscape character clearly integrated with other non-residential uses. (refer to Landscape Concept Plan)
- Providing street planting consistent with the established road hierarchy. Planting along Bassetts Road will create a landscaped boulevard and reinforce this road as the key north south axis. (refer to Landscape Concept Plan)
- Native vegetation is proposed to be incorporated within the precinct to recognise the predominance of River Red Gums and provide a consistent indigenous theme.

Infrastructure

- The design and layout of a drainage corridor reserve, incorporating retarding ponds, flood paths (1 to 100 year flood), sewerage connections and conservation parkland on Property K has been specifically designed to meet the requirements of Melbourne Water in order to service the wider area. The drainage reservation connects with the approved (and constructed) alignment to Mitchells Run to the north and the Yan Yean pipe line to the south west.
- The design and layout of the DP will support the servicing requirements of other infrastructure providers for the precinct.

Overall it is considered that the proposed Development Plan for Precinct 2A – Bassetts Road provides a good response to urban context analysis, background reports and Development Plan Principles established for the precinct.

Staging and Infrastructure

The development plan has been prepared to ensure that individual sites can develop at appropriate stages without relying on other properties to deliver servicing infrastructure or roads

to their boundaries. The engineering services report notes that temporary solutions may be available with regard to water and sewerage treatment should the area be developed out of sequence, although the report also notes that all services should be provided to the study area by the middle of 2007.

The engineering services report notes that some services, such as stormwater treatment and sewerage provision will access the study area from the north, via Mitchell's Run and property K (85 Bassetts Road) and other services are readily available accessed from south of the study area. It is anticipated that the requirements for the delivery of drainage infrastructure and connection with Mitchell's Run to the north will result in the need for infrastructure works to be undertaken on the site as a priority.

With regard to the residential development and education facilities, it is considered that the most appropriate staging sequence for the study area is difficult to determine. Given the provision of drainage infrastructure and the logical connection of the study area to Mitchell's Run to the north, which is under construction, a staging sequence starting from the north may be appropriate. At the same time the south of the study area may also be development in conjunction with delivery other infrastructure envisaged. It is therefore recommended that the following staging sequence be adopted:

Stage 1	Property K
Stage 2	Properties A, B, C, D
Stage 3	Property F, G
Stage 4	Property E
Stage 5	Properties H, I, J

The study area consists of 11 separate properties and each owner/developer will have their own timeframes in mind for the development of their land. It is therefore possible for the residential transformation of the area to proceed in different stages to that proposed.

PLEASE REFER

CONSULTANT REPORTS FOLDER

TO BE FORWARDED

AT A LATER DATE

ARCHAEOLOGY AND HERITAGE ASSESSMENT
PRACTICAL ARCHAEOLOGY SERVICES, MARCH 2006

FLORA AND FAUNA ASSESSMENT
ABZECO FEBRUARY 2006

ARBORICULTURAL ASSESSMENT REPORT,
ROBERT GALBRAITH AND ASSOCIATES, 1 MAY 2006

TRAFFIC ENGINEERING ASSESSMENT
THE TRAFFIX GROUP, DECEMBER 2006.

ENGINEERING SERVICES REPORT
COOMES CONSULTING GROUP, DATED JANUARY 2007.

AN ARCHAEOLOGICAL INVESTIGATION, 85 BASSETTS ROAD, DOREEN
TERRACULTURE PTY LTD, JULY 2007

FLORA AND FAUNA ASSESSMENT, 85 BASSETTS ROAD, DOREEN,
BRETT LANE AND ASSOCIATES PTY LTD, JULY 2007

ARBORICULTURAL ASSESSMENT REPORT, 85 BASSETTS ROAD, DOREEN,
TREELOGIC, JULY 2007

UPDATED FLORA AND FAUNA ASSESSMENT
ABZECO, SEPTEMBER 2007 - TO BE FORWARDED AT A LATER DATE

PLAN OF EXISTING INDIGENOUS REDGUMS
KEARNEY & TYRELL SURVEYORS, NOVEMBER 2007

ARBORICULTURAL ASSESSMENT, 685 BRIDGE INN ROAD DOREEN,
R & T TREE SERVICES, AUGUST 2007 - TO BE FORWARDED AT A LATER DATE

Addendum A – Revision C Bassetts Road Development Plan

September 2017



DEVELOPMENT PLAN



KEY

- Residential
- Place of Worship
- Public Open Space
- Connector Road
- Access Road
- Shared Path
- Existing Trees
- X Trees to be removed
- Tree Protection Zones
- Site Boundary
- Church Location
- Church Orientation
- Carpark Location
- Carpark Access
- Landscaping
- Open Space Interface
- Roundabout
- * Potential Presbytery

NOTE:

1. Trees identified for removal will be reviewed at time of detailed planning permit application process.

1 PLANNING POLICY

1.1 Site Context

This addendum relates specifically to land comprised within the Bassetts Road Development Plan, currently known as 85A Bassetts Road and 150A Eminence Boulevard, Doreen. The site is centred upon the intersection between the two aforementioned roads. Refer to the Development Plan provided on the previous page.

