

Urban Design Framework Report

Seventh Bend
04.07.2018

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Urban Design
Landscape Architecture
Town Planning



Document Control

Name Seventh Bend Urban Design Framework Report
Client YourLand Developments
APD Projects
Project No 30042250L.00
Version Revision F
Date 03/07/2018

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Image on Front and Back cover: Photo of Toolern Creek (SMEC)

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Introduction

Purpose

SMEC have been commissioned by YourLand to produce an Urban Design Framework (UDF) report for Seventh Bend, Exford Road, Weir Views.

This UDF has been prepared in accordance with the Toolern Precinct Structure Plan (PSP). As per the Toolern PSP, an UDF is required for each development abutting the the western interface of Toolern Creek Regional Open Space. Seventh Bends most eastern boundary is Toolern Creek and the Toolern Creek Regional Open Space.

The UDF has been prepared to provide guidance to the development.

Strategic Planning Context

As per the Toolern PSP, a permit cannot be granted to use or subdivide land adjacent to the west of Toolern Creek Regional Park until an UDF has been approved by the responsible authority.

This report will address all relevant requirements of the Toolern PSP which apply to Seventh Bend as per Clause "4.1.4 Toolern Creek Regional Park Western Interface – Urban Design Framework".

Consultation

The following is a schedule of consultation:

Melton City Council

- A meeting was held at the offices of Melton City Council on the 11th April 2017 to agree on the parameters of the Development Boundary Line. A "Discussion Paper" was prepared to facilitate this discussion.
- Feedback was received on the 08th May 2017, including councils document structure preference. This document structure is based on councils original preference.
- The UDF Report was structured and amended as per councils comments, which was issued to council on the 30th June 2017 for further review.
- Further comments were received from council on the 16th August 2017. A meeting was held on the 11.10.17 to discuss these comments and was issued on 26.04.2018 UDF Report Rev D.
- Final council comments were received in June 2018 which have been address in this revised UDF Report Rev F.

Parks Victoria

- Comments have been recieved from Parks Victoria and changes have been incorporated into the document.

D.E.L.W.P

- Comments have been recieved from D.E.L.W.P and changes have been incorporated into the document.

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Photo looking over creek terrace





MELTON



MELBOURNE AIRPORT



SEVENTH BEND

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MELBOURNE
CBD



Figure 1 | Regional Context Plan (image source Nearmap aerial photo 01/03/2017)

Background: Site Context

Seventh Bend is located on Exford Road in Weir Views. The site is located within Melton City Council and is part of the Toolern PSP. Seventh Bend is separated into three precincts. The UDF addresses the interface of Seventh Bend with Toolern Creek for Precinct Three only.

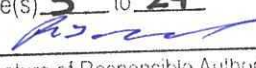
The adjacent diagram shows the defined area of Toolern Creek Western Interface with Seventh Bend which provides the trigger for the preparation of this document.

Seventh Bend is not sited within Toolern Park PSP but through the UDF shall address the interface between the two PSP's in particular the Toolern Creek Park Regional Open Space.

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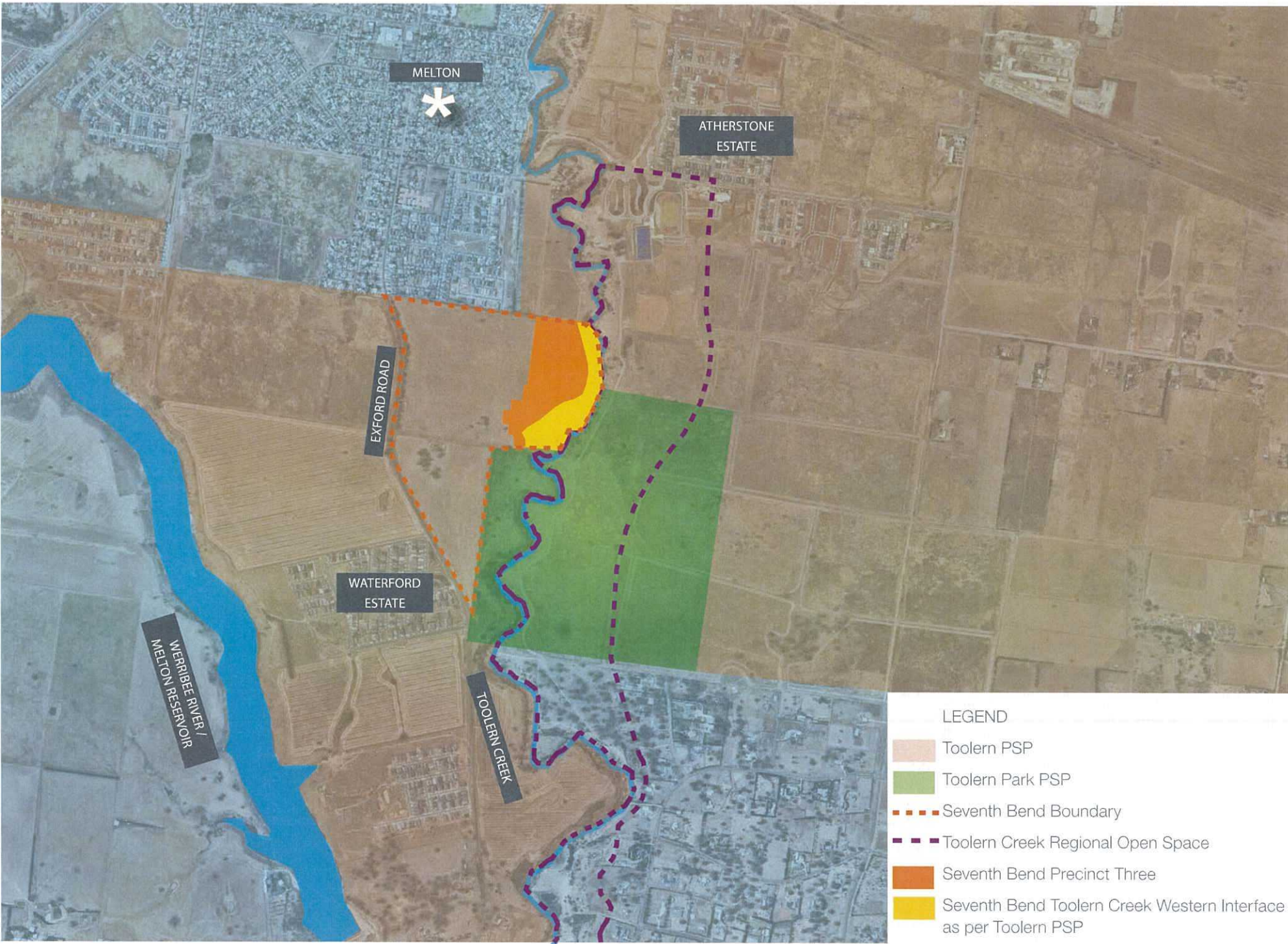


Figure 2 | Local Context Plan (image source Nearmap aerial photo 01/03/2017)

Background: Site Analysis

A desktop study and site investigation was undertaken to analyse the existing conditions along Toolern Creek within the boundaries of Seventh Bend. The following photos and Site Analysis diagrams highlight the topography, vegetation protection as per the Toolern Native Vegetation Precinct Plan, Cultural Heritage, Ecology and Views.



Image 1 | Looking across Toolern Creek from Seventh Bend, Precinct One



Image 2 | Looking over "Creek Terrace" from on top of the bluff.



Image 3 | Looking south from the toe of the bluff within the "Creek Terrace".



Image 4 | Looking from "Creek Terrace" toward Toolern Park.



Image 5 | Toolern Creek edge



Image 6 | Remnant River Red Gum



Image 7 | River gorge within northern section of Seventh Bend



Image 8 | River gorge within northern section of Seventh Bend

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Topography

The topography of Seventh Bend gently slopes west to east toward Toolern Creek.

The creek interface varies from north to south:

- To the north, the land steeply grades down to the creek forming a rocky escarpment which dominates this part of the creeks character.
- To the south, the gradient is gentler providing some creek access. A large grassed "Creek Terrace" creates a large flat landscape frontage to the creek. This is overlooked by a grass bluff set further west into the development area.

As per the requirements of the PSP, a grade of 1:6 or steeper defines the "break of slope", which provides the edge for the "Passive Open Space". The adjacent study (refer Figure 3) illustrates these grades to inform the UDF.

Views

Short views exist from Seventh Bend across the escarpment to Toolern Park Regional Open Space. Scattered trees interrupt the views of what is generally open grassland. Long views extend toward Mt Cottrell, but the more significant long view is from the top of the Creek Terrace bluff south, through the Toolern Creek landscape which the proposal celebrates.

