



# TARNEIT JUNCTION Town Planning Report

DECEMBER 2013

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# 1 INTRODUCTION

Human Habitats have been engaged by Kumar Investments International Pty Ltd (Trading as 'Tarneit Junction') to prepare this Report to accompany a 96a Application for subdivision of the land at 575-585 Derrimut Road in Tarneit; the project is known as 'The Tarneit Junction'.

The Application is to run in conjunction with the Tarneit North Precinct Structure Plan coordinated by the Metropolitan Planning Authority (MPA) – previously the Growth Areas Authority.

The site is located within the Urban Growth Zone (UGZ) of the municipality of Wyndham. Under the Wyndham Planning Scheme this subdivision proposal required a permit for the following:

- To subdivide land – UGZ Clause 37.07-10 'Subdivision'
- Under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant – Particular Provisions Clause 52.02 'Easements, Restrictions and Reserves'

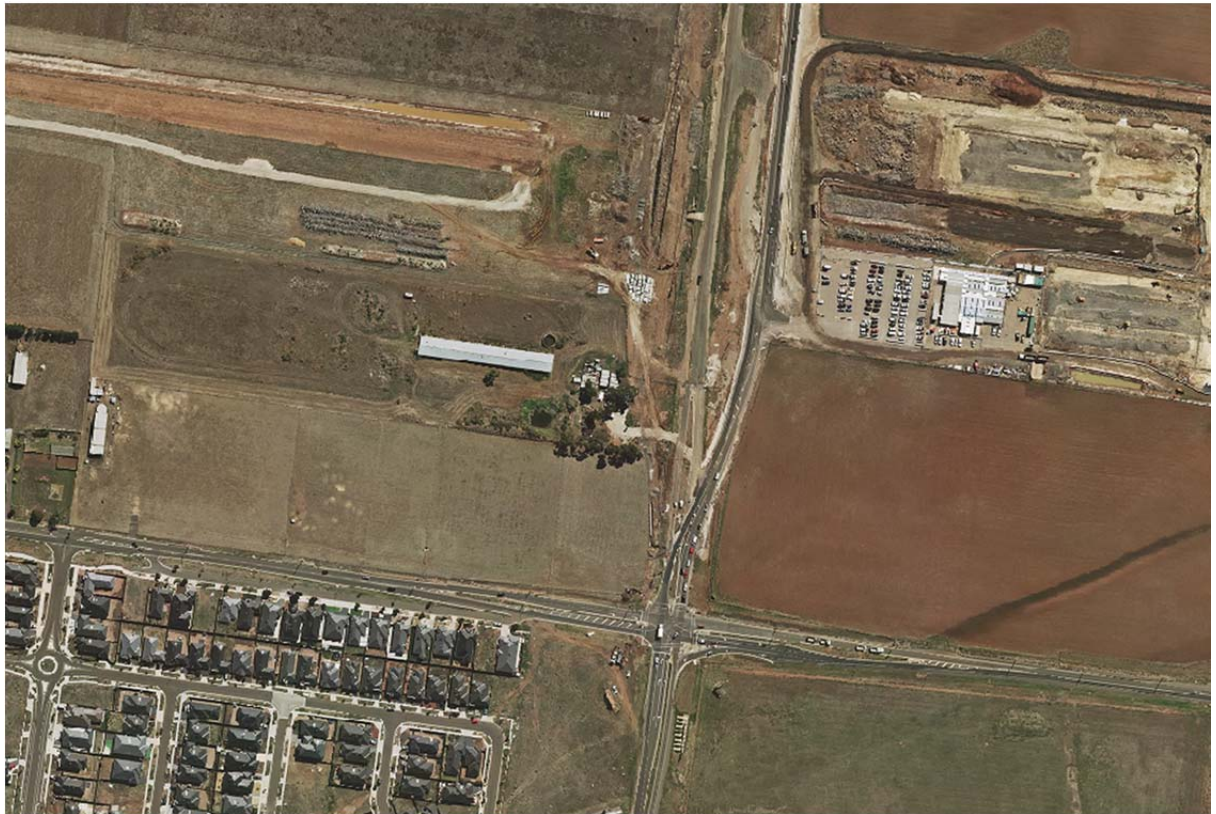
Any requirement in the schedule to the UGZ or the precinct structure plan must be met.

A permit granted must:

- *Be generally in accordance with the precinct structure plan applying to the land.*
- *Include any conditions or requirements specified in the schedule to this zone or the precinct structure plan.*

This Report outlines the proposed development, provides an assessment against the provisions of the Wyndham Planning Scheme and expresses our final recommendation.

Submitted as part of this Application are plans prepared by Human Habitats which should be reviewed concurrently with this Report.





## 2 SITE CONTEXT AND SURROUNDS

### 2.1 Site Features

The subject site of 575-585 Derrimut Road is located at the north-east corner of the Leakes and Derrimut Road intersection.

The site is formally known as Lot 5 on Plan of Subdivision 701125W (575 Derrimut Rd) and Lot 4 on Plan of Subdivision 701125W (585 Derrimut Rd); the two parcels are approximately 3.9 hectares and 3.7 hectares respectively.

Site 575 currently accommodates a large shed, water tanks, and a small outbuilding with paddock surrounds. The site is currently accessed from Leakes Road.

Site 585 contains a dwelling, associated outbuildings, a small dam and a large shed, with a paddock at the rear. Clusters of vegetation surround the dwelling and align the Derrimut Road frontage; scattered shrubbery exists around the large shed and across the paddock. The site's access is currently from Derrimut Road.

The subject site is at the south-east corner of the Tarneit North Precinct Structure Plan (PSP). Under the proposed PSP the site is designated as 'residential'; the submission on behalf of Human Habitats however proposed the site as Mixed-Use.

### 2.2 Surrounding land uses

As it currently exists, the subject site is surrounded to the north, east, and west by agricultural land; while established residential is located to the south on the opposite side of Leakes Road (R1Z).

