

**YAN YEAN ROAD  
DOREEN, Lots 1-6, 10-12 & 17-19  
on LP 3700**



*Bosco Jonson  
Pty Ltd*

# **GARDEN ROAD DEVELOPMENT PLAN**



Prepared by Bosco Jonson Pty Ltd,  
71 Palmerston Crescent, South Melb  
for Wilbow Corporation Pty Ltd.  
1 July 2005. Our Ref: 4181 000



## **Garden Road Development Plan- (Amended)**

The Amendment to the Development Plan was approved by the City of Whittlesea on 15 August 2006, and amended on 22 June 2010, 17 April 2012 and 31 August 2017 in accordance with Clause 43.04 Schedule 5 of the Whittlesea Planning Scheme.

**31/08/2017**

*[Signature]*  
.....  
Signature of the Responsible Authority

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Attachments: Enviroplan Vegetation Report  
Typical road cross sections, (extracts from Mernda Strategy Plan)

PLANS

- 1 MERNDA STRATEGY PLAN
- 2 LOCAL CONTEXT PLAN (Precinct 2B)
- 3 SITE ANALYSIS PLAN
- 4 DESIGN CONCEPT PLAN (Refer note below)

Note

The Design Concept Plan (Plan 4) should be read in conjunction with section 12 of this document which details a response to matters raised at the 19 April 2005 Council Meeting.

## 1. INTRODUCTION

This Development Plan application has been prepared on behalf of Wilbow Corporation Pty Ltd for the purpose of seeking planning approval for a residential subdivision. The subject land is zoned for residential use, however before consideration of a planning permit application can commence, a Development Plan is required to be approved. The purpose of this plan is to provide the basis for the determination of an application for permit for the subdivision of the land.

The Development Plan area has a coverage of approx 25 ha (the subject land), of which 6.1 ha is land owned by Wilbow Corporation.

The role of the development plan is to provide the master plan for the ongoing development of land, against which the issue of planning permits (or permit) for subdivision are considered.

To this end, the Whittlesea Planning Scheme requires that the Development Plan includes sufficient information to demonstrate that subdivision of the land may proceed in an integrated manner with existing and future development

The City of Whittlesea has recently granted approval of a Development Plan to develop approx 15 ha of land owned by Wilbow Corporation located immediately south of the subject land, on the northwest corner of the intersection of Yan Yean Road and Orchard Road. This estate is now known as "Vaucluse". A planning permit for subdivision has also been issued for this project.

In the preparation of this Development Plan a site analysis has been provided, and has identified key site features and attributes. The urban design principles, as expressed in the Mernda Strategy Plan, have been fully considered in establishing the detailed urban form for the subdivision and development of this land.

## 2. THE SUBJECT LAND

The land defined in this Development Plan comprises 12 lots on LP 3700 as follows: Lots 1-6, Lots 10-12 & Lots 17-19.

The subject land is located in Doreen and is bounded by Garden Road to the west, Yan Yean Road to the east, and Bridge Inn Road to the north. Total Development Plan area is approximately 25 ha.

Current ownership by Wilbow Corp within this area comprises three separate titles which together occupy an area of approx 6.1 ha. The Certificates of Titles which make up the current ownership are described as:

Volume 0283 Folio 695 – (lot 18)  
Volume 8475 Folio 392 – (lot 11)  
Volume 0262 Folio 544 – (lot 19)

## 3. SITE CONTEXT AND ANALYSIS

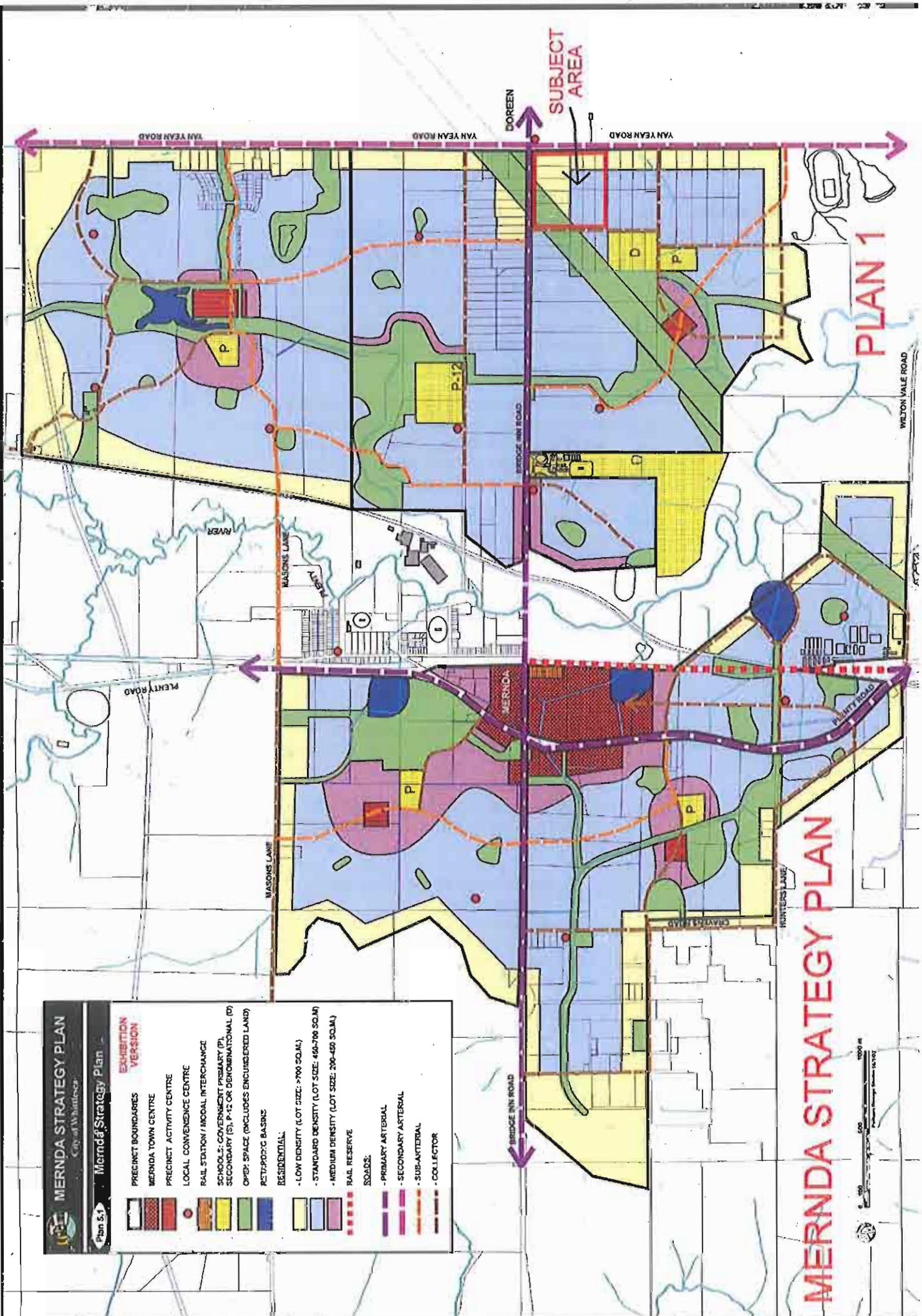
The subject land is located within the area defined by the Mernda Strategy Plan. (Refer Plan 1)

More particularly the land is within the area which is identified as Precinct 2B within the strategy, and is in the south eastern portion of the Mernda growth area.