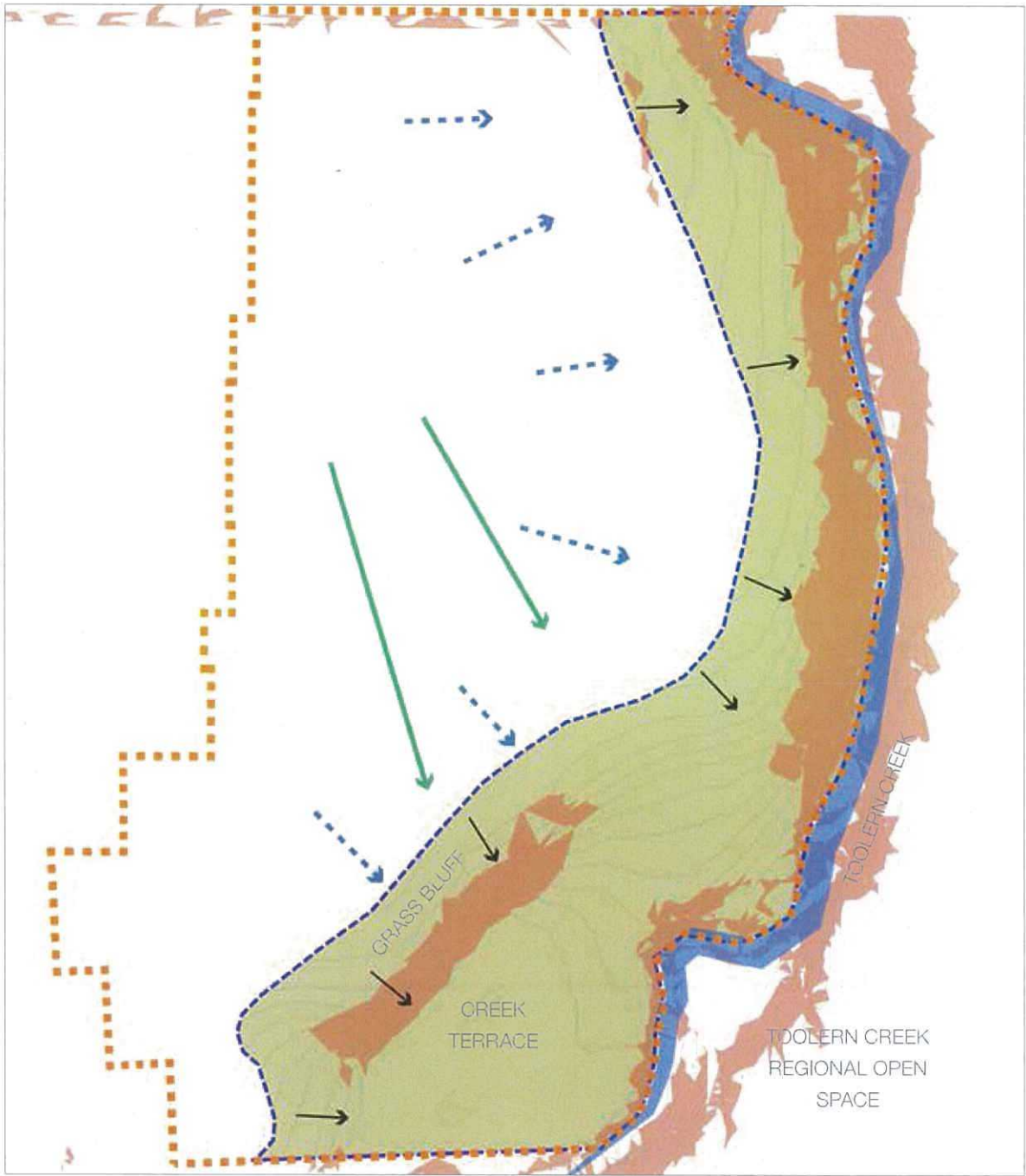


Figure 3 | Site Analysis: Topography and Views

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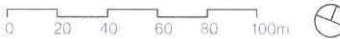
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- LEGEND
- Seventh Bend Precinct 3 Boundary
 - Seventh Bend Toolern Creek Regional Park Western Interface (as per Toolern PSP)
 - Contours (1m intervals)
 - Grade steeper than 1:6
 - Short views into open space
 - Long views to Toolern Creek corridor and Mt Cottrell
 - Fall of grade



Existing Habitat

As required a "Growling Grass Frog Conservation Management Plan" (GGFCMP) has been prepared by Brett Lane & Associates Pty Ltd in July 2017. Two of the required measures are:

- The erection of a 'Frog-proof' sediment fencing around the boundary of development stages prior to construction;
- Pre-clearance surveys of the Construction Footprint to identify and mitigate negative impacts on existing populations of GGF, including tranlocation as required.

Existing Vegetation

Native vegetation dominates Toolern Creek with both Eucalyptus microcarpa and remnant Eucalyptus camaldulensis which are protected as per the Toolern Native Vegetation Precinct Plan (NVPP). Some Peppercorn trees (Schinus molle) are scattered along the creek edge, these are not protected as per the Toolern NVPP but are proposed to be removed as per councils request. The native vegetation along Toolern Creek is classified EVC Class "Creekline Grassy Woodland". As per the NVPP, a remnant vegetation patch has been identified for retention along Toolern Creek.

A Biodiversity Conservation Strategy Area is defined as part of Toolern Creek Regional Park which Seventh Bend abutts but does not impact.

Prior to commencement of construction, a highly visible vegetation protection fence must be erected around twice the canopy distance of each scattered tree and more than 2 metres from areas of all other native vegetated areas which have been identified to be protected within the Toolern NVPP. All other trees which are to be protected are as per the relevant Australian Standards.

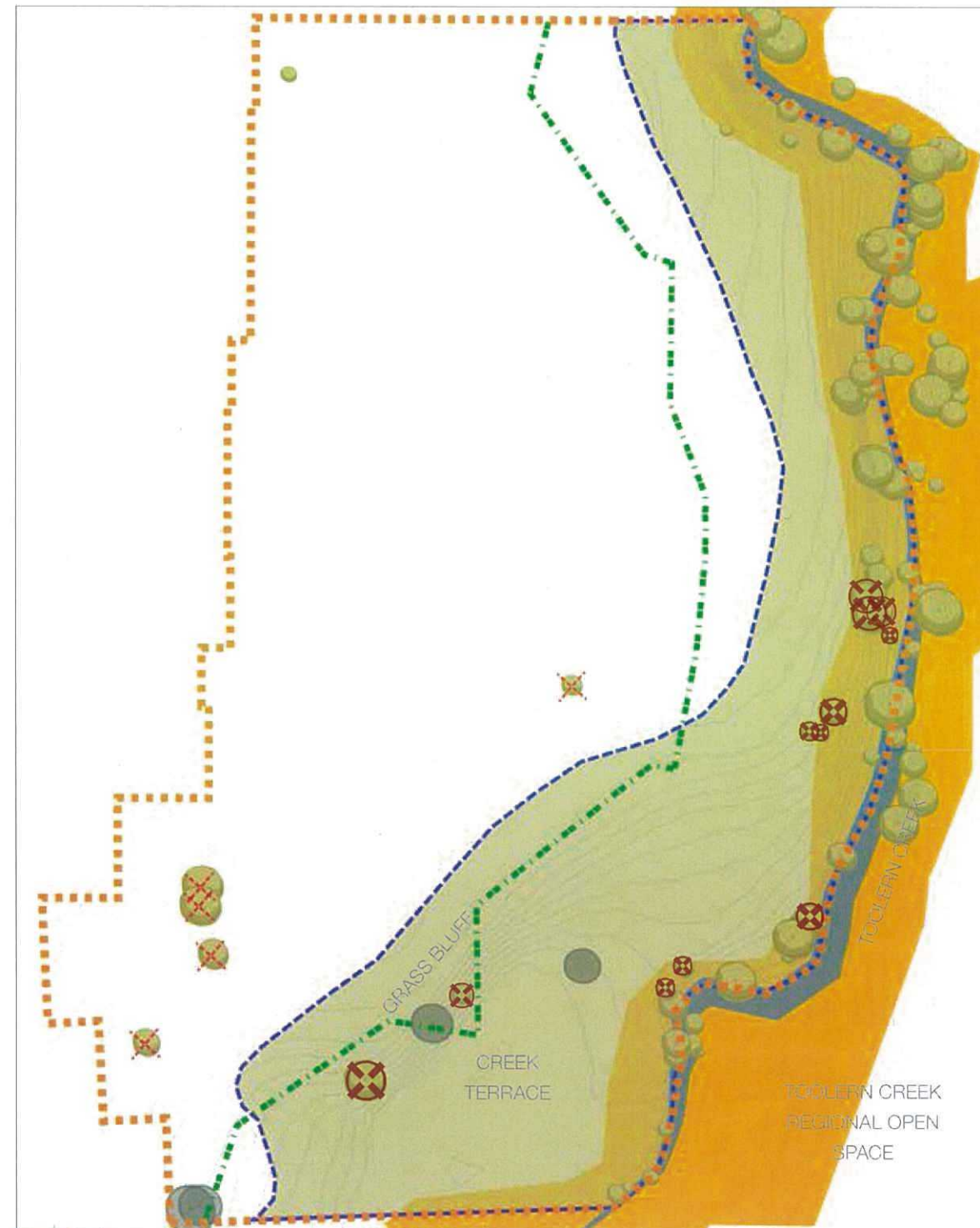


Figure 4 | Site Analysis: Habitat and Vegetation

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LEGEND

- Seventh Bend Precinct 3 Boundary
- Seventh Bend Toolern Creek Regional Park Western Interface
- Growling Grass Frog Conservation Management Plan Area: 100m offset as per PSP
- Remnant vegetation patch to be retained including existing and remnant trees as per Toolern PSP
- Existing Trees
- Trees to be retained and protected as per NVPP
- Trees to be removed (Subject to net gain requirements)
- Peppercorn trees to be removed to councils requirements (subject to arborists assessment at detail design)

0 20 40 60 80 100m

Cultural Heritage

As per the Toolern PSP "Previously Identified Aboriginal Site" locations have not been defined within Seventh Bend, although the creek frontage has a "High Probability of Occupation".

Independently, a Cultural Heritage Management Plan (CHMP) has been prepared by Archaeological & Heritage Management Solutions Pty Ltd dated 15th March 2012.

Among the recommendations established within the CHMP is the appointment of an archaeologist and establishing a dedicated "Aboriginal Heritage Conservation Areas".