The land at the south-east corner of the Leakes and Derrimut Road intersection is zoned for future Business 1 (B1Z) use, now Commercial 1 (C1Z) following the Victorian Zoning Reforms of 2013; the site will accommodate in future the Rose Grange Shopping Centre.

As detailed in the Tarneit North PSP the regional rail link is located along the subject sites northern boundary, while residential land is proposed for the adjacent property to the west.

A substantial public acquisition for the purposes of road widening to Leakes Road occurs to the sites southern boundary.

The land to the east, on the opposite side of Derrimut Road is within the Truganina PSP which is currently at the Planning Panel stage. The parcel directly east is to be planned to accommodate mixed business and residential adjacent, at the northern of that site will be Tarneit Station, with the future town centre located at the north side of the tracks.

The subject site presents an opportunity for Transit Oriented Development (TOD) within a 5 minute walk of the future Tarneit Station in the form of mixed residential and business uses, complementing the future town centre within the Truganina PSP.



## 3 THE PROPOSAL

### 3.1 Project Vision and Master Plan

The submission prepared by Human Habitats details the proposal to identify the site as 'Business and Residential / Mixed Use'; it is important to note that this Report and related 96a Application only contemplates the proposal to subdivide the land. For the purposes of this Application the land is assumed to be envisaged for 'Business and Residential / Mixed Use', with the applied zone under the Schedule to the UGZ to be Clause 32.04 'Mixed Use Zone'.

The description of the proposed precinct submitted to be included in the PSP presents an overarching vision and reads as follows:

#### **TARNEIT JUNCTION**

*The Tarneit Junction Precinct is bound by the railway line, Leakes Road, Derrimut Road and the property boundaries extending north from Wilandra Drive and will become a mixed-use, transit-orientated development. The precinct will grow into a higher density, comprehensive development that provides a range of accommodation types for all ages. Central to the development will be an employment cluster in multi-level buildings that facilitate offices for skilled employment and delivery of services.*

*The Tarneit Junction Precinct will generate demand for local convenience retail options that service the local residents, employees and visitors. It will have synergies with the Rose Grange neighbourhood centre on which it will rely for its full line supermarket and associated retailing. The target residential yield for the precinct is 700 dwellings.*

#### **LAND USES**

- *Mixed use – lower floor convenience retail with upper floor residential/office.*
- *Medical Centre and Allied Health (>250sqm)*
- *Office - Business Cluster (>250sqm)*
- *Retirement/Aged Care*
- *Child Care*
- *Residential – medium and high density*

- *Student Accommodation*
- *Accommodation – short-stay, serviced apartments, hotel.*
- *Education & Training Facilities*
- *Retail Premises - convenience retail including general store*
- *Food and Drink Premises*
- *Place of Assembly*

#### ADDITIONAL DESIGN GUIDANCE

##### *Within Tarneit Junction Precinct:*

- *Wilandra Drive will extend from the south through a signalised intersection at Leakes Road and connect to an east-west orientated road through Tarneit Junction.*
- *Shared car parking facilities should be provided internally to the development and where possible, slevaed by other uses along street frontages.*
- *A landmark development with of increased scale should be provided at the Leakes Road and Derrimut Road intersection.*
- *Medium density residential uses will interface between the more intense mixed-use development along Leakes Road and the future development of VicTrack land south of the railway line.*
- *The Leaks Road frontage will consist of urban, multi-level built form with active frontages. It will provide internal connections via a central road and multiple pedestrian links.*
- *The interface with VicTrack land should allow for site access and consider the potential for various future uses, including non-complimentary railway uses associated with the rail line.*



## 3.2 Details of the Proposal

This Application contemplates the subdivision of the land, paving the way for future applications for use and development post PSP approval.

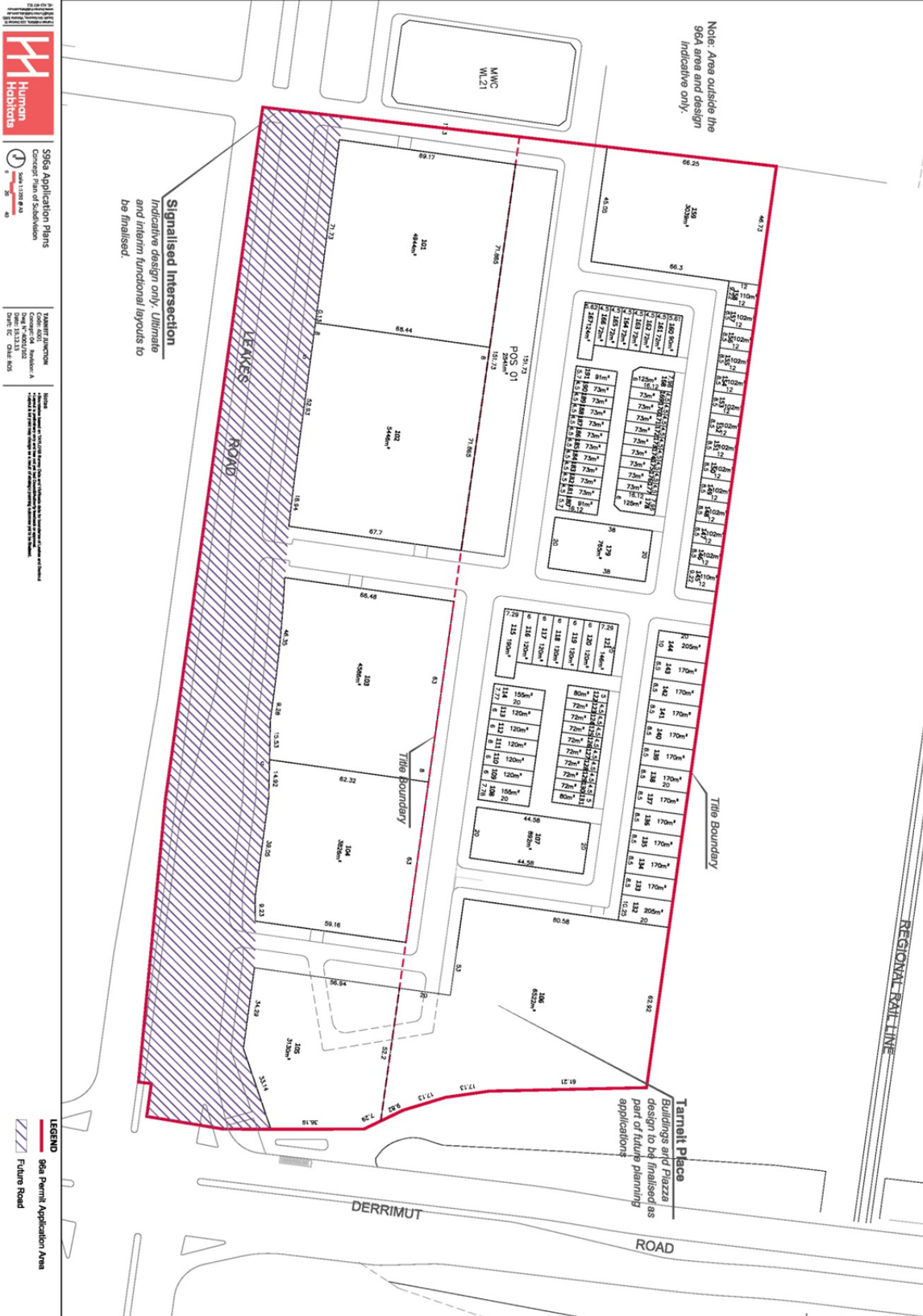
The proposal is the subdivision of the site into 91 lots for development, a public open space area, and an internal public road layout.