This development plan has been prepared with reference to the overall planning framework which comprises:

- the principles of the Plenty Valley Strategic Plan;
- the principles of the Mernda Strategy Plan (subject to Ministerial approval)
- the provisions of the Whittlesea Planning Scheme

	PRECINCT BOUNDARIES
	MERENDA TOWN CENTRE
	PRECINCT ACTIVITY CENTRE
	LOCAL CONVENIENCE CENTRE
	RAIL STATION / MODAL INTERCHANGE
	SCHOOLS: GOVERNMENT PRIMARY (P), SECONDARY (S), P-12 OR DENOMINATIONAL (D)
	OP-PI SPACE (INCLUDES ENCUMBERED LAND)
	RECREATION BASIN
	RESIDENTIAL:
	- LOW DENSITY (LOT SIZE: >700 SQ.M.)
	- STANDARD DENSITY (LOT SIZE: 400-700 SQ.M.)
	- MEDIUM DENSITY (LOT SIZE: 300-400 SQ.M.)
	RAIL RESERVE
	ROADS:
	- PRIMARY ARTERIAL
	- SECONDARY ARTERIAL
	- SUB-ARTERIAL
	- COLLECTOR



**MERENDA STRATEGY PLAN**



City of Whitehorse  
Planning Department  
October 2010

**PLAN 1**

### 3.1 Site Context

#### Regional Context

The land is located on the eastern side of the Mernda Strategy Plan area. It is approximately 25km from the Melbourne CBD and is accessed by Plenty Road & Yan Yean Road. Plenty Road has a direct connection to the metropolitan ring road.

The site has ready access to large commercial centres at Epping Plaza (13km to the south west) and Mill Park Plaza (9km to the south).

The area also has good access to the Whittlesea Municipal Centre, to Latrobe University and to RMIT campuses at Bundoora to the south. The site also has close proximity to the Hume Freeway and the associated employment regions of Epping & Craigieburn.

#### Local Context

The land is located on the south-west corner of Bridge Inn Road and Yan Yean Road, Doreen. It is located approximately 3km east of the proposed Mernda town centre.

Proximate to the site on the corner of Yan Yean Road and Doctor's Gully Road is the Doreen General Store and the Doreen Recreational Reserve.

Approximately 3km to the north is the newly established Laurimar Park housing development, 2km to the south is Yarrambat Park and Golf Course.

The Plenty Valley Christian School is located approximately 1km south of the subject land on the east side of Yan Yean Road.

**Refer local context Plan 2 (Precinct 2B)**

EXHIBITION VERSION	
	PRECINCT BOUNDARY
	PRECINCT ACTIVITY CENTRE
	LOCAL CONVENIENCE CENTRE
	SCHOOLS: GOVERNMENT PRIMARY (P) DENOMINATIONAL (D)
	RESIDENTIAL:
	- LOW DENSITY (LOT SIZE: >700 SQ.M)
	- STANDARD DENSITY (LOT SIZE: 450-700 SQ.M)
	- MEDIUM DENSITY (LOT SIZE: 200-450 SQ.M)
	PRIMARY BUS ROUTE
ROADS	
	- PRIMARY ARTERIAL
	- SECONDARY ARTERIAL
	- SUB-ARTERIAL
	- COLLECTOR
BICYCLE / PEDESTRIAN TRAILS:	
	- OFF-ROAD
	- WITHIN ROAD RESERVATION (FOOTPATH WIDENED TO 2.0M MINIMUM)
	VISUALLY SENSITIVE DESIGN AREA
	ENVIRONMENTALLY SENSITIVE DESIGN AREA
OPEN SPACE:	
	- PASSIVE / CONSERVATION BUSH-LAND
	- ACTIVE RECREATION
	- DRAINAGE RESERVE
	- TRANSMISSION LINE EASEMENT

Link to Plenty George Parklands

**Note:**  
The land-use and design concepts provided on this plan should be read in conjunction with the key objectives and strategic responses detailed in the Merida Strategy Plan document. Refinement of Precinct Plans may occur in the preparation of detailed development plans.



Medium density residential development with frontage to park. Refer to Figure 5.5 for design requirements.

Windbreak plantations can potentially be incorporated into a local road reservation.

Linear open space link into precincts 2A and 1 provides access for walkers and cyclists.

Heritage place (brick dairy and boundary rider cottage) should be considered for preservation within future subdivision design.

Potential for windbreak plantation to be incorporated into local road reservation.

Low density residential to achieve gradual transition from rural to urban at the edge of the development area. Treatment to be mirrored on the north side of Bridge Inn Road.



Development and design themes around Doreen General Store and Community Hall should be in keeping with the site's rural character.

Low density residential interface with rural land on the eastern side of Van Yearn Road. Lots to be accessed internally with buffer planting along Van Yearn Road. Refer to Figure 5.4.

Active recreation area to contain two soccer fields and associated facilities.

Visually sensitive sites require protection through the control of building height and mass. Building colours and materials should reflect local conditions. Refer to Figure 5.7.

Key conservation area contains significant species. To be protected within road reservation or through sensitive residential design.

Area requiring responsive residential design to preserve Red Gums. Refer to Figure 5.70 for possible design treatments.

Low density residential buffer along park boundary. Where possible, residential frontage with boulevard roads should be achieved. Refer to Figure 5.5.

Precinct activity centre comprising retail, business/commercial and community land uses integrated with school sites and open space and supported by medium density housing.

Low density residential interface with frontage to Yarrambart Park.



### 3.2 Site Analysis (Refer – Site Analysis - Plan 3)

#### Location

The subject land is located on Bridge Inn Road and is partly encumbered by the existing Electricity Transmission Easement running diagonally through the north-west corner.

On the western boundary of the site, Garden Road (currently unconstructed) has been identified in the Mernda Strategy Plan as a future primary bus route, providing a link from Bridge Inn Road to the activity centre proposed within precinct 2B.

Yan Yean Road forms the eastern boundary of the subject land, and is envisioned as a future secondary arterial within the Mernda Strategy Plan.

The context of the land in relation to the development proposed in Precinct 2B is shown in the plan attached. (Plan 2)

#### Topography

On the eastern side of the subject land, the terrain mostly falls to the west at approx 1 in 20. The remaining portions of the site are generally flat.