Two "Aboriginal Heritage Conservation Areas" are proposed within the "Creek Terrace" which will be protected through the duration of the development as per the requirements of the CHMP.

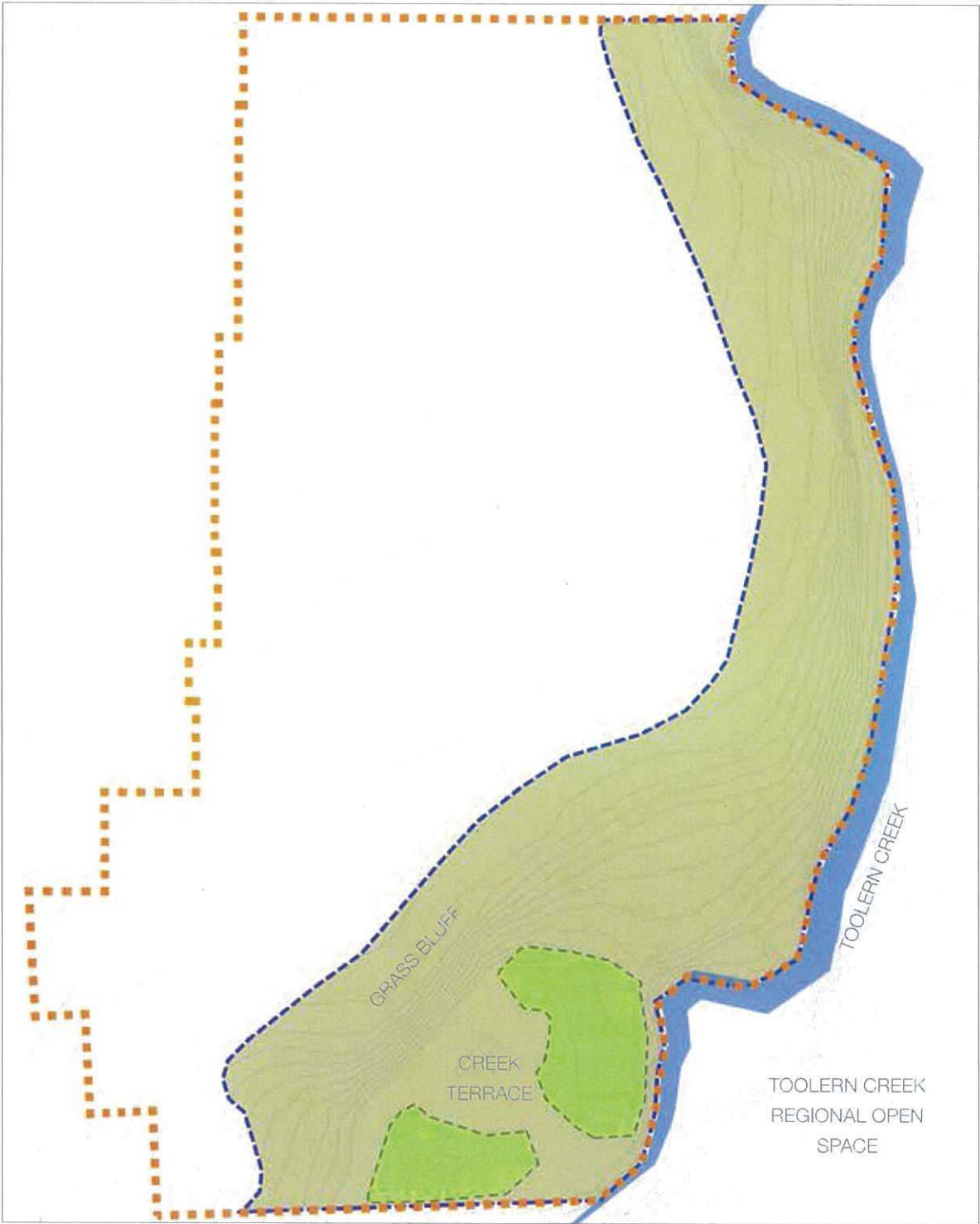


Figure 5 | Site Analysis: Cultural Heritage




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- LEGEND
-  Seventh Bend Precinct 3 Boundary
 -  Seventh Bend Toolern Creek Regional Park Western Interface
 -  Aboriginal Heritage Conservation Area as per CHMP



PSP Design Requirements

As per the Toolern PSP, an UDF is required for development areas adjacent to the western interface of the Toolern Creek Regional Open Space. The western interface as per the PSP, illustrated in Figure 7, runs north-south along the eastern interface of Seventh Bend.

The design requirements for the siting of a 20 metre passive open space corridor and 15 metre road reserve, as per the Toolern PSP are set-back from the break-of-slope as illustrated in Figure 6.

Definition of break-of-slope

As per the Toolern PSP the break of slope / escarpment from Toolern Creek is any slope steeper than 1:6.

Road Reserve

A minimum 15m road reserve is required, fronting the Linear Open Space. The urban design and road alignment has been rationalised to provide road frontage to the Linear Open Space ensuring strengthened public surveillance.

Linear Open Space

The road alignment and break-of-slope defines the boundary for the Linear Open Space. Through native planting, the edges of the Linear Open Space will be naturalised creating a consistent landscape character between Toolern Creek and adjacent residential properties.

The minimum width of the Linear Open Space is 20m and will incorporate a shared user path, native grasses and existing scattered trees where feasible. The proposal will be in accordance with the NVPP, CHMP and GGFCMP to protect existing Vegetation Patches, Culture Heritage and Growing Grass Frog Habitat.

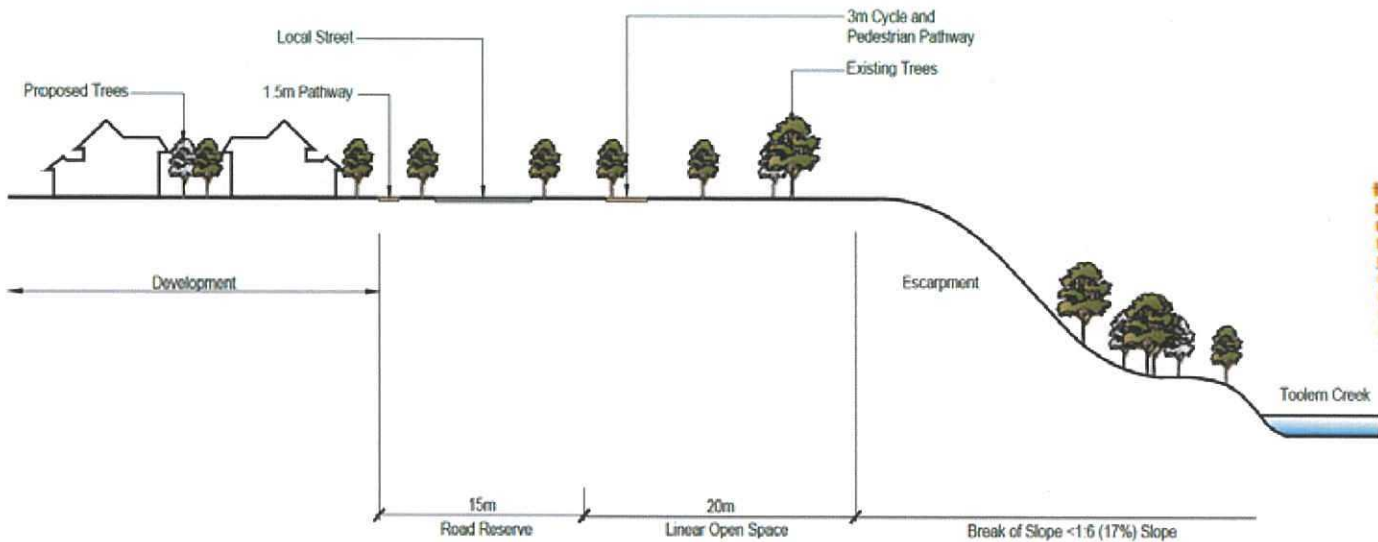


Figure 6 | Cross Section 1: Toolern creek open space/residential interface (from Toolern PSP)