1.2 Purpose

The purpose of this Addendum is to provide greater policy direction for the design and composition of the subject site, with regard to the future residential, open space and place of worship land uses proposed on the land, and in relation to the wider Development Plan area.

The outcomes of this Addendum provides a more appropriate land use and development outcome for the site, while continuing to implement the overarching policy direction and urban design principles which comprise the Bassetts Road Development Plan.

Key changes to the Development Plan include the relocation of identified open space areas (note the overall area of public open space has not been reduced as part of these changes) and the identification of land designated for a Place of Worship north of Eminence Boulevard, comprising the high point of the ridgeline. All other land is identified for residential purposes.

1.3 Planning Policy and Guidelines

The following planning policy is applicable to the land comprised as part of Addendum A. It is noted that, in addition to the applicable policies being nominated below, the future land use and development of the subject site should be generally in accordance with the policies and guidelines specified within the Bassetts Road Development Plan.

1.3.1 Land Use

- Provide a Place of Worship land use and development located north-east of the intersection between Bassetts Road and Eminence Boulevard. The site is an identified high point in the local area which establishes key visual connections and reinforces the topographical context of the local area.
- Provide conventional density residential land use and development within land identified for residential purposes which is in keeping with the existing and preferred neighbourhood character.
- Opportunity for medium density residential land use and development is encouraged in the detached residential area within the south-west corner of the Development Plan area.

1.3.2 Road Layout and Access

- Ensure that highly permeable pedestrian connections are provided within the linear public open space network and to the surrounding road network, as identified within the Development Plan.
- Further development of the site must provide appropriate connections to the existing road network, prioritising the safety of all road users, including pedestrians.
- Ensure land use and development complements the pedestrian focused street environment being delivered throughout the local area.
- Ensure vehicular access is provided to the future Place of Worship site from Eminence Boulevard to the south. No vehicular access is to be provided to the site from Bassetts Road in the west or Rhonda Avenue in the east (emergency access to be provided).
- Provide an appropriate termination of Rhonda Avenue, comprising a turning area designed as per the Victorian Planning Authority guidelines catering for 12.5m trucks (subject to detailed design).

- The northern shared path crossing must be relocated and not obstruct the existing bus stop on Bassetts Road. The relocated crossing will be required to retro fit the existing kerb standard and related infrastructure within Bassetts Road.
- If the northern shared path crossing cannot be delivered, then the use of the existing pram crossing at Eminence Boulevard is permissible. This will require the widening of the footpath on the eastern side of Bassetts Road by 1 metre from 1.5m to 2.5m and the removal and replacement of 3 existing street trees.
- Before the subdivision and development of any land, a traffic assessment must be undertaken with respect to the access to the proposed residential parcel of land at the south west portion of 85A Bassetts Road, with particular regard to constraints from existing infrastructure, including the provision of appropriate offsets from the school crossing roundabout, minimising impacts upon existing indented parking, sight lines with respect to the existing typography. The access must also consider the EDCM and Council's Standard Drawings.

1.3.3 Environment and Open Space

- Ensure the high point of the ridgeline is developed sensitively to enhance key view lines and provide a point of interest at this highly visible location.
- Provide a high level of integration and connection to the urban area through linear public open space.
- Provide functional public open space which provides passive recreation opportunities to local residents.
- Protect the significant stands of remnant River Redgums by incorporating them into the overall open space strategy.
- Allow the removal of trees identified for this purpose in accordance with the Development Plan.
- An arborist report will be required to be lodged concurrently with a future planning permit application if development encroaches within the identified TPZ.
- Any development of 85A Bassetts Road must provide activated frontage to any adjoining public open space or where possible use transparent fencing treatments.

1.3.4 Landscape

- Develop a road and street system which has a strong landscape character and is clearly integrated within identified non-residential uses, particularly the public open space network.
- Protection and retention of the majority of the remnant trees within the major open space, ridge tops and local parks, particularly within areas of public open space.
- Utilise remnant trees as a key focus for the residential component and to establish a landscaped urban area which complements the preferred neighbourhood character.
- Before any permit is granted for the subdivision and development of the land at 85A Bassetts Road and 150A Eminence Boulevard, an arborist report must be submitted to the satisfaction of the Responsible Authority. This should include a plan that identifies and numbers each tree at 85A and 150A Eminence Boulevard.
- Any tree nominated for retention must be wholly accommodated within the Tree Protection Zone's to Council Standard and Tree Protection Zone's must not encroach on any lot or road reserve boundary.

1.3.5 Interface

- Utilise the position of the future Place of Worship building, at the highpoint in the area, to provide appropriate connection to its interface with public open space to the west and the future school site to the south.

- Ensure future residential land use and development located directly abutting public open space provides an appropriate interface with public areas and provides opportunity for passive surveillance of these areas.
- Provide appropriate landscape treatment within the eastern boundary of the future Place of Worship site, at the interface with existing residential development, to mitigate amenity impacts from the contrasting land uses.

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