#### Vegetation

The land contains exotic pasture grass species and has been used for a considerable period of time for stock grazing purposes and various agricultural use. There are various stands of cypress pine trees located partially along the ownership boundaries, together with other non-indigenous trees scattered near the existing dwellings. Investigative work regarding this site was recently completed by Enviroplan, a copy of the report is appended to this document.

**The investigation concluded that there was no indigenous vegetation required for retention within the subject area.**

The Vegetation Protection Overlay that applies to the subject land specifies in the schedule to the overlay (VPO1) that no permit is required to remove vegetation which is not native vegetation.



**PLAN 3  
YAN YEAN ROAD, DOREEN  
SITE ANALYSIS PLAN**

June 2004  
4181 000  
418100DB  
SCALE 1:2500 @A3



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### Site Improvements

There are five existing dwellings within the Development Plan area, and these are proposed for retention within individual allotments as part of future subdivision of the subject land.

Please refer to the Site Analysis Plan for the location of these dwellings.

### Access

Vehicular access provision to the land is currently available from Bridge Inn Road, Yan Yean Road and Garden Road.

Bridge Inn Road and Yan Yean Road have sealed road pavements, each providing single lane undivided carriageways. Garden Road is unmade however an existing track provides a connection with Bridge Inn Road to the subject land. As shown in the Precinct 2B plan, Garden Road is envisaged to be developed as a primary bus route and collector road connection between the future Precinct 2B activity centre and Bridge Inn Road.

It is also to be noted that the Wilbow Project "Vaucluse" which abuts the southern boundary of the subject land, will provide a north-south connection midway along the southern boundary of the Development Plan. This connection is intended to facilitate localised traffic only.

### Views

Significant views from the site are generally limited to the eastern area of the land. The predominant views are to the north and to the west.

SITE PHOTOS



Yan Yean Road  
looking south from the site frontage



Southern boundary of  
site from Yan Yean Road



Looking towards site from Bridge Inn Road  
and Garden Road corner



Garden Road looking  
south from Bridge Inn Rd

## 4 DEVELOPMENT PLAN

### 4.1 Urban Design Vision

The proposed Development Plan has been prepared in order to reflect the objectives of the Mernda Strategy Plan, and to incorporate design principles that respond to site specific characteristics.

The vision and design for this proposed development therefore has been influenced significantly by these parameters, in particular the retention of the existing dwellings to achieve a low density interface along the Yan Yean Rd boundary.

The Development Plan also seeks to provide a design that ensures an outcome that is appropriate given the context of the site within the Mernda Precinct 2B plan, and the key features within the immediate vicinity such as the proposed schools, public open space, and the future Precinct 2B Activity Centre.

The following design principles detail the basis for the form of the proposed layout, and the approach taken in order to achieve a development that is both compatible with the site attributes as well as the future pattern of urbanization of the Mernda region.

- To provide a design that responds to the topography of the site, and to enable independent development of each landholding.
- To provide a street network that facilitates ease of connectivity for both traffic and pedestrian movement, while providing integration with future abutting development.
- To offer a range of lot sizes to suit the current market demands while giving consideration to the site context within the future Mernda Strategy Plan objectives.



YAN YEAN ROAD / BRIDGE INN ROAD INTERSECTION TREATMENT IS SUBJECT TO THE DESIGN REQUIREMENTS OF VIC ROADS

In accordance with SP Ausnet's requirements the local road shown running parallel to the electricity easement must be located wholly outside the easement. The impact on the subdivision layout of this requirement on the affected landholdings will be addressed at the detailed subdivision planning permit stage.

ELECTRICITY TRANSMISSION EASEMENT

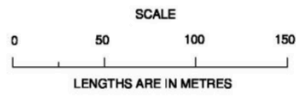
ENTRY POINT FROM YAN YEAN ROAD

ROAD WIDENING SUBJECT TO VICROADS & COUNCIL REQUIREMENTS

NATIVE VEGETATION TO BE REMOVED SUBJECT TO COUNCIL APPROVAL

ALLOTMENTS ABUTTING YAN YEAN ROAD TO BE ACCESSED BY VEHICLE CONNECTIONS TO THE INTERNAL STREET NETWORK ONLY

- Medium Density**  
225-325m<sup>2</sup>
- Transition Density**  
325-500m<sup>2</sup>
- Potential Non Residential**  
(Non residential uses permissible in the Residential 1 zone may be considered subject to the satisfaction of the Responsible Authority)
- Open Space**
- Low Density Residential**
- Existing Residential**
- Existing Electrical Facility**



- TREES TO BE REMOVED
- TREES TO BE RETAINED
- COLLECTOR ROAD (20m wide reserve)

MCo. TOWN PLANNING

Plan Date: 03/07/2017  
Version: 6\*  
Scale: 1:2500  
Sheet Size: A3

# GARDEN ROAD DEVELOPMENT PLAN

\*Please note: This Development Plan originally prepared by Bosco Janson Pty Ltd. 2017 minor amendment (Version 6) prepared by M-Co. Town Planning following consultation with City of Whittlesea.

## 4.2 Design Objectives

### Site responsive design

The design layout seeks to avoid insensitive subdivision form and gives recognition to the need to provide good connectivity at each boundary interface. The design is also structured to cater for individual land ownerships and retention of dwellings if required.

The layout provides for excellent pedestrian and vehicle movement, while also ensuring allotment orientation that facilitates opportunities for good solar accessibility.

### Street Network

The proposed street layout creates a permeable and legible network that enables several points of access between land holdings and the existing road system.

The major point of access being the connection to Garden Road on the western boundary to facilitate access to Bridge Inn Road and for movement between the subject site and the future activity centre.

Future residential interface along the proposed parkland within the electricity easement has been allocated, with linkages to the northern area of the Development Plan. A local connection to the south to link with the future Wilbow "Vaucluse" estate is also provided.

Allotments abutting Yan Yean Road will only be accessible from the internal road system, and any existing vehicle access will be removed. Roads shown abutting Yan Yean Road are currently intended for internal network connection only, however upon approval from Council and Vic Roads, the traffic function may possibly change to that of externally accessed service road.

Proposed road widths are detailed in the attachment at the rear of this document and have been obtained from Figure 5.8 of the Mernda Strategy Plan.

#### Diversity of lot sizes

The proposed Development Plan incorporates a mix of lot sizes to allow a diversity of household types and sizes.

While it is acknowledged that lot sizes should reflect the desires of the MSP, it is also pointed out that Key Direction No1 of the Melbourne 2030 strategy, and recommendations by a recent Panel Report advising on the MSP have indicated that an overall density of dwellings should be targeted towards 15 lots/ha.

The proposed Development Plan shows a gross density of approx 11 lots/ha with the objective of providing lot sizes that are appropriate to the current market demands for housing in the region at this point in time. This density figure also takes into account the large lots abutting Yan Yean Road and those required for the retention of existing dwellings.

#### Public Open Space

The proposed Development Plan allocates public open space in accordance with the Mernda Strategy Plan (Precinct 2B), in particular the parkland located over the electricity transmission easement.