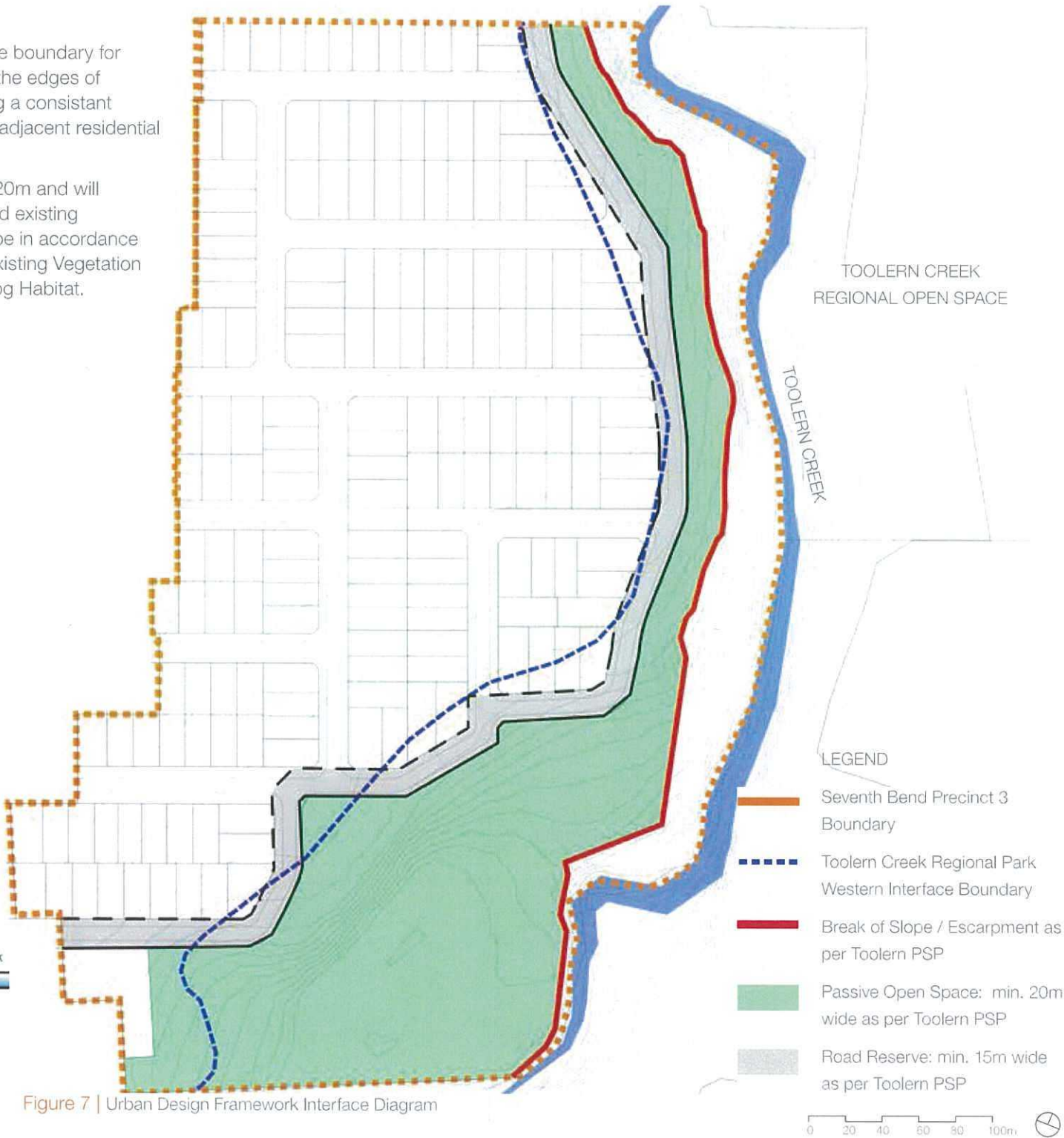


Figure 7 | Urban Design Framework Interface Diagram

Road Network

The road network is an extension of Seventh Bend Precinct Two. The continuation of the 20 metre road reserve directs views and activity toward Toolern Creek. The road network has been orientated to run perpendicular to Toolern Creek to provide clear views toward Toolern Creek Regional Open Space. This provides a break in the built form when viewed from the regional park. The network provides ease of access for residents from Seventh Bend. The road reserve and all housing orientated toward Toolern Creek will communicate the presence of public surveillance.

Shared User Path network

A shared user path runs the length of the Linear Open Space avoiding the existing trees and vegetation patches which are protected as per the NVPP. As per the CHMP requirements, the shared path which traverses the Aboriginal Heritage Conservation Area will be constructed in gravel within the "Creek Terrace".

Footbridge

A future footbridge will connect Toolern Creek Regional Open Space to Seventh Bend Precinct Three. The design will need to consider the most suitable location for crossing, span, flood levels and the Biodiversity Conservation Strategy requirements within Toolern Creek Regional Open Space. As the footbridge is not part of this proposal, this proposed UDF will not impact the BCS area.

Figure 8 shows the proposed footbridge location as per the Toolern Creek Park Masterplan. The plan also shows an alternative location more suited to the span, levels and flood levels of the creek. These have been shown for discussion purposes only as the bridge will be constructed by others.

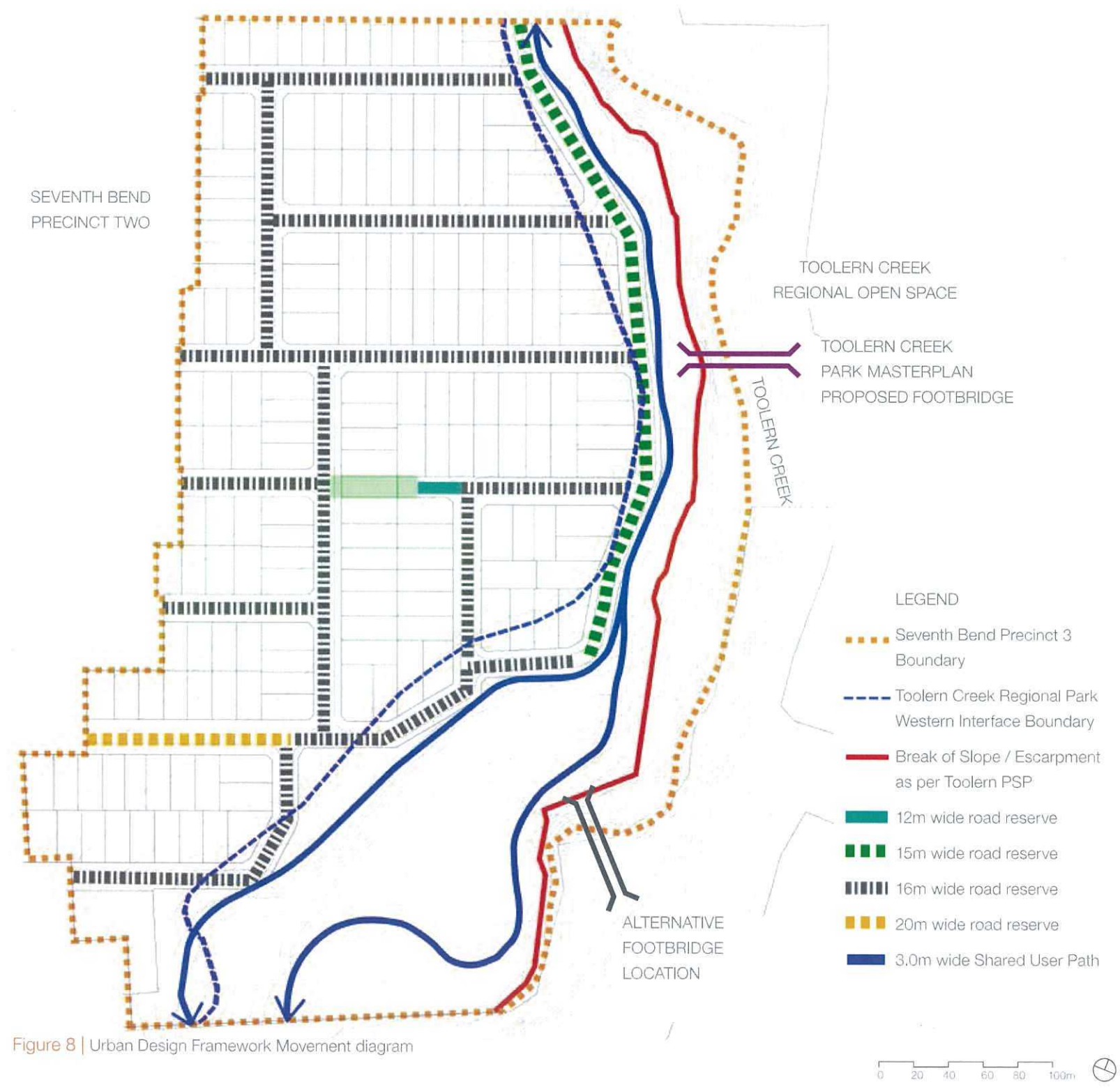


Figure 8 | Urban Design Framework Movement diagram

Vision & Design Objectives

Vision Statement

Seventh Bend aspires to create an urban landscape within a natural setting. At its heart is access to and celebration of Toolern Creek and the adjacent Regional Park through a considered landscape, urban and built form approach. The interface of Seventh Bend to Toolern Creek must be sympathetic to the natural environment, maximise visual connections to the surrounding landscape and provide quality amenity which provides a safe environment for people to thrive but also for Melton City Council and Parks Victoria to maintain.

Design Objectives

To achieve these aspirations the following design objectives have driven the design process:

- Control Views;
- Integrate the development into the existing Toolern Creek landscape;
- Protect, celebrate and enhance the cultural and ecological heritage;

Following the above principles, the proposed outcome is to create a high quality public park, development interface and built form which has a strong connection to site and which seamlessly integrates and enhances the character of Toolern Park : Regional Open Space.