Access to the site is proposed via a future signalised intersection at the northern end of Wilandra Drive as it meets Leakes Road. Direct site access is additionally proposed at approximately the central point of frontage to Leakes Road, as well as further toward the Derrimut Intersection (future signalised). A private access is also proposed to Derrimut Road to service Lot 105 which is envisaged to in future accommodate a prominent, landmark mixed use building.

The lots are designed to suit future use, being either for residential or mixed use. The variety in lot size creates diversity with respect to future built form and residential living.

A breakdown of the lot typologies, envisaged built form, and street typologies are included in the Application document set by Human Habitats.

Overall the subdivision layout provides for a variety in lot size to accommodate a range of future uses which may be contemplated under the Mixed Use Zone, it provides for future higher density residential living, demonstrates connectivity for vehicles, pedestrians and cyclists, centralizes open space areas, activates road frontages, and provides links for the future subdivision of land at the surrounds.



## 4 PLANNING POLICY REVIEW & ASSESSMENT

### 4.1 State Planning Policy Framework

The State Planning Policy Framework sets out the relevant statewide planning priorities; those relevant to this Application include **Clause 11** 'Settlement', **Clause 15** 'Built Environment and Heritage', **Clause 16** 'Housing', **Clause 17** 'Economic Development', **Clause 18** 'Transport' and **Clause 19** 'Infrastructure'.

**Clause 11** discusses the state wide policies in relation to settlement, and seeks to ensure that a sufficient amount of land is set aside for housing, employment, recreation and open space, commercial and community facilities and infrastructure. It is an objective of this policy to facilitate the orderly development of urban areas in appropriate locations close to activity centres and other services.

**Clause 15** aims to ensure that careful planning and management of the urban environment and cultural heritage is achieved, through appropriate urban design, high standards of subdivision and neighbourhood design, recognition and protection of neighbourhood character and identification and protection of important European and Aboriginal Heritage sites.

**Clause 16** outlines the state policies in relation to Housing and essentially aims to ensure the supply of housing meets market demands and expectations by encouraging increased housing diversity. The achievement of urban consolidation objectives at key locations particularly in and around activity centres and public transportation routes is actively encouraged through this clause. Affordable housing is encouraged in proximity to employment, transport and services.

Relevant to the future use of this site is **Clause 17** 'Economic Development' which aims to encourage business development to meet the community needs for retail, entertainment, office and other commercial services; providing a net benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities. Key relevant strategies include *"Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres"* and *"Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations"*.

A key principle to this proposed Mixed Use site is supportable land-use in proximity to key transport;

this principle is supported within **Clause 18** 'Transport'. The linking objective is *"To create a safe and sustainable transport system by integrating land-use and transport"*. With the supporting strategies to provide access to all developments in accordance with forecast demand, taking advantage of all modes of transport, and coordinating improved transport including walking and cycling, concentrating key trip generators such as higher density development in and around activity centres and the principle public transport network.

**Clause 19**, which refers to the statewide objectives for infrastructure, aims to ensure that development is provided with all necessary infrastructure including water, gas, telecommunications, electricity, sewerage and drainage. This clause also encourages the development of renewable energy facilities, such as wind and solar energy.

The Tarneit North PSP is informed by the State Planning Policy Framework integrated into the Wyndham Planning Scheme; with the PSP acting as the strategic area plan it is fair to say that the urban settlement of the land and of the specific land-uses are well planned as part of the PSP process which involves landowners and all relevant agencies.

Being a growth area and the evolution of the precinct from agricultural land to urban the existing character will dramatically change. The use of land will be guided by the PSP and new character areas created. Urban design will play a major part in the transformation of land-parcels; in the case of this Application the design is measured against the provisions of Clause 56 at the Appendix of this Report. The PSP process also acts to investigate areas of important European and Aboriginal Cultural heritage; the subject site is not recognised as an area of Cultural sensitivity via online mapping and is not expected to contain any European heritage.