Additional public open space has been shown in the north-east corner to allow for a large tree to be retained as required under section 5.3 of the Mernda Strategy Plan and also in accordance with the council's *Red Gum Protection Policy (1997)*.



### Housing Design Guidelines

Wilbow Corporation is the developer of land contained within this Development Plan, and is an experienced developer of the highest integrity. It is Wilbow's intention to create a neighbourhood providing a high standard of housing design with recognition given to interest, variety and compatibility within the streetscape.

Wilbow is currently producing building design guidelines for development proposed within this area. A copy of these guidelines will be provided with the planning permit application documentation.

It is intended that all new dwellings will satisfy the requirements of the guidelines, however it should be noted that this requirement only applies to land within the Development Plan that is under the ownership of Wilbow Corporation.

## 5 MERNDA STRATEGY PLAN

The Plenty Valley Strategy Plan was approved by the State Government in 1989/90. This strategy sought to resolve long standing issues associated with the urban fringe development in the Plenty Valley. Those issues included the coordination of infrastructure provision, the definition of urban growth boundaries, environmental and cultural preservation, local economic development and employment.

Whilst the Plenty Valley Strategic Plan provides an overall development framework the Whittlesea Planning Scheme requires that a more comprehensive local structure plan be prepared and incorporated before the subdivision and development of land can proceed. The Mernda Strategy Plan is the local structure plan for the Mernda/Doreen area.

The Mernda Strategy Plan builds on the foundation established by the Plenty Valley Strategic Plan, and aims to meet the objectives of sustainable development. It proposes a vision for a series of communities which will become more than new residential estates grafted onto the metropolitan periphery. It proposes, in addition to meeting future housing needs, that the Mernda development will foster economic development, environmental preservation and social progress.

It should be noted that Wilbow Corporation as a promoter of economic and environmentally sustainable development supports these objectives.

The subject land is within the area affected by the Mernda Strategy Plan. It is located within the area identified as Precinct 2B in the strategy. This precinct is bounded on the north by Bridge Inn Road and on the east by Yan Yean Road.

Principal characteristics of Precinct 2B include:

- A major power line easement traverses the precinct from south west to north east. This land has been identified as a major linear parkway incorporating an off-road pedestrian/bicycle trail.

- A "Precinct Activity Centre" is proposed to be established adjacent to and to the south east of the linear parkway. It is proposed that this centre will contain retail, business and community land uses. These uses are to be integrated with school sites and open space, and to be complemented by medium density housing.
- School sites are designated for both a government primary school and a denominational school proximate to the activity centre and to the linear parkway.
- Sub-arterial and collector roads are proposed which provide access to the activity centre and which connect with areas beyond this precinct.

Particular characteristics of Precinct 2B which relate more directly to the subject land include:

- The provision for low-density development abutting Yan Yean Road to provide an interface with rural land to the east. Access to these lots is to be provided internally from the development with buffer planting provided along Yan Yean Road.
- Standard density development to be provided on the balance of the subject land.
- Garden Road is designated as a future "collector" road. In addition it has been identified as a principle bus route.
- Yan Yean Road is designated as a "secondary arterial" road.
- Bridge Inn Road allocated for "primary arterial" road.

Refer to attachment at the rear of this document for details on proposed road widths as derived from Figure 5.8 of the Mernda Strategy Plan.

## 6 PLANNING CONTROLS

The use and development of the subject land is controlled by the Whittlesea Planning Scheme. It is through the planning scheme that strategic land use within the Whittlesea municipality is given effect.

The land is appropriately zoned for development and policies within the scheme support its development.

The land is within and bordered on its eastern boundary by the recently established "Urban Growth Boundary"

### 6.1 Current Zoning

The subject land is currently within a Residential 1 zone. The purpose of this zone is:

*To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

*To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.*

*To encourage residential development that respects the neighbourhood character.*

*In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.*

The land adjoining the subject site is also zoned Residential 1.

The area opposite the land on the east side of Yan Yean Road is located in the Nillumbik Shire and is outside the recently defined "Urban Growth Boundary".

## 6.2 Overlay Controls

### Development Plan Overlay.

A Development Plan Overlay applies to the land. It requires that a permit must not be granted to use land until a development plan has been prepared to the satisfaction of the Responsible Authority. The overlay specifies how this plan is to be developed and what it is required to include.

The purpose of this overlay is also to exempt a planning permit application from notice and review provided it is in general accordance with an approved Development Plan.

Schedule 5 to the Development Plan Overlay states that the Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Strategic Statement.

Section 2 of the Overlay schedule sets out the matters which the Development Plan must show. These matters are addressed in the Development Plan Design Concept which is the basis for this submission. This plan fulfils the necessary requirements for adoption as the Development Plan under the provisions of the Overlay.

### Incorporated Plan Overlay

An Incorporated Plan Overlay applies to the land. It requires that a permit must not be granted to use land until an incorporated plan has been included within the scheme. The overlay specifies how this plan is to be developed and what it is required to include.

Schedule 1 to the Incorporated Plan Overlay (Mernda Incorporated Plan) applies particularly to the subject land. It provides that the Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the

subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Strategic Statement. At the present time there is no approved incorporated plan for the area including the subject land.

The Mernda Strategy Plan is the subject of Amendment C30 to the Whittlesea Planning Scheme. The amendment has passed through its exhibition stage and a Panel has been appointed to hear submissions and to report on the proposal. Upon completion of statutory processes it is intended that this plan will become the incorporated plan effective under the overlay control.

It is noted that the planning controls do not prevent the consideration of development and indeed Council has recently approved a development proposal for land to the south known as the Orchard Park Estate. In addition, approval by Council has recently been given to the Development Plan application for the Wilbow estate known as "Vaucluse", abutting the southern boundary of the subject land.

It is considered that the present proposal is equally justifiable and its approval should not be delayed.

#### **Vegetation Protection Overlay**

A Vegetation Protection Overlay applies to the land. It requires that a permit must be obtained to remove vegetation specified in the schedule to the overlay. The schedule provides that no permit is required to remove vegetation which is not native vegetation.

## 7 PLANNING POLICIES

### 7.1 State Planning Policy

#### Metropolitan Strategy – Melbourne 2030

The Minister for Planning released the Metropolitan Strategy – *Melbourne 2030 – Planning for Sustainable Growth* on 8th October 2002.

The development of the subject land is consistent with the Melbourne 2030 strategy. In particular the following key policy directions established by the strategy are relevant to and supportive of the development now proposed.