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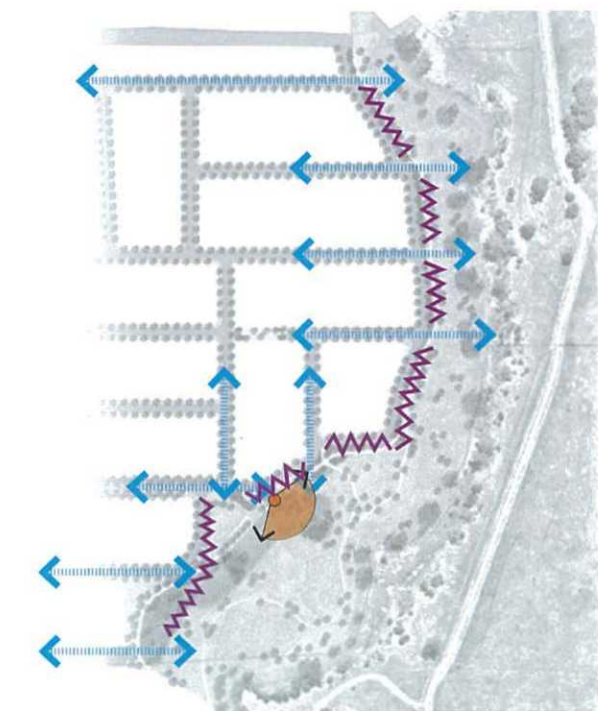
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Precedent Images



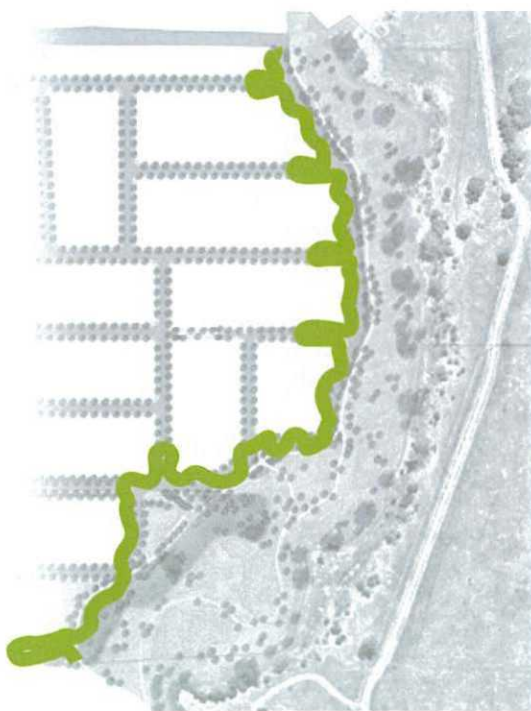
Design Principles

Further to the Design Objectives, the following diagrams illustrate these objectives as design principles:



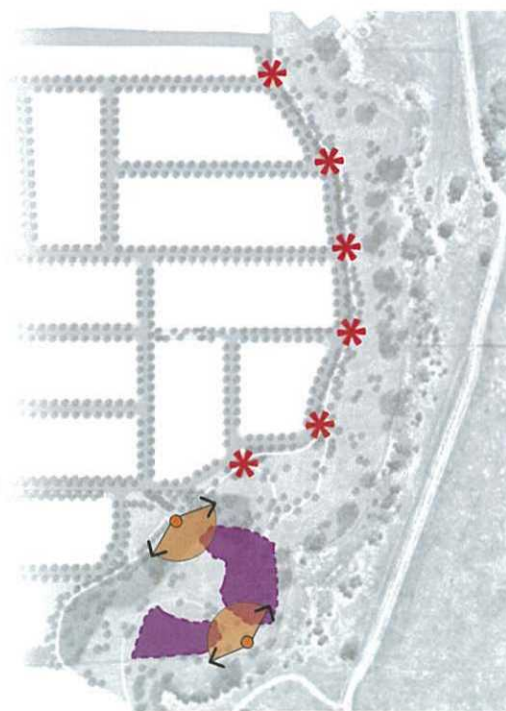
Control Views

- Views to be controlled both in and out of Seventh Bend;
- Permeable road network to maximise views toward Toolern Creek : Regional Open Space;
- Control views through strategic placement of scattered trees and appropriate built form;
- Maximise viewing opportunities through seating and pause point locations for pedestrians and cyclists;
- Road reserve fronting the park and landscape treatment to maximise safety and public surveillance;



Integrate

- Extend the landscape character of Toolern Park into the streetscape through informal native street tree and garden bed planting;
- Continue native street tree planting into street network as continuation of Toolern Park landscape character;
- Shared Path to follow contours and provide legible connections to Seventh Bend and adjacent properties;



Protect, celebrate and enhance

- Protect and enhance existing native vegetation and significant trees along the creek corridor;
- Provide interpretive signage at strategic locations to celebrate the existing cultural heritage and ecology;
- Protect the Cultural Heritage through management of the "Aboriginal Heritage Conservation Area" as identified within the CHMP;
- Protect local fauna including the Growling Grass Frog and habitat;
- Celebrate open views through appropriate Public Realm integration;



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Public Realm Identity

Hard Landscape Elements

A palette of exposed aggregate and plain concrete, gravel and timber will reference the organic and dominant presence of Toolern Creek, delivered with a focus on quality design and detail resolution. The composition of materials, along with a splash of colour, will be used in a contemporary and sophisticated manner.

The key elements are:

Surfaces: Gravel, plain concrete, exposed aggregate and coloured concrete paving will all be adopted in a method which is sympathetic to the natural character of Toolern Creek. The use of exposed aggregate concrete paving would be used modestly to highlight key moments within the landscape such as seating nodes or viewing positions.

Shared User Path: A 3.0m wide pedestrian and cycle path will provide circulation for both bike and pedestrians. Plain concrete paving is proposed as per Melton City Council design guidelines. Sections of the path through the Aboriginal Heritage Conservation Area will be gravel as per the requirements of the CHMP.

Site Furniture: Timber and steel seating will be positioned at 100m intervals to provide rest spots. A viewing deck located strategically at the top of the "Creek Terrace" bluff will be constructed of timber and coloured steel along with a picnic setting and some custom furniture to celebrate the view.

Reserve fencing: Vehicle exclusion fencing will be installed along the reserve boundary, in the form of timber bollards or post and cable fencing to be agreed with Council.

Interpretive Signage / Wayfinding: As per the CHMP recommendations, interpretive signage will be appropriately located to provide information about the Aboriginal Heritage Conservation Area. Other interpretive / wayfinding signs will be positioned to celebrate the site, cultural heritage, fauna and flora. Signage should be of a contemporary design.

Lighting: Street lighting only. Light will need to cast away from Toolern Creek Linear Reserve.

Materials, Furniture and Fixtures



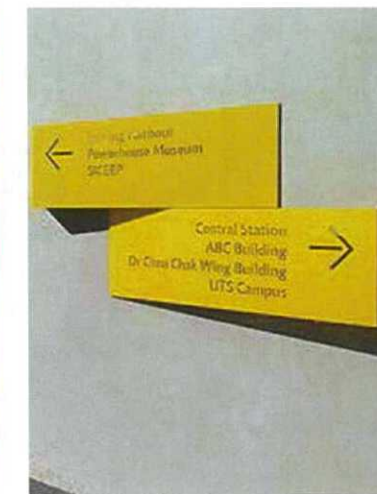
Pedestrian Surfaces



Structures



Custom furniture



Interpretive Signage



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Planting Images

Planting Design

Planting along the Seventh Bend street frontage and within the linear reserve will be native and indigenous selected from EVC 68: "Creekline Grassy Woodland" and EVC 693: "Plains Woodland/ Plains Grassland Mosaic" to integrate with Toolern Park. The key elements for plant selection and design are:

Streetscape: Tree planting within the adjacent streets are to provide an extension of the scattered trees within the 20m linear reserve, through species type and informal positioning.

Scattered Trees: Reflecting the nature of Toolern Park, scattered trees will be retained where possible and will be reinforced with additional tree planting. Tree groups will be strategically positioned to screen and control views to ensure the development interface is in keeping with the existing landscape character.

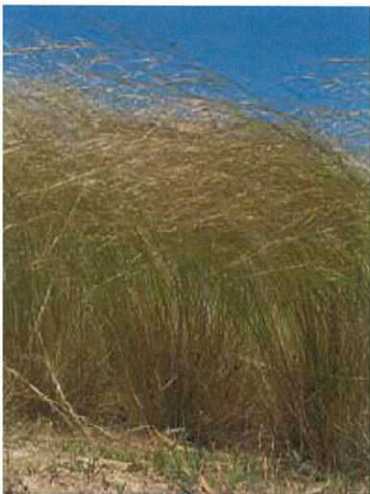
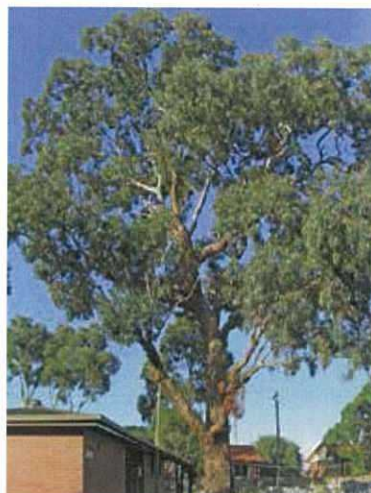
Gardens Beds: Garden beds within the reserve, naturestrip and private gardens will be used to seamlessly integrate the development edge into the linear reserve and Toolern Park landscape.

Indicative Plant Schedule

Plant Species	Common Name
Advanced Streetscape Trees	
<i>Eucalyptus leucoxylon</i>	Yellow Gum
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Eucalyptus microcarpa</i>	Grey Box
<i>Eucalyptus polyanthemos</i>	Red Box
Advanced Linear Reserve Trees	
<i>Acacia melanoxylon</i>	Australian Blackwood
<i>Eucalyptus camaldulensis</i>	River Red Gum
Shrubs	
<i>Austrostipa bigeniculata</i>	Knead Spear-grass
<i>Poa labillardierei</i>	Common Tussock-grass
<i>Austrodanthonia racemosa</i> var. <i>racemosa</i>	Striped Wallaby-grass
<i>Austrodanthonia caespitosa</i>	Common Wallaby-grass
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass
<i>Glycine clandestina</i>	Twining Glycine



Proposed trees



Proposed shrub and groundcover



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Built Form

Architecture

Seventh Bend aspires to create an urban landscape within a natural setting. At its heart, this is where urban landscape meets the natural. The interface of Seventh Bend to Toolern Creek is a unique opportunity for residents to create their home in such a setting. Access to short and long views, to quality landscape can be supported with well presented built form that reflects the qualities of finish and presentation, creates a sense of address and provides important surveillance over key open space areas.