Diversity and density in appropriate locations are key objectives within the SPPF. Again, the PSP is a guiding document in this regard, identifying areas appropriate for medium and high density which would be best typified by sites which have good access to services and facilities presented by activity centres, key transport nodes, and open space provision. This subdivision proposal demonstrates the medium density outcomes toward the rear of the site, with higher density residential within the Mixed Use components to be accommodated on larger lots; the site is considered to offer a diversity of higher-density living in the growth area.

The proposed subdivision maps the future development of the site for Mixed Use, including medium and high density residential with supporting convenience retail facilities, small office provision, and

a focus on provision of medical services; such use is considered to be well-located in terms of proximity to activity centres and public transport and is supported by economic analysis.

The proposal site is considered to offer a supporting form of development to nearby activity centres which will assist in their achievement of key objectives and individual vision. The proposal is an example of integrated land-use and transport planning, locating a variety of uses and higher density residential development in a walkable catchment to key public transport services.

The proposed subdivision will be serviced appropriately, building from the existing urban land to the south; some key infrastructure items are to be delivered in accordance with the PSP and Development Contributions Plan (DCP), however such detail is still to be processed with the assessment of the PSP which must take into consideration key servicing agency responses and submissions. Supporting servicing reports have been completed and are submitted with the Application set.

## 4.2 Local Planning Policy Framework

Under the Wyndham Planning Scheme, local planning policies relevant to the proposed development include:

- 21.04 'Wyndham's Vision'
- 21.05 'Objectives and Strategies'
- 22.03 'Infrastructure Financing Policy'
- 22.07 'Open Space Policy'

A summary and response to each of the above is provided below.

**Clause 21.04** 'Wyndham's Vision' provides objectives specific to land-use, and strategies for transport, urban development, retail centres, industry, tourism, rural land, technology precinct, and extractive industry; such uses form Council's Strategic Framework Plan forming part of this Policy. The subject site is located within a "Future Residential" area reflecting its "Urban Growth" zoning, and is subject to the PSP process. The proposed Mixed Use precinct is considered to assist in the achievement of key objectives surrounding growth area management, housing diversity, and employment opportunities.

**Clause 21.05** details each of the land-use objectives (and strategies to achieve such) which are first listed within **Clause 21.04** (as above). With respect to "Managing Urban Growth" is it



considered that the Tarneit North PSP process is considered to adequately manage this process, with this proposed subdivision to accord with the principles and guidelines of the PSP (outlined later in this Report). Housing diversity and integration of housing with compatible uses are key objectives achieved through the design of the subdivision.

The proposal provides for stand-alone future medium density terrace built-form at the rear of the site, concentrating integrated mixed use buildings to the interfaces of Derrimut Road and Leakes Road. The integrated mixed use buildings include higher density apartment living with a variety of office, convenience retail, medical, food and drink premises, type-uses to activate ground-floor and street.

The proposed subdivision creates larger lots for future built form which is to accommodate a variety of uses; such uses (other than residential) all support local employment and encourage small business opportunities. The mixed use precinct is designed to support nearby activity centres, aimed to accommodate uses not typical of activity centre development; such uses include small business, convenience retail, and medical. The precinct is ideal for the growth of home-based employment within Wyndham.

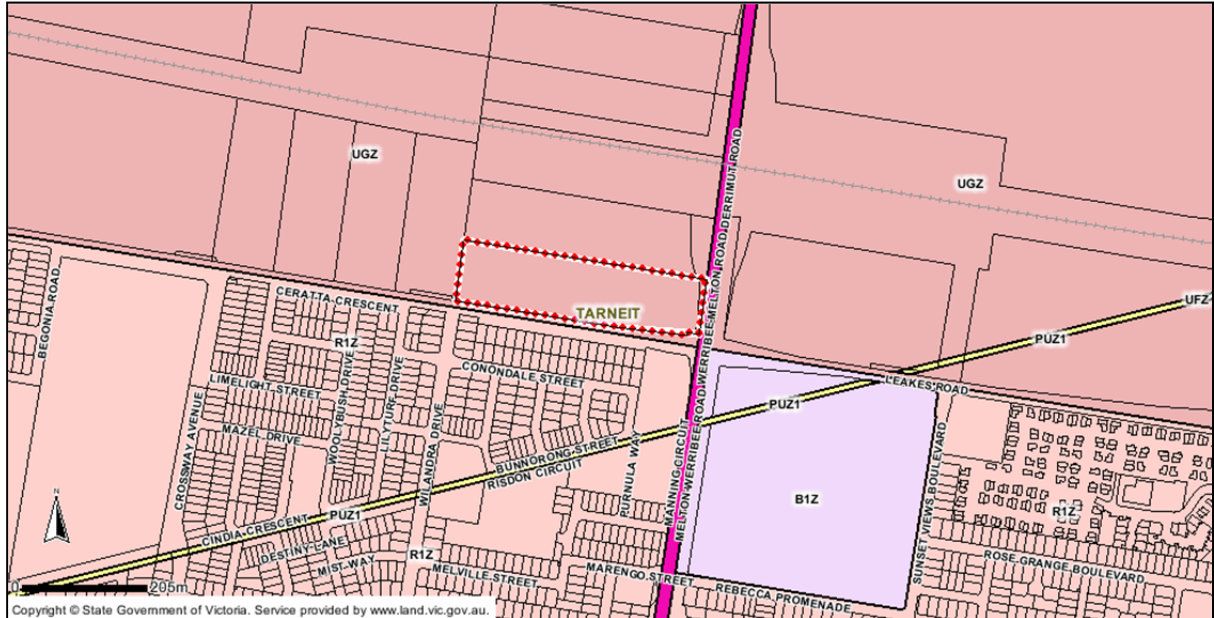
**Clause 22.03** aims to ensure urban infrastructure is provided at a local level to be determined on a “transparent and equitable basis”; the DCP to be furthered as part of the PSP process from Tarneit North is considered to be the guiding document in this regard, with infrastructure provision coordinated by the responsible authority in consultation with developers, land-owners and servicing agencies. The proposed subdivision Application is supported by servicing reports; a copy of which is included with the document set.