- a) The development supports the principle of better managing urban growth. It is a parcel of undeveloped land within the defined urban growth boundary. Its development is a logical extension of the established urban area and it can be serviced and supported with community services and infrastructure.
- b) The development supports the direction of creating a great place to be. The development of the subject land will promote good urban design and will create a liveable and attractive residential precinct which will strengthen the established community in this area.
- c) The development of the subject land supports the principle of creating a fairer city. It will result in the establishment of well located affordable housing. It will contribute to the development of a stronger, more sustainable community.
- d) The development will contribute to the creation of a greener city. It proposes to develop for residential purposes a parcel of land which will integrate with substantial areas of future open space. Significantly it will also provide for the enhancement and improvement in quality of public open space areas through infrastructure levy contributions. (Subject to development contributions agreement with Wilbow Corporation)

Melbourne 2030 emphasises the promotion of neighbourhood design. It advocates the application of neighbourhood principles in the creation or review of growth area development plans, in structure plans for new areas and in planning for the improvement or redevelopment of existing areas.

Principles identified for sustainable neighbourhood structure include:

- Compact format with walkable distance between housing and neighbourhood centre facilities,
- Mix of uses clustered in neighbourhood centre including schools, health and community facilities,
- Mix of housing types to meet a range of needs and aspirations of residents,
- Higher density development within centres,
- Open space to meet a variety of needs and links to open space networks,
- Environmentally friendly development.

The proposed development is entirely consistent with the intent of the metropolitan strategy, and achieves this by virtue of its integration within strategic local planning policy. The proposal also seeks to establish the variety and mix of housing of which the policy direction advocates.

#### State Planning Policy Framework

The State Planning Policy Framework outlines strategic policy matters which must be considered when relevant planning decisions are made.

The Principles for Land Use and Development Planning are contained in Clause 11.03 of the Planning Scheme and include:

*“seven statements of general principles that elaborate upon the objectives of planning in Victoria and describe the factors that influence good decision-making in land use and development planning. A planning authority preparing amendments to a planning scheme to a responsible authority administering a scheme must consider these*



*overarching and interlocking principles as well as relevant specific policies in Clause 14 to 19"*

In so far as the proposed development is concerned it is considered that it is consistent with relevant State policy directives.

The State Planning Policy Framework issues of relevance and which support the development of the Willow land can be found at:

**Clause 14 (Settlement)**

The objective of this clause is to ensure that a sufficient supply of land is available for recreational, commercial, industrial, institutional and other public uses to accommodate projected growth.

**Clause 18 (Infrastructure)**

The objective of Clause 18.09 (Water Supply, Sewerage and Drainage) is:

- *To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.*

Yarra Valley Water, the service provider for sewer and water to this area has indicated that these services can be provided. It is understood that details of provision are close to resolution as a consequence of consultation between Council, developers and the authority.

## 7.2 Local Planning Policy

Local Planning Policy is found in Clause 22 of the planning scheme and is to be read in conjunction with the Municipal Strategic Statement (MSS) of Council (Ref Clause 21).

The MSS identifies the need to plan for a diverse series of residential communities that have a unique identity and sense of place, cater for segments of the housing market and respect and incorporate local environmental and cultural features (Ref Clause 21.06-1). The Mernda/Doreen area of which the subject land is part, is one of Council's preferred growth areas.

There are a number of local policies which also impact on the development of the subject land. These include:

### **Subdivision Design Policy.**

Subdivision Design Policy is defined in Clause 22.04 of the Whittlesea Planning Scheme.

The proposal for the development of the subject land accords with the above policy requirements. It provides for the creation of a variety of allotment sizes. The proposal has been designed to integrate with the future development of surrounding land and establishes a layout which provides for a high degree of accessibility and connectivity.

### Development Contributions Plan Policy

The policy proposes that Development Contribution Plans will be prepared and incorporated into the planning scheme.

It is policy that:

- *The basis for calculating development contributions will be the same for all residential development. The needs generated by and the types of items expected for infill development or rural residential development are likely to be different however from traditional suburban development. The particular needs and expectations will be the subject of each development plan.*
- *Apportionment of costs for required items of infrastructure will be calculated across an identified planning unit with some specified exceptions.*
- *Regard will be given to the viability of the project and the potential impacts on housing affordability.*
- *Development contributions are seen as one funding source. Council will recognise its own responsibility in contributing to effective servicing of communities.*
- *Priority should be given to items, which are required to provide basic services and amenity at the local level.*
- *Contributions should mainly be made for capital items.*
- *Items expected to be provided by developers as a matter of course will not be included as development contributions.*
- *Contributions will be levied for both development infrastructure and community infrastructure. Council's preferred method of funding community infrastructure will be via negotiated agreement with developers.*

- *The costs should be fairly apportioned between developments, landowners, new and existing development in relation to the degree to which each is assessed as contributing to the need for each item of infrastructure.*
- *Land value calculations should be based on the type of development or use for which land is suitable and the potential for such use or development to be realised.*

The matter of developer contributions is noted and the developer's responsibilities as required by the Planning Scheme will be observed.

The proposed development of the subject land is not precluded by the Development Contributions Plan Policy.

## 8 ECOLOGY AND ARCHAEOLOGY

### Flora and Fauna, and Archaeological Assessment

An independent vegetation assessment of the subject area was recently completed by Enviroplan, a copy of the report is appended to this document.

It is concluded that the subject land does not contain any significant indigenous vegetation, and cannot be considered as supporting any indigenous habitat.

Prior investigation of flora, fauna and archaeological matters in this region was carried out by Biosis Research for the draft Yarrambat Local Structure Plan (since abandoned) prepared in 2000.

It is noted, and on advice accepted, that there are no flora, fauna or archaeological impediments to the development of the subject land.

## 9 ROADS AND TRANSPORT

The Council's key transport objective is to put in place an efficient, equitable and environmentally sustainable transportation system that reduces car dependence, encourages walking and cycling for local trips and contributes to the economic competitiveness of the municipality.

To achieve this objective in the area to which the Mernda Strategy Plan applies, Whittlesea Council has identified strategic responses. These responses relate specifically to the following issues:

- Road hierarchy
- Streetscape themes
- Cycling/walking
- Public transport

It is considered, on assessing these matters that the development proposed for the subject land satisfies the principles set out in the Mernda Strategy plan. Insofar as these matters relate to the subject land the proposed development plan responds as follows:

## Road Hierarchy

The Mernda Strategy Plan establishes a road hierarchy which will apply to all roads within this area. It contains details of the profiles of the different road types identified and adopted by Council which are applicable to this area. An extract of the road profiles relevant to this Development Plan (Figure 5.8 of the MSP) is appended to this document.

Yan Yean Road onto which the subject land abuts has been identified as a "Secondary Arterial" road. This road will ultimately accommodate a two lane carriageway with a central turning lane provided at intersections. It will also provide for shared off-pavement pedestrian/bicycle lanes.

The upgrading of Yan Yean Road can be accommodated within the existing road reservation. As a consequence no provision has been made for widening affecting the subject land.

Garden Road, which abuts the western boundary of subject land, is identified in the MSP as a "Collector" road and a "Primary Bus Route", providing connectivity to the proposed schools and local activity centre. It is understood that this road will contain a lower order two lane pavement with pedestrian paths on each side, and that the development of this road can be accommodated within the existing reservation width.