Architecture and Housing Principles

To achieve the aspirations set within the project vision the following design principles have been embedded throughout the design process:

- architectural character and high quality material selections and finishes
- front setbacks to be in accordance with the vision and design objectives of the UDF. The appropriate setbacks for individual lots will be confirmed as part of the Design Guidelines for Precinct 3 planning application.
- floor plans and elevations that provide articulation and interest
- corner homes that address the front and side streets
- key room and window placements to maximise access to vistas
- announcing the main point of entry with key architectural elements
- variable setbacks
- minimise the impact of the garage within the street and landscape
- consideration of energy efficiency through design and technology
- timely provision of high quality and site responsive landscape to front yards.



Housing overlooking creek corridor



Well-positioned key rooms with generous glazing will maximise access to views



Colours, composite materials and articulated elevations



Path, portico and widened doorway announces key entry to home

Design Guidelines

In keeping with the vision for Seventh Bend and acknowledging the importance of the interface with Toolern Creek, the design and character of homes to be constructed must be sympathetic to the natural landscape environment whilst maximising the access to vistas within the surrounding natural landscape and provide a quality amenity within the streetscape. The Seventh Bend Design Guidelines provide the platform for driving the character and quality of the expected built form outcomes.

The key architectural elements pursued include:

Character: encouragement of a modern and contemporary dwelling, where mock reproductions of historical characters will not be permitted.

Built Form Components: inclusion of key design details and structural elements incorporating porticos, verandahs, positioning of habitable rooms and windows, the articulation of key elevations, the use of composite materials and finishes, roof pitches and forms and expected corner site address outcomes.

Garages: minimising the impact of the garage within the elevation by inclusion of the structure within the main roof line and incorporating sectional, tilt or panel lift doors.

Materials and Colours: promotion of natural materials in subdued colours and limiting strong or bold colours. Unpainted and/or untreated metalwork or fibre-cement sheeting is not permitted.

Fencing treatments: encouragement of feature fencing elements to the front and side street aspects of the dwelling whilst limiting the impact of high side fences.

Front and Side Street Landscaping: promotion of feature paved driveways and the incorporation of native and drought tolerant plants, garden beds and lawn areas. This includes landscape treatments on corner blocks. Letter boxes must be in keeping with the home design.

Ancillary Components: protection of elevations viewed from public areas from including solar panels, roof-mounted air-conditioning units and rainwater tanks.

Approval: each dwelling proposed within Seventh Bend, including the homes addressing Toolern Creek must be approved by the Developer.



Good design in landscape will compliment the home and lessen maintenance



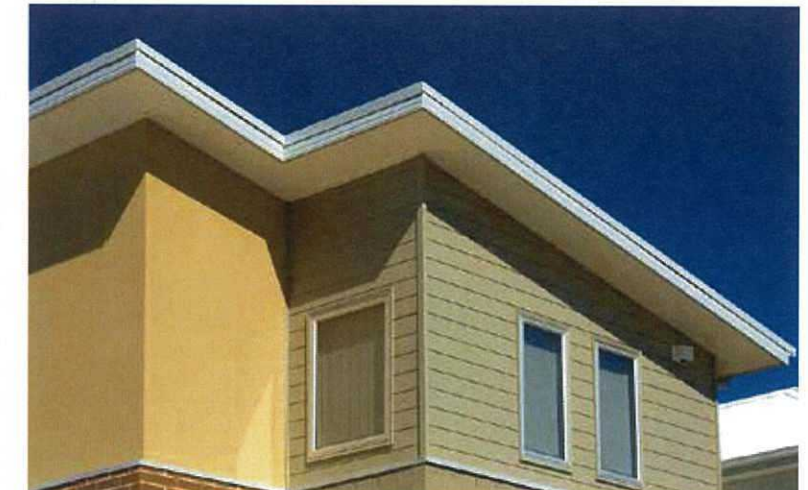
Structural elements can punctuate key areas of the home and provide a point of individuality within the streetscape



Key point of entry



Eaves will provide shade in summer



Articulation through floor plan, roof shape, materials and colours



Corner treatment through roof shape, masonry and window placement



Colours, composite materials and articulated elevations help soften the edge of large open spaces

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Landscape Masterplan

The Landscape Masterplan shows the broad structural elements that will make up the open space network. In summary, these elements are:

1. Viewing Deck: celebrating the long views of the creek corridor and across Toolern Creek to Toolern Park. Interpretive Signage would inform the public of the cultural and ecological heritage.
2. Picnic Area: including picnic tables, bike racks and amenity lawn.
3. Park Entrance
4. Native / indigenous Garden bed planting on slopes steeper than 1:6
5. Existing native trees to be retained and protected as per NVPP
6. Existing trees to be retained and protected to Australian Standards
7. Aboriginal Heritage Conservation Area to be fenced and protected during construction. The fence would be removed following completion of development.
8. Seating node with interpretive signage
9. Seating locations
10. Pocket Park
11. 3.0m Shared User Path
12. 3.0m Gravel path, to be constructed as per CHMP recommendations
13. Existing native vegetation and habitat to be retained and protected
14. Existing and Proposed native grass within linear reserve
15. Footbridge location as per "Toolern Creek Park Masterplan"
16. Alternate bridge location by others

Note: Retention of peppercorn trees to be reviewed during detailed landscape design phase to consider appropriate long-term outcomes.

LEGEND

- Aboriginal Heritage Conservation Area
- Vegetation Patch to be retained as per NVPP
- Seventh Bend Boundary
- - - Toolern Creek Regional Park Western Interface Boundary
- - - Break Of Slope



MELTON PLANNING SCHEME

Urban Design Framework approval in accordance with
Clause 37.07 - Schedule 3 of the Melton Planning
Scheme.

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Signature of Responsible Authority Date



Site Sections

LEGEND

1. Residential front garden with native / indigenous planting;

2. Native street tree planting;

3. Shared User Path;

4. Native vegetation patch retained and managed;

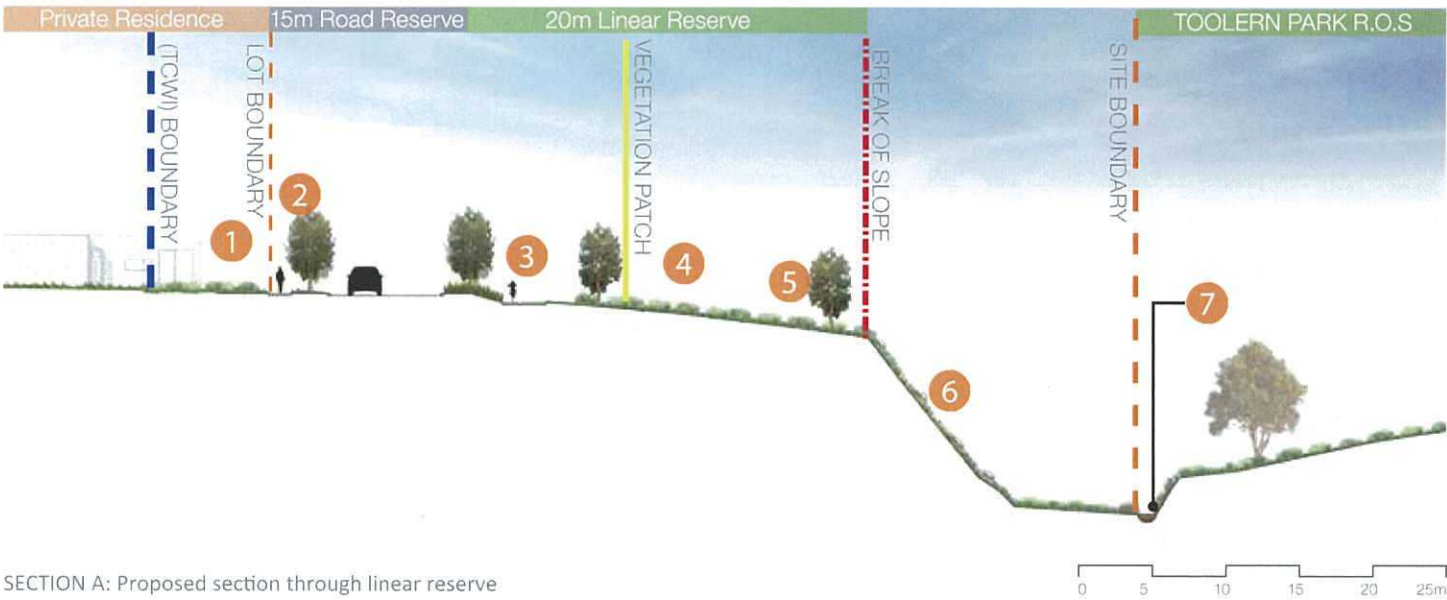
5. Proposed scattered native tree planting;