**Clause 22.07** is marked by the objective *“To provide a range of public open space opportunities which optimise the community’s need for recreation, as identified, and which is affordable in the short and longer term”*. Public Open Space areas are identified within the Tarneit North PSP, which includes a budgeted area of 0.25ha within the subject site. The proposed subdivision provides 0.2541ha as one linear area of public open space, generally central to the site. The area is easily accessible and is offered with passive surveillance from residential and business areas. The landscape form of the public open space will be determined with future development. The site also provides for private, body-corporate controlled urban open space in the form of a future plaza; although a private space, the plaza is to encourage public use.

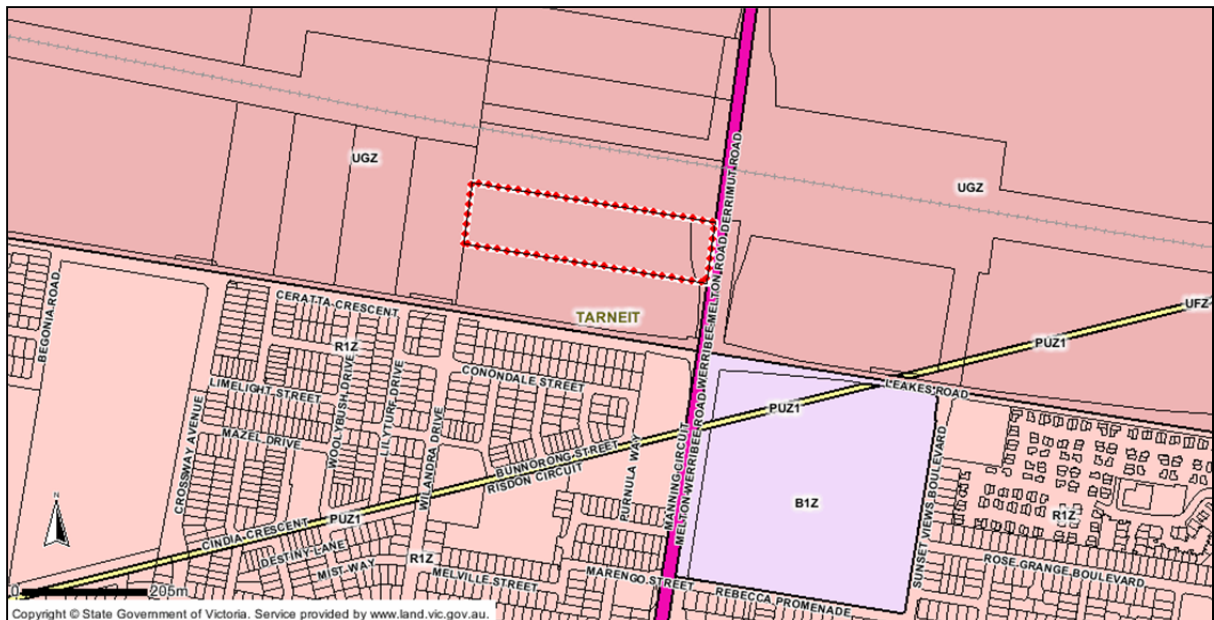
## 4.3 Zones and Overlays

### 4.3.1 Zone

The subject site is located within the Urban Growth Zone (UGZ) Wyndham Planning Scheme.



#### *575 Derrimut Road, Tarneit*



#### *585 Derrimut Road, Tarneit*

The purpose of the UGZ is:

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- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.*
- *To provide for a range of uses and the development of land in accordance with a precinct structure plan.*
- *To contain urban use and development to areas identified for urban development in a precinct structure plan.*
- *To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs.*
- *To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.*

Under the UGZ Clause 37.07-10 'Subdivision' a permit is required to subdivide land. Any requirement in the schedule to this zone or the precinct structure plan must be met.

A permit granted must:

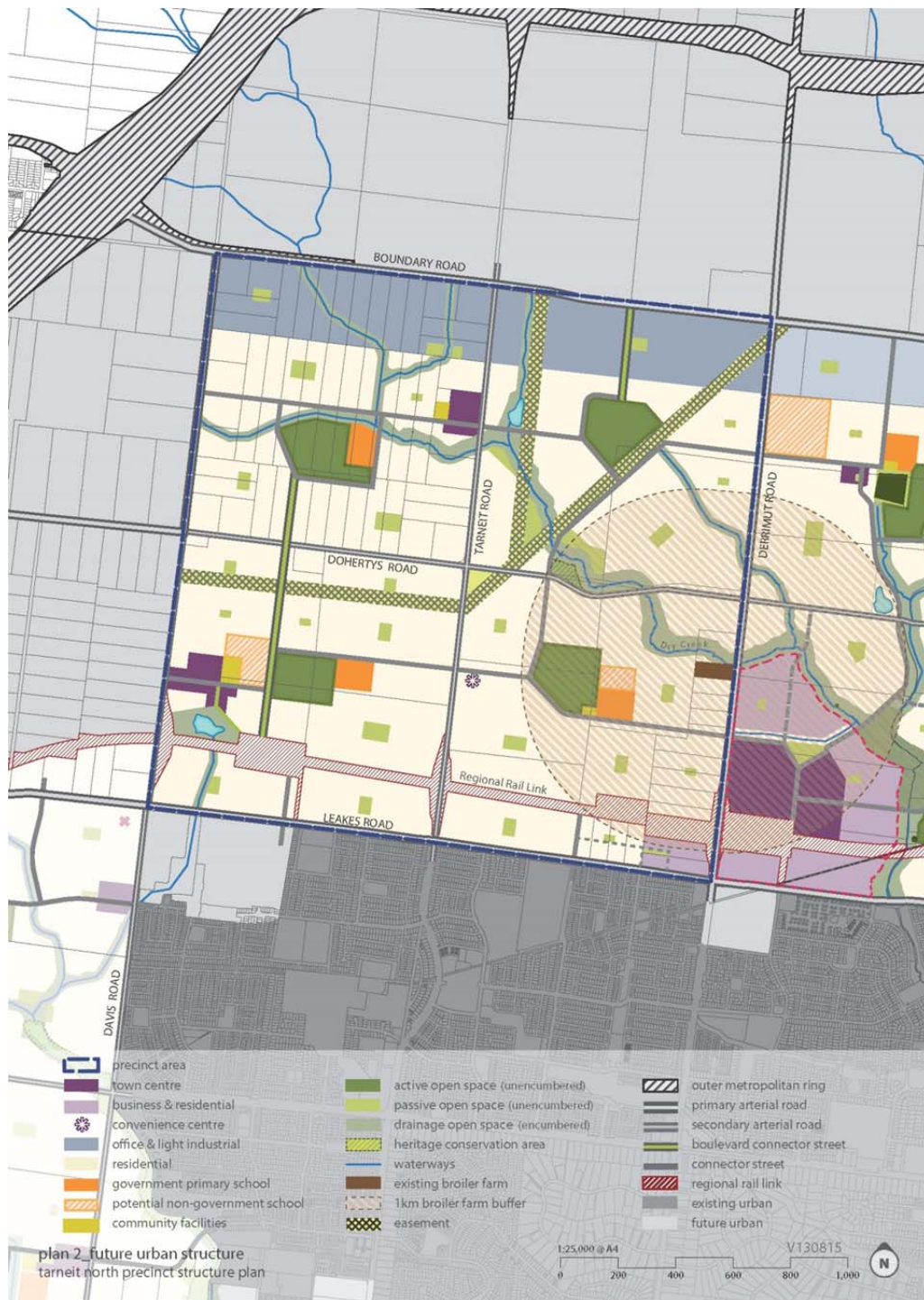
- *Be generally in accordance with the precinct structure plan applying to the land.*
- *Include any conditions or requirements specified in the schedule to this zone or the precinct structure plan.*