As Garden Road will ultimately function in a capacity that gives benefit to a region exceeding the subject land, it is expected that the costs associated with the construction of this road should be derived from the landowners within this Development Plan and also those on the west side of Garden Road.

Bridge Inn Road is intended for future primary arterial capacity and will provide for major transportation accessibility to the future Mernda Town Centre.

Road types in the proposed Development Plan are all within the category "Local road – Access street". Each of these roads will contain a two way road pavement in accordance with the requirements of the strategy plan.

### Cycling/Walking

The road pattern proposed in the development plan for the subject land has been designed to limit the possibility of non-local "through" traffic movement whilst providing a high level of accessibility within the development.

The proposed design enables a high level of pedestrian and bicycle connectivity, providing accessibility to future open space networks within the Precinct 2B Plan, in particular the linear park system within the electricity transmission easement.

### Public Transport

The Mernda Strategy Plan provides that bus routes should follow arterial and collector roads. They should provide links between focal points such as precinct activity centres and the proposed rail station which is to be established at the Mernda Town Centre.

The subject land is bounded on each of its eastern, and western boundaries by roads which will serve this function. The effect of this configuration is that every allotment established within this development will be located less than 300m from a proposed bus route.

## 10 DEVELOPER CONTRIBUTIONS

### Council Contributions

Council policy requires the payment of contributions to ensure the provision of infrastructure relevant to the development and servicing of the subject land.

Clause 22.11 of the Whittlesea Planning Scheme establishes principles for the determination of contributions for development within the Whittlesea municipality.

The Mernda Strategy Plan proposes an Infrastructure Charge Plan which itemises infrastructure necessary for the development of the Mernda community. This plan itemises the contributions required.

The developer of the subject land will be required to meet its responsibilities in terms of the payment of infrastructure levies established.

### Authority Contributions

Yarra Valley Water will require contributions for lots created for both sewer and water reticulation. These levies will be paid by the developer in arrangement with the service authority.

Melbourne Water will require payment of contributions from the developer to meet the costs of construction of main drain works, waterway improvements and flood mitigation works. The developer will enter into arrangements with Melbourne Water to satisfy its responsibilities.

### Electricity Supply

The developer will enter into agreements with the relevant service authority for the provision of supply to development on the subject land.



## 11 INFRASTRUCTURE

The following information is based on advice from the applicant's engineering consultant.

### Water

The authority responsible for supply of water to the proposed development is Yarra Valley Water.

Development will be connected to a reticulated supply. A supply is immediately available from an existing 450mm diameter main located in Yan Yean Road.

### Sewer

The authority responsible for sewer reticulation to service the subject land is Yarra Valley Water.

Provision will be made for the sewerage of all lots in the proposed subdivision.

Sewer reticulation can be made available by extension of mains from the south in conjunction with the proposed Wilbow "Vaucluse" and Villawood developments.

Correspondence from Yarra Valley Water has been forwarded to council to confirm that there are no requirements for a future rising main to be located within the area of the Garden Road Development Plan. Further information regarding this matter can be obtained from Mr Paul Curtis at YVW on 9872 1658.

#### Drainage & Water Sensitive Design

The subject land is within the Melbourne Water Doreen Drainage Scheme for which permanent and/or temporary drainage outlets will be made available in conjunction with staged developments.

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

In adopting a focus towards sustainability of water usage, land developed by Wilbow Corporation in this Development Plan will require all dwellings to incorporate a rainwater tank for the purpose of garden irrigation in order to contribute towards conservation of potable water.

Details of this requirement will accompany the planning permit application documentation.

#### Information Technology

Clause 22.13 of the Whittlesea Planning Scheme requires the provision of a conduit network to facilitate the installation of advanced telecommunications services.

Conduits are to be laid in accordance with Council's *Planning Guidelines for Conduits for Optical Fibre Services*. It is intended that a conduit network concept plan will be supplied for approval during the detailed design phase after the receipt of the electrical design plans on which it will be based.

#### Electricity Supply

TXU Pty Ltd advise that supply can be made available by extension of the existing supply in Bridge Inn Road.

#### Gas, Telephone

Gas and telephone facilities can be made available in conjunction with staged development.

SUMMARY: Subject to development of land to the south, all services are economically available.

## 12 RESPONSE TO COUNCIL RECOMMENDATIONS

Following the formal consideration of the Garden Road Development Plan (GRDP) at the 19 April 2005 Council Meeting, the following requirements are noted in order to enable approval of the GRDP, and where relevant, must be responded to as part of all planning permit applications within the extent of the GRDP.

- 1(a) SPI Powernet requires that road reserves located within the electricity transmission easement be limited to a maximum length of 100m.
- 1(b) Road reserves within the electricity transmission easement shall have the nature strip portion outside of the easement to accommodate allotment services.
- 1(c) Yarra Valley Water has advised that they do not require a future rising main (sewer) to be located within the GRDP. Refer to section 11 of this document under "Infrastructure" for further details.
- 1(d) Direct property vehicular access onto Yan Yean Road will be prohibited. The requirement for the preparation of a Section 173 Agreement will be placed on subdivision permits incorporating allotments with direct property abuttal to Yan Yean Road, which will prohibit vehicular access for these allotments onto Yan Yean Road.
- 1(e) The ultimate treatment, alignment and land take requirements for the intersection of Bridge Inn Road and Yan Yean Road will require further discussion and resolution between Vic Roads and Council. The ultimate intersection layout may have an impact on the allotment layout and street design for the properties in the vicinity of this intersection. These issues must be reviewed and addressed as part of subdivision permit applications for the properties in proximity to this intersection.
- 1(f) The proposed subdivision layout covering properties 930-940 Bridge Inn Road as depicted on Plan 4 of the GRDP is tentative only and is subject to resolution of the Bridge Inn Road / Yan Yean Road ultimate alignments, intersection treatment and associated land take requirements.

- 1(g) Prior to the issue of a subdivision planning permit for any of the land contained within the Garden Road Development Plan area, a Section 173 Agreement shall be entered into between council and the relevant applicant in order to define the shared responsibilities for the construction cost of Garden Road and it's intersection with Bridge Inn Road (including splay requirements).

In order to provide an equitable solution, landholders whose properties abut both sides of Garden Road must be included within the shared contributions agreement.

The applicable contribution value shall be agreed upon through negotiation between individual landholders and the City of Whittlesea.

- 1(h) Local roads within the GRDP shall have a minimum reserve width of 16m with a 7.2m wide pavement. Flexibility exists to vary these requirements for roads abutting the transmission easement, and the low density interface lots along Yan Yean Road subject to the approval of council.
- 1(i) Identification of collector roads and nominated reserve widths are noted on Plan 4 of the GRDP.
- 1(j) Landscape plans submitted as part of the subdivision permit requirements shall include the design and provision for a landscape buffer treatment for boundaries of allotments directly abutting Yan Yean Road.
- 1(k) An application for a permit to subdivide land within the GRDP requires the identification and assessment of all relevant native vegetation.

