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PLANNING & ENVIRONMENT ACT 1987
MOIRA PLANNING SCHEME

This Development Plan is pursuant to the Development Plan

Overlay Number _____

Council approved this plan at its meeting on 15/10/07

Delegate *[Signature]*

Date 25 / 2 / 08

Glanmire Park Estate Development Plan

Residential Component August 2007



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Introduction

This report outlines a Development Plan for the residential component of the proposed Glanmire Park Estate. The plan identifies the characteristics of development that will reconcile a wide range of competing objectives and which will achieve the optimum benefit for both the incoming residents and the wider Yarrowonga community. The development plan does this by identifying a design concept for Glanmire Park that will provide a new community for Yarrowonga of exceptional quality, a place where people can thrive and that the whole of Yarrowonga can be proud of. This vision reflects a happy congruence of the vision of the land owners and the tenets of good planning and design. These are explored in more detail in the Outline Development Plan for the land (David Lock Associates, March 2006) which documents the context of the study, the principles that underpin the concept and describes the cross sections of the roads within the precinct.

To facilitate the implementation of this development, the plan seeks to demonstrate how the requirements of schedule 7 to the development plan overlay (DPO) can be fulfilled as identified in amendment C21 to the Moira Planning Scheme. The plan should be read in conjunction with the development plan for the commercial area of Glanmire Park (Urbis, 2007).

Development Principles

The development plan fulfills the requirements of clause 56 of The Victorian Planning Provisions to achieve 'liveable and sustainable communities' and schedule 7 of the Development Plan Overlay in the Moira Planning Scheme by adopting the following principles.

Development densities should optimise the amount of development on the land, not maximise it (and contribute to the problems of site cramming and loss of amenity for incoming residents and people living nearby) nor unnecessarily minimise it (where sprawl becomes an issue, infrastructure becomes stretched, catchments become larger and the higher average distances mean walking and cycling become more difficult).

Development densities should vary with the capacity of the land to accommodate development.

Some areas should be excluded from development because the sites intrinsic values are incompatible with development. Equally in order to make efficient use of land development should be concentrated where the land has a high capacity to accommodate development and the provision of housing is economically, socially and ecologically responsible.

Development should be socially inclusive and foster a sense of community, recognising that the patterns and qualities of development and open space will either promote or hinder valued social interaction. Consequently the development should seek to maximise the wellbeing of the residents by providing opportunities to enjoy a wide range of social interaction within a high quality, accessible environment.

Development should seek to ensure that the new houses could be occupied comfortably with minimum need for mechanical heating or cooling.

Development density should vary according with the site's qualities and the variety of housing needs. Increasing density characteristically diminishes the potential for house lots to meet all of their occupant's home

needs within the lot. Increasing density of development therefore can only be justified where the smaller lots have direct access to areas of high amenity that enable the needs to be met in the public realm rather than within private lots. Where this is the case and the lots can be adequately serviced, the opportunity to introduce elements of higher density housing should be considered. In this way the development can provide a wide range of housing types.

This will facilitate a variety of household types and sizes and maximise the number of people who can enjoy the areas amenity.

Development should deal with stormwater at source and minimise the downstream implications of stormwater run off;

Development should seek to promote choice and healthy lifestyles by facilitating easy access by cycling, walking and public transport as well by private motor vehicles;

Development should frame views where possible to make the area legible and allow key landscape assets to be enjoyed as far as possible from the public realm;

Development should facilitate the establishment of a character for new roads that emphasises landscape qualities;

Development should provide locals and visitors with a sense of a new neighbourhood(s) that have distinct edges and centres;

Road layout and landscape features should be used to showcase the areas existing landscape qualities, such as the drainage lines and trees;

Within the requirements of visual and acoustic privacy, development should be designed to maximise the degree to which it overlooks the public realm to both maximise the passive surveillance of the public realm and maximise the contribution of the public realm to the amenity of the residents;

Development should be subject to controls that ensure that each house fulfils its responsibilities to meet the principles outlined here;

Development of the subject area should include consideration of public transport, walking and cycling connections;

Development should consider the impacts of adjoining land uses and ensure sensitive uses are screened from one another;

The design and placement of the entry to the area should celebrate and highlight the areas character and qualities.