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *Any relevant Growth Area Framework Plan.*
- *The precinct structure plan applying to the land, including the vision and objectives of the precinct structure plan.*

- *Any guidelines in the schedule to this zone.*

Although currently envisaged for (and illustrated such) residential development by the MPA, the submission by Human Habitats promotes the site to be designated Mixed Use under the PSP; this assessment therefore references the proposed applied zone of Mixed Use.



The purpose of the Mixed Use 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 a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*
- *To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.*

Although the site is proposed in future to accommodate uses able to be considered under the Mixed Use Zone, no uses are contemplated as part of this Application (although the vision for the site still applies).

A permit is required to subdivide land under Clause 32.04-4 'Subdivision' of the Mixed Use Zone. An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- *Must meet all of the objectives included in the clauses specified in the following table.*
- *Should meet all of the standards included in the clauses specified in the following table.*

60 or more lots - All except Clause 56.03-5.

#### *4.3.2 Overlay*

Currently no Overlays apply to the site, however contemplated as part of the Tarneit North PSP is a supporting Development Contributions Plan (DCP); it would be expected that the subject site be affected by the Development Contributions Plan Overlay (Schedule for Tarneit North) should the PSP be approved (and associated documents incorporated into the Wyndham Planning Scheme).

## 4.4 Particular Provisions

Under the Wyndham Planning Scheme, particular provisions relevant to the proposed development include:



- 52.01 'Public Open Space Contribution and Subdivision'
- 52.02 'Easements, Restrictions and Reserves'
- 56 'Residential Subdivision'

### **Clause 52.01 Public Open Space Contributions**

The Tarneit North PSP outlines applicable open space contributions for each parcel; the subject site is budgeted to provide 0.25ha of public open space central to the site; the proposal provides for 0.2541ha in accordance with the PSP.

### **Clause 52.02 Easements, Restrictions and Reserves**

This Particular Provision applies as the site is restricted by a covenant; this Clause is the process by which an Application for removal of restricted can be removed.

A permit is required under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.

Sites 575 Derrimut Road is restricted by Covenant D284817 created in 1969.

Site 585 Derrimut Road is restricted by Covenant E290907 created in 1971.

Both Covenants restrict any building or part of to be erected on the land less than sixty feet from Derrimut Road frontage.

The Application includes a request for removal of the Covenant from each land. A full copy of each Title is provided with the Application set.

### **Clause 56 Rescode Provisions**

The proposed subdivision development is subject to the provisions of Clause 56; a full Clause 56 assessment has been included at the Appendix to this Report and the proposal is considered to comply.

## **4.5 Draft Tarneit North Precinct Structure Plan**

The subject site is located within the TarneitNorth PSP and is identified on the proposed plan as an area designated for Mixed Use development.

The proposed subdivision is designed to accommodate a variety of uses, consistent with the purpose of the Mixed Use Zone.

The subdivision of the land, in accordance with the PSP, enables the transition of agricultural land to urban and responds to the vision and objectives as outlined in the PSP document.

Below is an assessment against the following relevant requirements of the PSP; the overall desired Outcomes for the PSP have been outlined in table form with the applicable provision and response, while the Requirements and Guidelines for specific elements have been responded to on a 'as-relevant' basis (these include responses only and therefore should be read in conjunction with the relevant section of the PSP document):

- 2.2 Outcomes (Table Form)
- 3.1 Image, Character & Housing
- 3.2. Town Centres & Employment
- 3.3 Open Space & Community Facilities
- 3.4 Biodiversity & Bushfire Management
- 3.5 Transport & Movement
- 3.6 Integrated Water Management & Utilities
- 3.7 Infrastructure Delivery & Staging

## 2.2 Outcomes

Section 2.2 of the Tarneit North PSP sets out the desired outcomes (via objectives) of development for the precinct and act as a guide for the vision. Below is an assessment against these requirements and guidelines for the proposed subdivision.