**Attachments**



3 June 2004

Mr Michael Goldthorp  
Wilbow Corporation Pty. Ltd.  
123 Camberwell Road  
HAWTHORN EAST VIC 3123

Dear Mr Goldthorp

**Preliminary environmental advice for land proposed for residential subdivision by Wilbow Corp: Corner of Yan Yean and Bridge Inn Roads (twelve lots), Doreen.**

**Introduction**

Following on from your instructions to under take a preliminary indigenous habitat inspection of two sections of land proposed for residential subdivision (Subject Land and Secondary Land) on the corner of Yan Yean and Bridge Inn Roads, Doreen, I undertook a field inspection on Saturday May 29 and present the following opinion and recommendations. My opinion is based on direct observations during the field inspection and brief examination of selected relevant biodiversity databases and does not in any way represent a formal flora and fauna assessment as might be required by the Local Authority.

**Description of the land**

As the two sections of land (Subject Land and Secondary Land) are virtually identical in respect to their indigenous habitat values, I have described them as one.

The land consists of 12 rectangular allotments or paddocks approximately 2 ha each. It is bounded to the east by Yan Yean Road, to the north by Bridge Inn Road, to the west by the unmade Garden Road and to the south it directly adjoins a similar block of land that has been subject to a previous flora and fauna assessment (Foreman and Gibson 2003).

Several of the allotments are currently used exclusively for residential purposes, one is apparently a commercial nursery with extensive glasshouses and others combined residential and agricultural uses or are exclusively agricultural. The primary agricultural practice is stock grazing (ie. Cattle, Horses, Alpacas and Sheep).

**Description of the Vegetation**

Beyond the houses and their associated exotic and native gardens, the land is exotic pasture comprising exotic pasture grass species, volunteer exotics (various families) and some indigenous grasses.

The composition and structure of these exotic pastures varies widely between paddocks as a reflection of the differing grazing regimes, stock types and historical disturbances. However, due to the near complete lack of remnants of the original (indigenous) Plains Grassy Woodland EVC 55 (Oates and Taranto 2002), the vegetation is described in general terms across all paddocks.

The components of the vegetation can be broadly divided into six groups: (1) perennial exotic monocots, (2) annual or biennial exotic grasses, (3) annual and perennial exotic forbs, (4) indigenous perennial monocots, (5) woody exotic shrubs and (6) indigenous trees (mainly Red Gum). (See Appendix 1 for a list of vascular flora observed during inspection and used in the text).

The dominant perennial exotic monocots are mainly medium (to 1 m high) tussock forming grasses and include: Brown-top Bent, Cocksfoot, Toowoomba Canary-grass, Fog Grass, Paspalum and Chilean Needle-grass. The first three of these may have been established with fertilizer at some stage in the past. The non tussock-forming grass, Couch is also commonly present, especially where grazing pressure is low. The sedge, Drain Flat-sedge, is found scattered throughout, especially in areas with poor drainage.

The dominant annual or biennial exotic grasses are also medium (to 1 m high) tussock forming grasses and include: Sea Barley Grass, Wimmera Rye-grass, Soft Brome and Wild Oats. Only the Rye-grass may have been deliberately introduced for pasture development.

The annual and perennial exotic forbs, all volunteer or weedy species generally < 1 m high, include: Ribwort, Cat's Ear, Spear Thistle, Onion Grass (geophyte), Clovers (various), Cape Weed, Docks (various), Small Nettle and Small-flower Mellow.

The indigenous perennial monocots include medium tussock grasses such as Common Tussock-grass and Velvet Wallaby-grass and rushes such as Finger Rush that are also indicative of degraded pastures with poor drainage.

The woody exotic shrubs, mainly confined to fencelines, small fenced-out shelter belts or other areas not frequently subject to grazing, include: Sweet Briar, Blackberries, Cherry Plum, Radiata Pine, African Box-thorn and several species of Cupressaceae that are commonly used as shelter belts such as Monterey Cypress.

The only indigenous trees (or large shrubs) include Red Gum, Blackwood and Black Wattle and are mainly located on the property margins adjoining roadside verges. The wattles were also present in a couple of places fenced-out from stock, although it wasn't clear whether these were revegetation plantings or spontaneous regeneration.

The only area that supports any indigenous vegetation of note is the narrow roadside verge along Yan Yean Road on the land's eastern margin. In this area, right on the fenceline, small patches of the following indigenous trees, shrubs and understorey species can be found: Kangaroo Grass, Weeping Grass, Australian Sheep's Burr, Spear-grass, Mat-rush, Yellow Box and Blackwood.

### Biosites data bases

The land supports no known or documented Sites of (Biological) Significance in the State Government's Biosites database (DNRE 2002a).

### Conclusions/Recommendations

Overall the area cannot be portrayed as supporting any indigenous habitat, especially as it is framed under Victoria's Native Vegetation Management Framework (DNRE 2002b) and thus a planning permit to remove indigenous vegetation will not be required. Consequently, there would be no need to undertake further flora and fauna survey on this land. However, there may be a requirement under the Planning Scheme to require a planning permit to remove trees and shrubs, especially the larger indigenous Red Gums that are scattered throughout the property. Therefore, you may need to build the management of these trees into your planning for the residential subdivision. As I see the options, you could either configure the subdivision to avoid removing these tree altogether or apply to have some or all of them removed – a process that may require input of an arborist.

Depending on Local Authority's environmental policies, you maybe required to avoid or minimize damage to the remnant vegetation present along Yan Yean Road, an issue that may also need to be incorporated into your development planning.

If you require any further information, or wish to discuss any elements of this letter, please contact me on (03) 9840 9173, email: [paul.foreman@manningham.vic.gov.au](mailto:paul.foreman@manningham.vic.gov.au)

Yours sincerely



Paul Foreman  
Botanist, EnviroPlan

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Unit of Manningham City Council

### References:

DNRE (2002a) Biosites – Sites of Biodiversity Significance in Port Phillip and Westernport region of Victoria. Department of Natural Resources and Environment, Melbourne.

DNRE (2002a) Victoria's Native Vegetation Management – A Framework for Action. Department of Natural Resources and Environment, Melbourne.

Foreman, P. W, and Gibson, M. (2003). Vegetation, flora and fauna assessment of proposed residential subdivision Cnr Orchard and Yan Yean Roads, Doreen. Unpublished report for the Wilbow Corporation by the Centre for Environmental Management and EnviroPlan and Doncaster, Melbourne.

Oates, A., and Taranto, M. (2001) *Vegetation mapping of the Port Phillip and Westernport region*. Arthur Rylah Institute for Environmental Research, Department of Natural Resources and Environment.