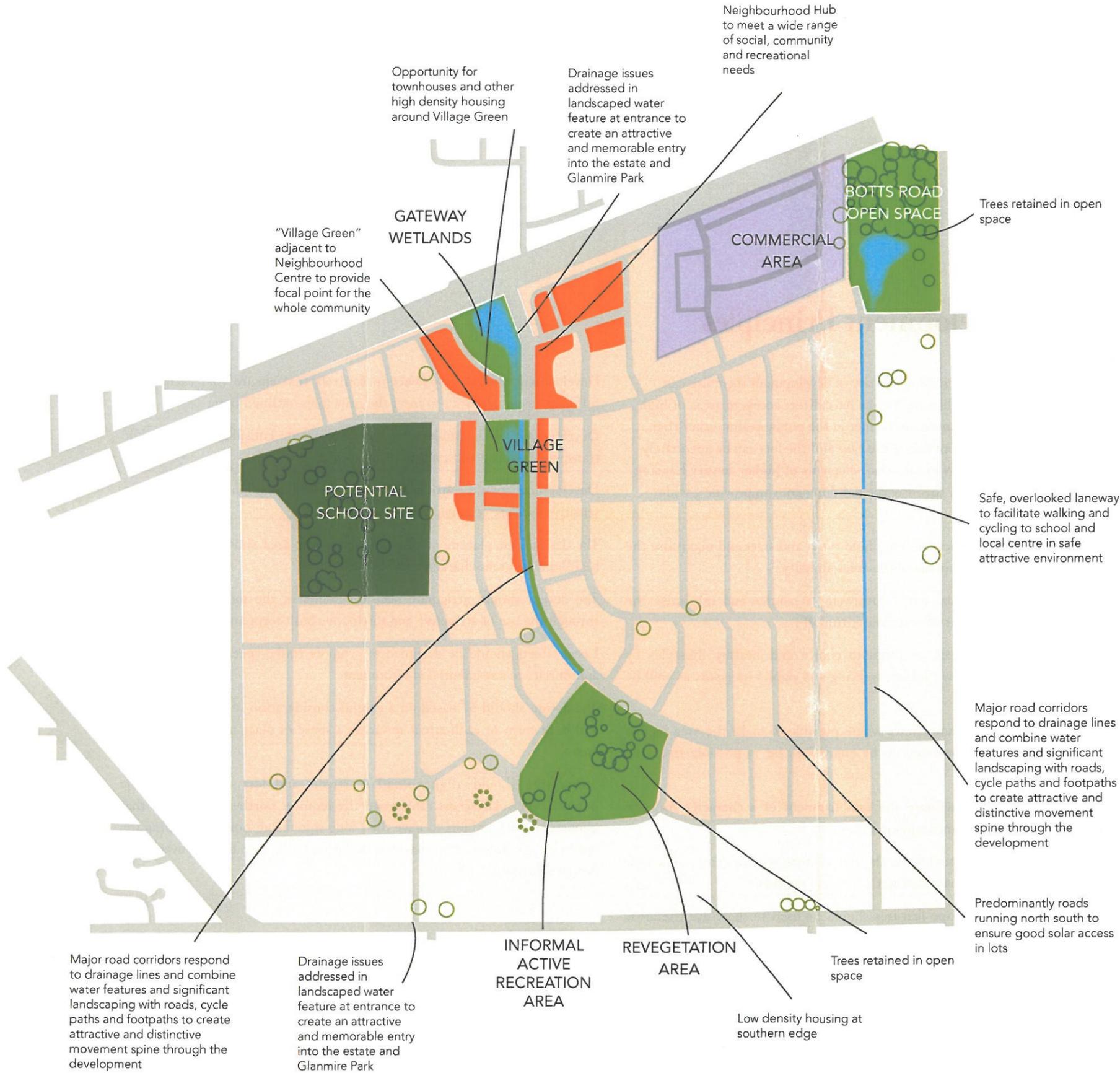
The design should articulate decision points in the movement network through the use of attractive and distinctive built form and landscape

Local streets should be designed to promote traffic speeds and behaviour appropriate to a residential environment

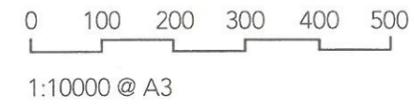
The design should be based on a careful consideration of views, landscape and built form in each street to create a sense of place and aid legibility; and

The design should align secondary streets and lots to maximise the potential for solar access. This generally requires north-south streets that allows conventional lots to have their long side facing north, providing the optimum conditions for solar access without recourse to unconventional design solutions.