Objective	Relevant	Comment
01 Recognise the history, heritage and character of the Werribee Plains in a new urban environment through the protection of natural waterways, retention of significant vegetation, habitat and dry stone walls, and the promotion of heritage.	N	No significant history, heritage, environment or character elements exist on the subject site. The subdivision promotes a new character based on principles of transport oriented development and Mixed Use development objectives.
02 Capitalise on the significant opportunities of the local context, including the Regional Rail Link, the western employment corridor, and extensive inter-metropolitan motorway connections.	Y	The site is located adjacent the Regional Rail Link, within a 5 minute walk of the future Tarneit Station, and fronts both Leakes Road and Derrimut Road which are key connections to the Princes Highway and Western Freeway. The subdivision promotes development of medium to high density

			residential as well as places of employment which are considered complimentary to such transport accessibility.
03	Ensure pre-development property structure does not impede the realisation of cohesive and integrated neighbourhoods.	Y	The subject site is located adjacent VicTrack land, of which the future use is unknown. The subdivision has been designed to provide an appropriate interface to this area even with the future development unknown.
04	Deliver an integrated network of local passive parks, active recreation reserves, and community infrastructure that meets the needs and aspirations of the new community.	Y	The subdivision provides for a local park in accordance with the location shown in the PSP and fulfils the required area provision of 0.25ha. The public open space serves the immediate development (residents and workers), whilst also providing a level of amenity for visitors. It would be expected that this Park be delivered upon use and development of the site
05	Achieve a diversity of streetscape and open space outcomes to enhance local character and amenity.	Y	A demonstrated within the plan set, the subdivision provides for a variety of streetscapes which all serve a specific purpose related to the future use of the fronting lot/s.
06	Establish a landscape of connecting canopies along streets, parks and waterways.	Y	The subdivision street typologies provide for street tree planting, as well as connections of space between the local park, the streets and the private (body corporate) plaza.
07	Ensure that no residents need to cross arterial roads, railway lines or waterways to access a local park.	Y	The local park serves the immediate and surrounding catchment clear of barriers to access.
08	Develop a slow-speed and permeable connector road network that links across arterial roads and traverses through the core of each square mile.	N	No connector roads are proposed as part of the subdivision.
09	Create a series of neighbourhoods that cluster around public open space, community hubs, and town centres.	Y	The proposed subdivision would create a precinct centred around Mixed Use outcomes which is completely unique to the area.
010	Build high-density and transit-oriented neighbourhoods focussed on railway stations and proposed future railway station sites.	Y	The subject site is ideally placed and the proposal centres around this objective.
011	Promote greater housing choice through the delivery of a range of lots capable of accommodating a variety of dwelling typologies.	Y	The proposed subdivision proposed a variety in lot size, however is focused on delivering medium to high density residential development; this is considered diverse in the context of the entire PSP.
012	Leverage off the amenity offered by waterways, open space and town centres to deliver medium and high density housing options.	Y	The proposed subdivision is considered complimentary to the future town centre within the Truganina PSP and the future Rose Grange Shopping Centre. The subdivision

			promotes medium to high density outcomes in a highly suitable area while also providing convenience and alternate services to that which will be provided in each of the town centres.
013	Deliver sufficient residential densities within a walkable catchment to support vibrant and viable town centres.	Y	The subject site is within a “primary walkable catchment” as identified within the PSP. The medium to high density residential outcome envisaged strongly supports the nearby future town centre developments.
014	Develop a series of town centres that each has a civic focus and an ability to adapt and evolve with the community.	N	The site is not a town centre.
015	Ensure the design of town centres is conducive to a range of commercial enterprises including start-up, small, and home-based businesses.	N	The site is not a town centre.
016	Create high amenity industrial and commercial precincts that can attract a diversity of different businesses and employers and generate a variety of local jobs.	Y	The proposed Mixed Use outcome on the site is individual to the precinct and provides for greater variety and capacity of services which are not suitable for town centre or industrial areas; the future businesses will provide alternative employment options to those residents within the PSP and surrounds as well as attracting visitors to the area.
017	Provide a viable and attractive interface between residential and industrial or commercial land uses.	Y	The subject site is located adjacent VicTrack land, of which the future use is unknown. The subdivision has been designed to provide an appropriate interface to this area even with the future development unknown.
018	Deliver an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water (stormwater and / or wastewater) and contributes toward a sustainable and green urban environment.	Y	Necessary service infrastructure can be put in place as part of this subdivision to accommodate integrated water management upon development of the site.
019	Install essential services in a way that does not impede the ability to plant canopy trees in streets and along easements.	Y	Servicing arrangements for the subdivision will be considerate of areas set aside for landscape planting; adequate reserve has been set aside to accommodate landscaping.
020	Ensure that development staging is co-ordinated with the delivery of key local and state infrastructure.	Y	The Staging Plan of the subdivision demonstrates that key access infrastructure will be delivered within the initial stages of the development.

### 3.0 Implementation

#### 3.1 Image, Character & Housing

Section 3.1 of the PSP outlines the requirements and guidelines for the implementation of image, character and housing. Below is an assessment against these requirements and guidelines for the proposed subdivision. Guidelines relating to heritage are not applicable to this Application.

#### ***Image & Character***

##### **Requirements**

- R1, R2, & R3: Street trees are to be provided in accordance with the requirements upon construction of public roads; street typologies have been provided in the Application set for review, while a street tree landscape plan would be expected to be required as a condition should a permit issue (which is to include provision of canopy trees of appropriate species in accordance with Wyndham Strategies, Policies and Standards).

##### **Guidelines**

- G1 & G2: The street network of the proposal subdivision provides adequate public road, cyclist and pedestrian access to the central linear open space. The linear open space contributes toward the view-line dissecting the site, linking the public space to the plaza.
- G5, G6, & G7: Street trees, lighting and furniture will be consistent throughout the subdivision, with a specific landscape plan to reference and respond to Council's *Landscape Context Guidelines 2013* where applicable.