Garden Road Development Plan, Yan Yean Road Doreen

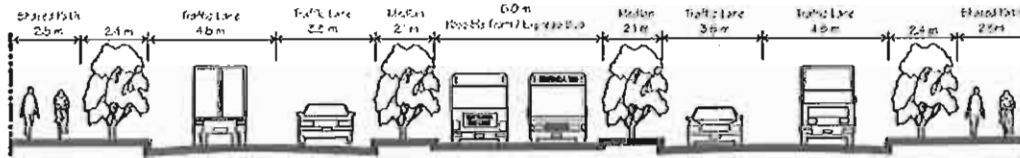
Appendix 1: of plant names referred to in the text plus other species observed during inspection.

ORIGIN – indigenous or exotic (\*); VROT –Victorian rare or threatened species.

ORIGIN	NAME	COMMONNAME	VROTS
*	<i>Agrostis capillaris</i> s.l.	Brown-top Bent	-
*	<i>Allium vineale</i>	Crow Garlic	-
*	<i>Arctotheca calendula</i>	Cape Weed	-
*	<i>Asparagus asparagoides</i>	Bridal Creeper	-
*	<i>Avena</i> spp.	Wild Oats	--
*	<i>Bromus hordeaceus</i> ssp. <i>hordeaceus</i>	Soft Brome	-
*	<i>Chenopodium album</i>	Fat Hen	-
*	<i>Cirsium vulgare</i>	Spear Thistle	-
*	<i>Criteton marinum</i>	Sea Barley-grass	-
*	<i>Cupressus macrocarpa</i>	Monterey Cypress	-
*	<i>Cupressus</i> spp.	Cypress	-
*	<i>Cynodon dactylon</i> var. <i>dactylon</i>	Couch	-
*	<i>Cyperus eragrostis</i>	Drain Flat-sedge	-
*	<i>Dactylis glomerata</i>	Cocksfoot	-
*	<i>Ehrharta erecta</i> var. <i>erecta</i>	Panic Veldt-grass	-
*	<i>Ehrharta longiflora</i>	Annual Veldt-grass	-
*	<i>Holcus lanatus</i>	Yorkshire Fog	-
*	<i>Hypochoeris radicata</i>	Cat's Ear	-
*	<i>Lepidium africanum</i>	Common Peppercross	-
*	<i>Lolium rigidum</i>	Wimmera Rye-grass	-
*	<i>Lycium ferocissimum</i>	African Box-thorn	-
*	<i>Malva parviflora</i>	Small-flower Mallow	-
*	<i>Nassella neesiana</i>	Chilean Needle-grass	-
*	<i>Paspalum dilatatum</i>	Paspalum	-
*	<i>Phalaris aquatica</i>	Toowoomba Canary-grass	-
*	<i>Pinus radiata</i> var. <i>radiata</i>	Radiata Pine	-
*	<i>Plantago lanceolata</i>	Ribwort	-
*	<i>Prunus cerasifera</i>	Cherry Plum	-
*	<i>Romulea rosea</i>	Onion Grass	-
*	<i>Rosa rubiginosa</i>	Sweet Briar	-
*	<i>Rubus fruticosus</i> spp. agg.	Blackberry	-
*	<i>Rumex crispus</i>	Curled Dock	-
*	<i>Rumex pulcher</i> ssp. <i>pulcher</i>	Fiddle Dock	-
*	<i>Setaria</i> spp. (naturalised)	Pigeon Grass	-
*	<i>Trifolium angustifolium</i> var. <i>angustifolium</i>	Narrow-leaf Clover	-
*	<i>Trifolium</i> spp.	Clover	-
*	<i>Trifolium subterraneum</i>	Subterranean Clover	-
*	<i>Urtica urens</i>	Small Nettle	-
*	<i>Watsonia</i> spp.	Watsonia	-
	<i>Acacia mearnsii</i>	Black Wattle	
	<i>Acacia melanoxylon</i>	Blackwood	
	<i>Acaena ovina</i>	Australian Sheep's Burr	
	<i>Austrodanthonia pilosa</i>	Velvet Wallaby-grass	
	<i>Austrodanthonia</i> spp.	Wallaby Grass	
	<i>Austrostipa</i> spp.	Spear Grass	
	<i>Eucalyptus camaldulensis</i>	River Red-gum	
	<i>Eucalyptus melliodora</i>	Yellow Box	
	<i>Juncus</i> spp.	Rush	
	<i>Juncus subsecundus</i>	Finger Rush	
	<i>Lomandra</i> spp.	Mat-rush	
	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass	
	<i>Poa labillardierei</i>	Common Tussock-grass	
	<i>Themeda triandra</i>	Kangaroo Grass	



TYPICAL ROAD CROSS SECTIONS



**BRIDGE INN ROAD (Western Boundary of Strategy Plan to Yan Yean Road)**

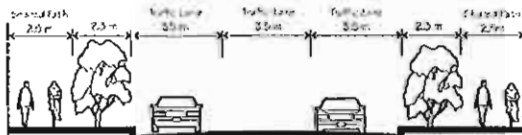
60 m Roadway  
Buses/Taxis Lane  
4 Lane Divided Carriageway  
Central Median Lane for Buses or Express Bus



**BRIDGE INN ROAD (E6 Roadway to Western Boundary of Strategy Plan to Yan Yean Road) & E6 ROADWAY (Bridge Inn Road to Findon Road)**

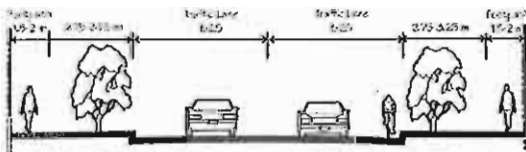
60 m Roadway  
4 Lane Divided Carriageway  
Central Median Lane for Buses or Express Bus

**FIGURE 5.8:  
TYPICAL CROSS SECTIONS  
OF PRIMARY ARTERIAL ROADS**



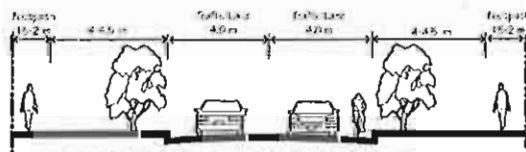
**SECONDARY ARTERIAL ROAD - YAN YEEN ROAD**

21 m Roadway  
2 Lane Divided Carriageway with central turning lane at intersections  
On pavement Edge/Lanes



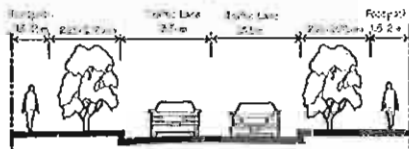
**SUB ARTERIAL ROAD (Greater than 5000 Vehicles per Day)**

2 Lane Roadway  
2 Lane Divided Carriageway  
On Roadway/Lanes



**COLLECTOR ROAD (Less than 5000 Vehicles per Day)**

2 Lane Roadway  
2 Lane Divided Carriageway  
On Roadway/Lanes



**LOCAL ROAD - ACCESS STREET**

2 Lane Roadway  
2 Lane Divided Carriageway

**FIGURE 5.8 (PART 2):  
TYPICAL CROSS SECTIONS  
OF PRIMARY ARTERIAL ROADS**