Indicative Masterplan DEVELOPMENT PLAN Glanmire Park Yarrowonga



- Townhouses/retirement villages and small lots (predominantly 300-500m²) (Approximate yield 146 lots)
- Conventional density housing (Approximate yield 900 lots)
- Lower density housing (Approximate yield 263 lots)
- Open space
- Blueway landscaped overland flow path to provide ecological and aesthetic
- Potential School Site



Protection of areas of Conservation, Heritage and Archeological Significance

DEVELOPMENT PLAN Glanmire Park Yarrowonga

In fulfilment of schedule 7 of the Development Plan Overlay in the Moira Scheme, this plan outlines how the site responds to the areas archeological and heritage features.



-  Mound to be retained within open space and managed as per Heritage Insight Report Decmeber 2006
-  Low density highly disturbed scatters, apply to Rumbalara Aboriginal Co-operative for their removal as per Heritage Insight Report 2006
-  Scarred trees retained in open space to be managed as per Heritage Insight Report 2006
-  Indicative road network to be managed as per Heritage Insight Report 2006
-  Area of scattered artefacts, to be managed as per Heritage Insight Report 2006
- Note; Significance and role to Indigenous artefacts to be identified and interpretive material installed on site to acknowledge its presence, subject to discussions with Rumbalara Aboriginal Co-operative
-  Surface artefact scatter, apply to Rumbalara Aboriginal Co-operative for their removal as per Heritage Insight Report 2006

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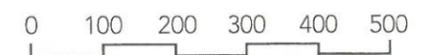
Movement Network

DEVELOPMENT PLAN

Glanmire Park Yarrowonga

In fulfilment of schedule 7 of the Development Plan Overlay in the Moira Scheme, this plan describes how the development will create a movement network that supports walkability, public transport and reconciles these objectives with the need to ensure good vehicle access.

-  Key road network
-  Pedestrian and cycle paths
-  Public transport routes
-  Indicative road network



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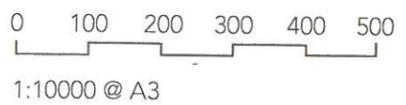
Indicative Road Layout

DEVELOPMENT PLAN

Glanmire Park Yarrowonga

In fulfilment of schedule 7 of the Development Plan Overlay in the Moira Scheme, this plan describes in further detail how the road network can help meet the objectives described on the previous page.

-  Laneway/shareway (refer ODP for sections)
-  Blueway (refer ODP for sections)
-  Blueway incorporating avenue (refer ODP for sections)
-  Avenue (refer ODP for sections)
-  Edge road (refer ODP for sections)
-  Laneway (refer ODP for sections)
-  Indicative standard road (refer ODP for sections)
-  Indicative layout of road intersections staggered to minimise traffic conflict whilst still facilitating good pedestrian and cyclist connectivity and enhancing legibility



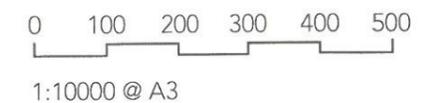
Protection and Enhancement of Indigenous Vegetation

DEVELOPMENT PLAN

Glanmire Park Yarrowonga

In fulfilment of schedule 7 of the Development Plan Overlay in the Moira Scheme, this plan identifies how the development not just retains the areas ecological values (as identified by EarthTech, Dec 06) but enhances them and fits them into a network of green infrastructure to ensure their contribution to the areas amenity is optimised.

-  Trees to be retained in road or footpath corridor
-  Trees to be removed
-  Trees on private R1Z or B4Z land to be retained by building envelopes
-  Isolated trees in larger residential lots land protected by building envelopes
-  Isolated lines retained in open space
-  Groups of trees retained in open space
-  Habitat zone 1 (as defined in flora and fauna report, Earthtech December 2006) retained within open space
-  Habitat zone 2 (as defined in flora and fauna report, Earthtech December 2006) retained within open space
-  Open space to be predominantly planted with indigenous vegetation
-  Indicative road network to be predominantly planted with indigenous vegetation
-  Buffer zone to be planted with indigenous vegetation to provide visual screen between uses



Landscape Strategy and Areas of Open Space DEVELOPMENT PLAN Glanmire Park Yarrowonga

In fulfilment of schedule 7 of the Development Plan Overlay in the Moira Scheme, this plan identifies open spaces and further identifies their key characteristics to ensure they provide incoming residents with a high standard of amenity.