#### ***Housing***

##### **Requirements**

- R5, R6, & R8: The subdivision proposal demonstrates the provision of medium density housing (providing the opportunity for future built-form as a terrace build) while also providing larger lots which will accommodate business lower floors and high-density residential at upper. The subdivision layout is designed so that key buildings present to Derrimut and Leakes Road; where lots have dual-frontage requirements future built-form is to be designed with appropriate interface treatments at each side. In accordance with R8, the subdivision indicates future medium density terrace lots,



while creating larger lots for future multi-use including “business” and high-density residential; the preliminary yield calculation for the site is 700 dwellings. The street typologies submitted with the Application are considered to demonstrate safe and efficient movement of vehicles, cyclists and pedestrians through the site.

### **Guidelines**

- G8, G9, G10, G11, G13, & G14: The proposed site is envisaged to provide 700 dwellings which are to include medium and high density living; dwelling forms are to include terrace and apartment living (of various sizes). The subject site is in close proximity to activity centres and public transport, and is to be designated as a mixed use site, therefore it is considered to be an ideal candidate for medium and high density residential development. As demonstrated on the proposed plan of subdivision, lot sizes for terrace living range from 72 square metres to 205 square metres, while walk-up flats and apartment blocks are well above the 350 to 450+ square metre mark which accords with Table 1 ‘Housing type by lot size’
- G15: Specialised aged care accommodation is a component envisaged for the site, which is to integrate with the future proposed medical uses. The site is in an ideal position with supporting activity centres and public transport. The proposed subdivision presents the opportunity for future block-built form on larger lots which are to integrate such aged care accommodation into the design.

### 3.3 Open Space & Community Facilities

Section 3.3 of the PSP outlines the requirements and guidelines for the implementation of open space. Below is an assessment against these requirements and guidelines for the proposed subdivision (where relevant). The requirements and guidelines relating to community facilities are not applicable to this Application.

#### ***Open Space***

#### **Requirements**

- R23, R24, & R27: Local public open space is provided on the site in accordance with the PSP. The PSP budgets 0.25ha of open space within the site, 0.2541ha is provided as a linear space central to the site in accordance with the strategic directions of the PSP. It would be expected that a condition any permit for the subdivision include

provision for a landscape plan (either as part of the subdivision or future built-form component of the development).

### **Condition**

- C2: The area of public open space proposed is to be vested in Council (transferred at no cost).

### 3.4 Biodiversity & Bushfire Management

Section 3.4 of the PSP outlines the requirements and guidelines for the implementation of biodiversity and bushfire management. Below is an assessment against these requirements and guidelines for the proposed subdivision (where relevant).

**Conditions relating to *Biodiversity and Natural Systems* as outlined in the PSP are to be included as conditions of permit should one issue for this subdivision Application.**

#### ***Bushfire Management***

##### **Requirements**

- R35: The subdivision is designed to accord with 56.06-7 as listed within the Table.
- R36, & R37: Provision of a Construction Management Plan and a Construction or Engineering Plan are expected as conditions of any permit issued for the subdivision and would be expected to respond to these requirements and applicable.

### 3.5 Transport & Movement

Section 3.5 of the PSP outlines the requirements and guidelines for the implementation of transport and movement. Below is an assessment against these requirements and guidelines for the proposed subdivision (where relevant).

#### ***Street Network***

##### **Requirements**

- R38 & R39: Street typologies have been submitted with the Application set and provide for safe and efficient movement throughout the subdivision. The Staging of the subdivision ensures key connections to Leakes Road is provided early, while access to neighbouring lots to the north and west are provided for future connection and integration.

- R44: Vehicle access to Leakes Road is provided via signalised intersection or via service road.
- R46: Vehicle access to lots of 6 metres or less in width is provided via a rear laneway.

### **Guidelines**

- G37 & G40: Street block lengths are less than 240 metres and provide for a low-speed environment. Vehicle crossovers to Derrimut and Leakes Road have been minimised, while central to the site terrace lots are accessed via rear-laneway to avoid disruptions of traffic, cyclist and pedestrian movement on key routes.

### **Conditions**

- C7: Land required for Leakes Road widening and any intersections is to be transferred to Council at no cost as part of this Subdivision.

### ***Walking & Cycling***

### **Requirements**

- R52 & R54: Included with the Application set are street typologies which include provision of footpaths and share paths in accordance with the directions of the PSP.

### 3.6 Integrated Water Management & Utilities

Section 3.6 of the PSP outlines the requirements and guidelines for the implementation of integrated water management and utilities. Below is an assessment against these requirements and guidelines for the proposed subdivision (where relevant).

**Servicing Reports submitted as part of this Subdivision Application are considered to respond to the Requirements and Guidelines associated with *Integrated Water Management and Utilities* as detailed within the PSP.**

### 3.7 Infrastructure Delivery & Staging

Section 3.7 of the PSP outlines the requirements and guidelines for the infrastructure delivery and staging. Below is an assessment against these requirements and guidelines for the proposed subdivision (where relevant).

**The proposed subdivision works include provision of infrastructure required to accommodate future built form on the site. Supporting Servicing Reports submitted as**



**part of this Subdivision Application work through the specific detail of such service delivery with reference to the DCP for Tarneit North.**

## 5 CONCLUSION

It is considered that the proposal has a high level of compliance with the state and local planning policies and is consistent with the objectives of the Urban Growth Zone and the Tarneit North Precinct Structure Plan document. In conclusion the proposal is considered to:

- Implement the requirements and guidelines of the Precinct Structure Plan;
- Respond to the relevant clause of the State and Local Planning Policies;
- Provides for future diversity and density of housing appropriate to a mixed use site in an area that is in close proximity to activity centres and public transport; and
- Provides a layout that will encourage future mixed use development of the site, with key integrated business and residential buildings to front Leakes and Derrimut Road.

It is therefore submitted that a permit should be issued for the subdivision.