6. Existing rocky escarpment;

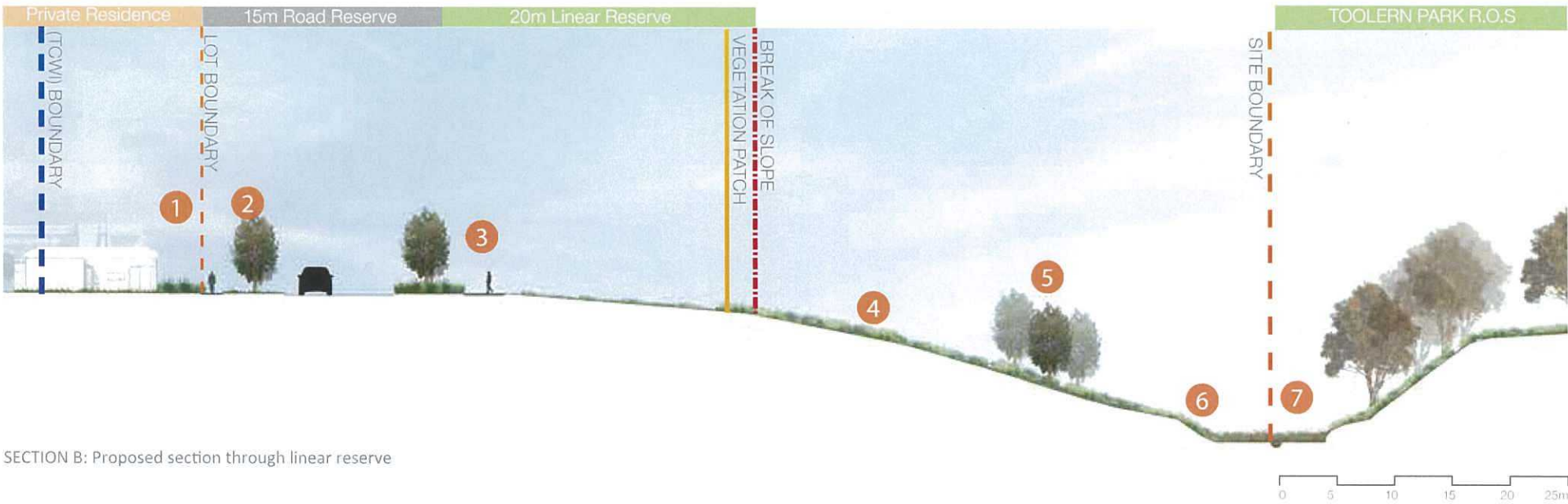
7. Toolern Creek.
- Defined Break of Slope

Vegetation patch / scattered trees for retention (as per NVPP)

Toolern Creek Regional Park Western Interface Boundary (TCWI)



SECTION A: Proposed section through linear reserve



SECTION B: Proposed section through linear reserve

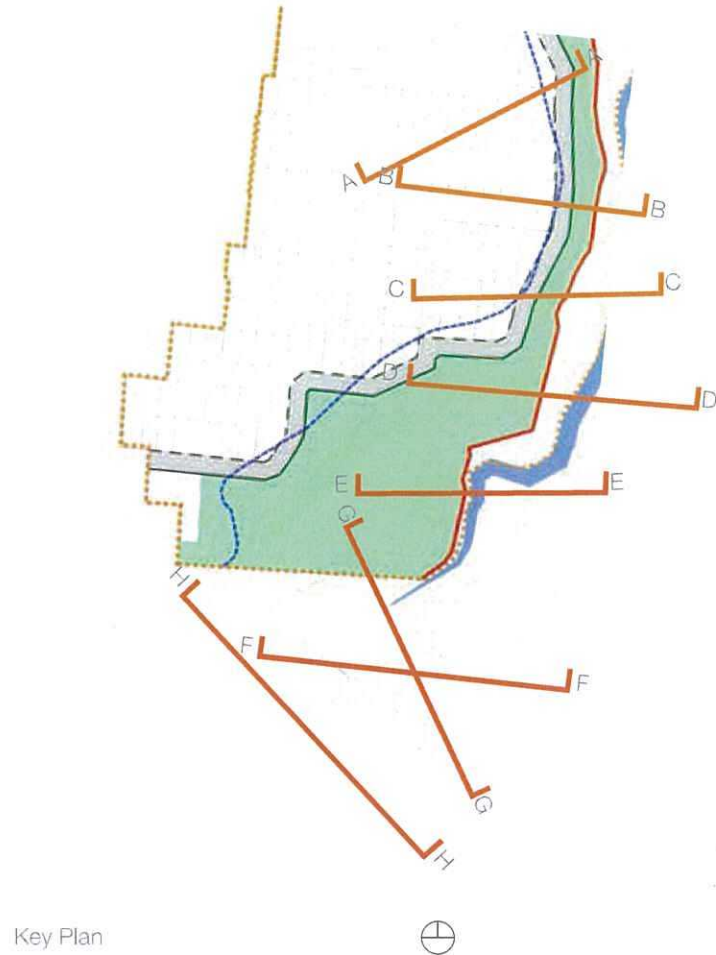
MELTON PLANNING SCHEME

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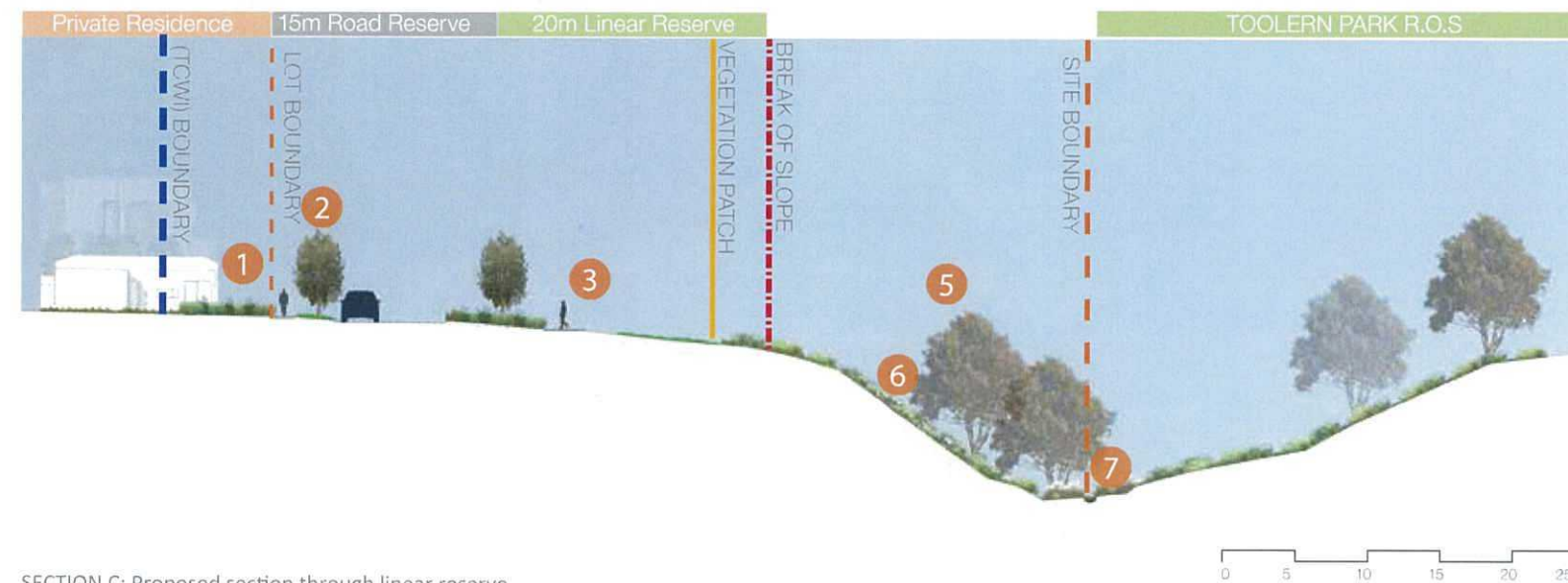


Key Plan

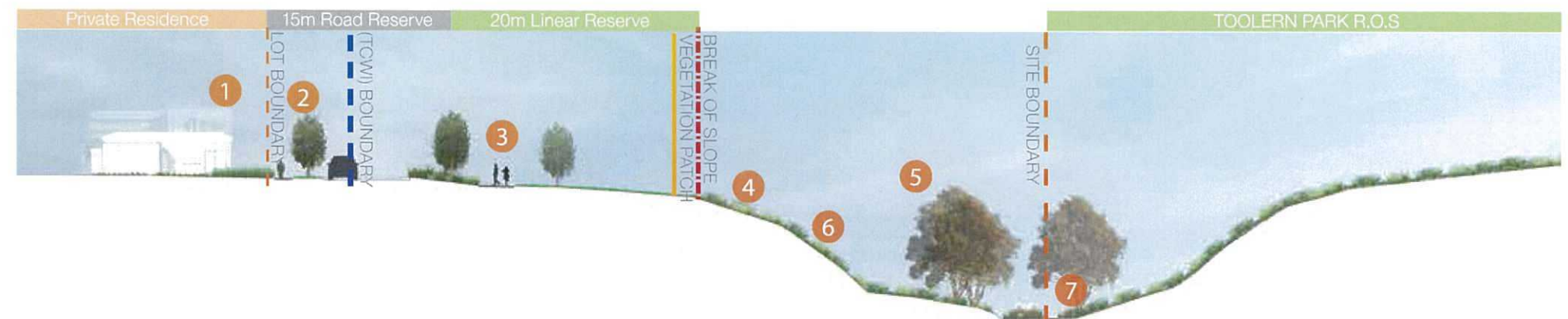
LEGEND

1. Residential front garden with native / indigenous planting;
2. Native street tree planting;
3. Shared User Path;
4. Native vegetation patch retained and managed;
5. Existing native trees to be retained and protected;
6. Existing rocky escarpment;
7. Toolern Creek.