KEY OPEN SPACES

- 1 Entry space to provide attractive sense of gateway around detention basin landscaped as wetland, incorporating a variety of indigenous canopy trees, and understorey to frame views into the site reinforcing definition of basin. Basin edges to be of varying gradients and avoid straight lines to minimise engineered character and evoke a more natural feel.
- 2 Village green to provide focal point for village with strong landscape definition. (refer ODP)
- 3 Major open space to provide area for managed revegetation and enhancement of ecological asset and area for informal activities.
- 4 Botts Road open space managed to facilitate revegetation and incorporating detention basin. Basin edges of varying gradients and avoiding straight lines to minimise engineered character and evoke a more natural feel.

-  Blueway, incorporating naturalistic swale and significant planting of indigenous trees to evoke a 'dry creek' character (refer ODP)
-  Avenue planting to emphasise significance of road and contribute to overall character and identity of the area (refer ODP)
-  Highway planting to complement Moira Shire's adopted Murray Valley Highway gateway strategy
-  Shareway landscaping to create shaded, attractive pedestrian-emphasis link (refer ODP)
-  Gateway treatment of significant and distinctive planting to emphasise a sense of arrival at somewhere special and attractive
-  Areas with trees retained in enclave in road corridor to ensure any long term survival of tree
-  Landscaped buffer zone
-  Buffer zone within which trees planted and buildings setback to minimize conflict between uses and present a green skyline to the development
-  Local streets landscaped with indigenous trees to provide shade, visual interest, mitigate environmental extremes and provide habitat value



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Area of Open Space DEVELOPMENT PLAN Glanmire Park Yarrowonga

In fulfilment of schedule 7 of the Development Plan Overlay in the Moira Scheme, this plan identifies areas of open space.

- ① 20890m² dual use stormwater detention and gateway feature
 - ② 25125m² dual purpose stormwater detention and passive recreation
 - ③ 73080m² multi purpose habitat protection and enhancement, active and passive recreation
 - ④ 77301m² multi purpose stormwater detention habitat protection and enhancement, active and passive recreation
- Total 130696m² (8.5%) of total site



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Indicative lot size and land use DEVELOPMENT PLAN Glanmire Park Yarrowonga

In fulfilment of schedule 7 of the Development Plan Overlay in the Moira Scheme, this plan shows indicative lot yields for different parts of the development.

- Lots predominantly 300-500m²
(Type A lots as referred to in Design Guidelines)
(Approximate yield 146 lots)
- Lots predominantly 500m²-1000m²
(Type B lots as referred to in Design Guidelines)
(Approximate yield 900 lots)
- Lots predominantly 1000m²+
(Type C lots as referred to in Design Guidelines)
(Approximate yield 263 lots)
- Open space
- Other land uses (as marked)
- Indicative road network



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Design Guidelines

In fulfilment of schedule 7 of the Development Plan Overlay in the Moira Scheme, this section identifies guidelines for development to ensure the resulting built form play its role in achieving greater sustainability and a high standard of amenity.

The guidelines should be promotional in character and seek to explain not just what needs to be achieved but why. The guidelines will include examples of appropriate development and include both requirements and suggestions. The scope of the guidelines has been drawn up to ensure nothing is controlled unless it is essential and everything that is essential is controlled.

The guideline requirements express what would be acceptable for that design element but to enable the applicant to make a case for non-conforming proposals as long as they could explain how their solution better met the objective of the guideline.

The suggested content of the guidelines, objectives and key points are illustrated in Table 1.

The table envisages three types of lots that each have guidelines prepared for their particular circumstances.

Type A lots are predominantly 300-500m² and only present to R1Z zoned sites adjacent to a neighbourhood focal point/village green. They have controls to ensure that these houses provide an appropriate edge to these important open spaces.

Type B lots are predominantly 500-1000m² other R1Z lots.

Type C lots are predominantly 1000m²+ the residential lots in the LDRZ area + R1Z on the perimeter

We envisage that the sensitivity of the environment and the imperative to achieve a high standard of development requires that design guidelines cover the following aspects of development:

Undertaking a site analysis

House type;

- Building setbacks;
- Building height;
- The front of the house;
- Garage and car port design;
- Fences;
- Landscape; and
- Driveways/crossovers.

Table 1 Urban Design Guidelines

<i>Element</i>	<i>Objective</i>	<i>Requirements</i>	<i>Suggestions</i>	<i>Notes</i>
The aspect of design covered by the guidelines	What that aspect should achieve	The specific development requirement that would be deemed to fulfill the objective of the guideline	Other issues that would be beneficial to be considered at the time of design but cannot be required	
Site analysis	Ensure the building design responds to the particular circumstances of the site	Applications to incorporate description of the following aspects of the site; Site orientation Vegetation Drainage lines Views and view-sheds (where appropriate)	Application to incorporate a statement saying how it responds to the aspects listed in requirements.	
House type	Ensure the house type is appropriate for the location	Lots adjacent to neighbourhood focal point to fulfill specific guidelines identified for lot type A. Lots zoned LDRZ to fulfill specific guidelines identified for lot type C. Most house lots do not require the controls relevant in these locations and so are subject to a reduced set of specific guidelines identified for lot type B.		
Building Setbacks	Ensure buildings facilitate good surveillance of the public realm and can facilitate significant planting adjacent to the public realm	Type A lots: Front setback 1-3m side 0m Type B lots: Front setback 5-7m side min 2m All lots outside of the drip line of existing trees identified to be retained Type C lots: Front setback min 10m side min5m		In case of conflict with above guideline the guideline higher up will take precedence. Setbacks to highway are defined on the plan "Relationship to adjoining land" p18.
Building Height	Minimise intrusion on the landscape Minimise intrusion on surrounding properties Ensure equitable view sharing	Type A lots 2 storeys up to a maximum height Type B lots 1-2 storeys up to a maximum height 1-2 storeys up to a maximum height	Encourage useable space within the roof-form.	Maximum height defined to avoid over development or loss of solar access.

<i>Element</i>	<i>Objective</i>	<i>Requirements</i>	<i>Suggestions</i>	<i>Notes</i>
The front of the house	Provide adequate passive surveillance of the public realm Facilitate social interaction	Ensure front door faces street Ensure at least one habitable room window faces the street Ensure all house fronts facing north have a verandah at least 1.5m in depth over at least a third of the width of the house-front	Encourage outdoor sitting space in front of lots with other orientations	
Garage and car port design	Minimise dominance of garages Provide adequate passive surveillance of the public realm	Type A lots Ensure garages are not visible from the primary street frontage Other lots Ensure garages are not forward of the house front.	Incorporate garages into the building form Garage doors no more than 6m wide	
Fences	Contribute to the character of the public realm Minimise spread of wild fire	Ensure front fences are no more than 1.2m high Ensure vegetated fences in front of the dwelling are broken by gaps of at least 5 metres every 20m linear length of frontage		
Landscape	Contribute to the character of the public realm Maximise habitat value Maximise the amenity enjoyed within houses on the land	Type B and C lots Require at least one canopy tree that will grow to a height greater than the house on all lots Ensure all planting is indigenous apart from those immediately to the north of a dwelling which should be deciduous to facilitate good solar access in winter	Council to provide list of preferred plants	
Driveways/crossovers	Minimise intrusion into the landscape Minimise impact of development on the areas hydrology	Type B and C lots Driveways no more than 3m wide at entry to block Crossovers radi to accommodate vehicles with trailers	Minimise area of impermeable surfaces Construct driveway from permeable material such as granitic sand or Lilydale toppings where possible.	

Access Strategy

DEVELOPMENT PLAN

Glanmire Park Yarrowonga

In fulfilment of schedule 7 of the Development Plan Overlay in the Moira Scheme, this plan identifies how the development will connect with surrounding roads and minimises and rationalises direct access to arterial roads.



-  Vehicular access points to highway in accordance with TTM study (January 2007)
-  No direct vehicular access to highway
-  Indicative location of vehicular access point to adjoining roads other than highway
-  Existing lots with direct frontage to highway
-  Direct vehicular access from road
-  Indicative location of pedestrian/cyclist only access points to adjoining roads other than highway
-  Linear open space



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CLANMUIRE PARK ESTATE
DEVELOPMENT PLAN