- Defined Break of Slope
- Vegetation patch / scattered trees for retention (as per NVPP)
- Toolern Creek Regional Park Western Interface Boundary (TCWI)



SECTION C: Proposed section through linear reserve



SECTION D: Proposed section through linear reserve

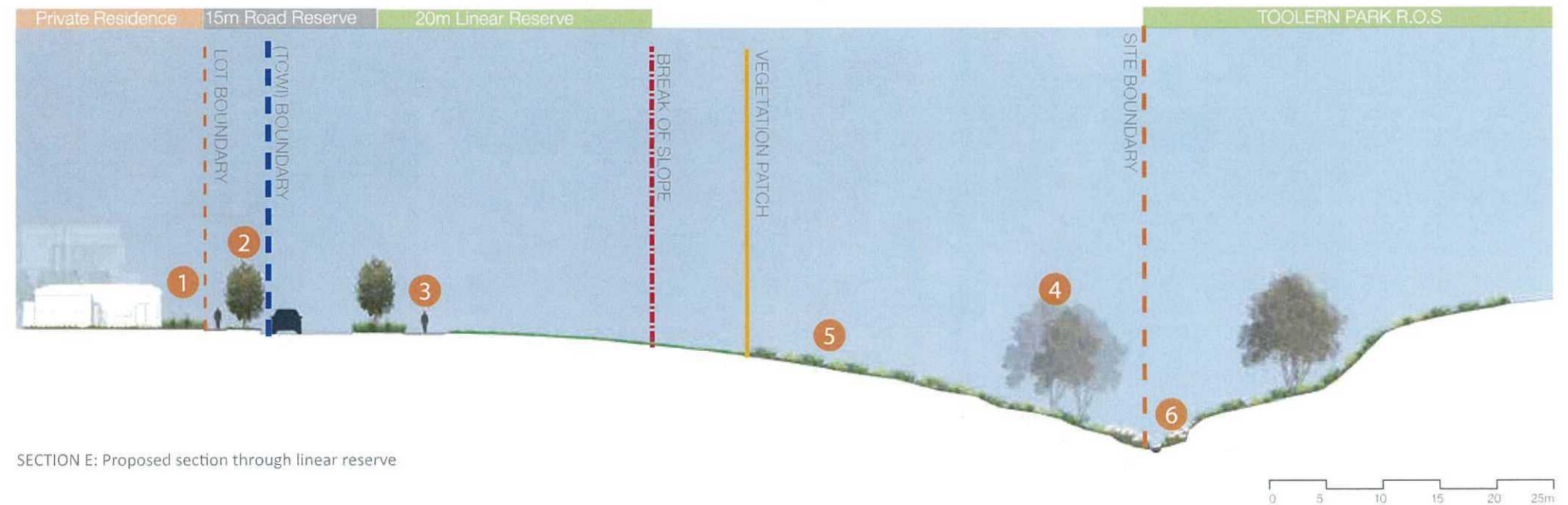
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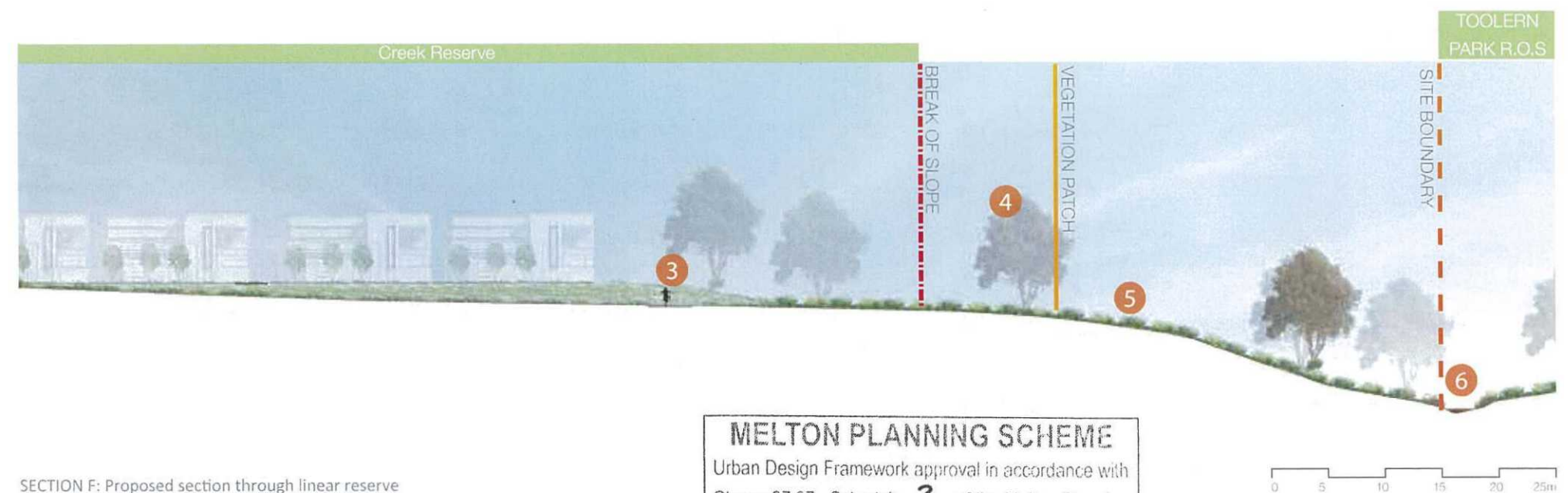
LEGEND

1. Residential front garden with native / indigenous planting;
2. Native street tree planting;
3. Shared User Path;
4. Existing scattered native trees;
5. Existing native vegetation and trees to be retained and protected;
6. Toolern Creek.

-  Defined Break of Slope
-  Vegetation patch / scattered trees for retention (as per NVPP)
-  Toolern Creek Regional Park Western Interface Boundary (TCWI)



SECTION E: Proposed section through linear reserve



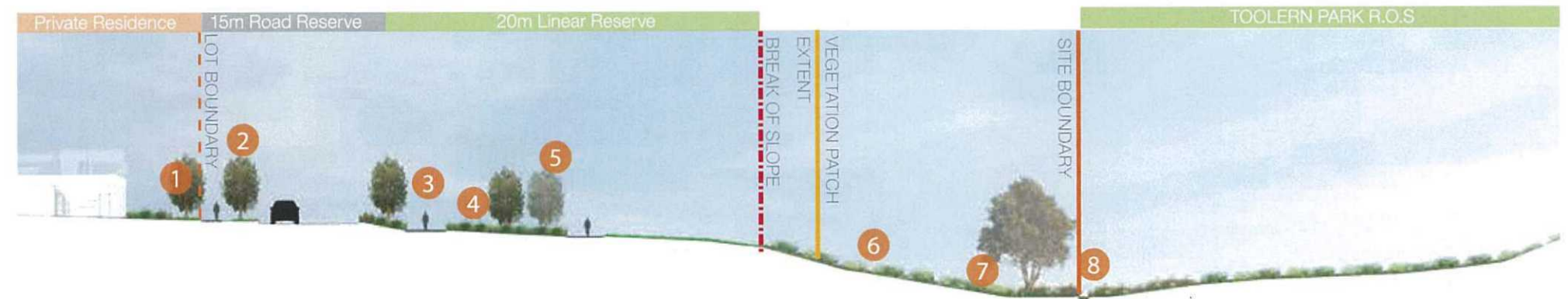
SECTION F: Proposed section through linear reserve

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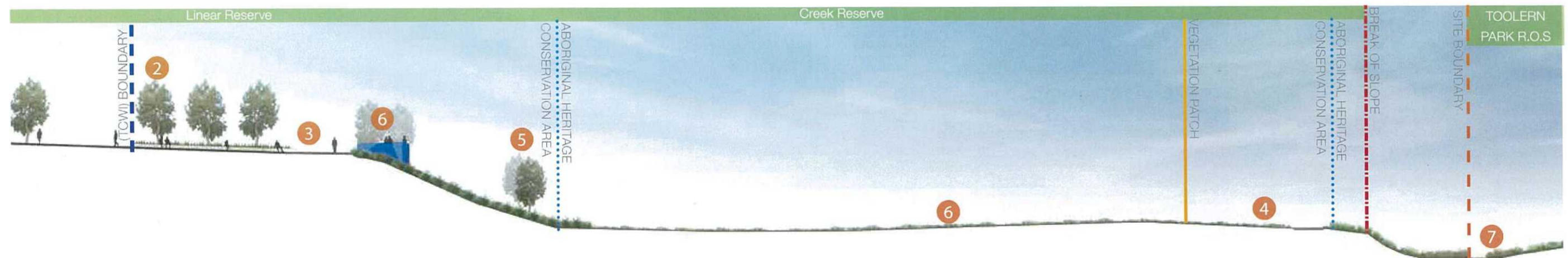
LEGEND

1. Residential front garden with native / indigenous planting;
2. Native tree planting;
3. Shared User Path;
4. Native vegetation patch retained and managed;
5. Proposed scattered native tree planting and embankment planting;
6. Observation podium;
7. Toolern Creek.

- Defined Break of Slope
- Vegetation patch / scattered trees for retention (as per NVPP)
- Toolern Creek Regional Park Western Interface Boundary (TCWI)
- Aboriginal Heritage Conservation Area



SECTION G: Proposed section through linear reserve



SECTION H: Proposed section through creek terrace



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Implementation

The proposed delivery and implementation will be discussed with Melton City Council and Parks Victoria to ensure maintenance and handover requirements are all achieved.

For discussion purposes, the adjacent diagram identifies potential staging areas for delivery. It also identifies potential areas of land which could be vested to Parks Victoria for the Toolern Creek Regional Open Space.

As per the attached schedule, the short term delivery would be to implement measures as required for the CHMP, GGFCMP and NVPP. This would include but not limited to protective fencing for required vegetation, cultural heritage and fauna management.

The public amenity associated to the development which includes seating, picnic setting, tree/garden planting and viewing platform would also be delivered early. This will draw people to the park edge to create public presence and perceived surveillance.

In the medium term, the intention is to deliver the Linear Reserve between the road reserve and break-of-slope. These works would include tree/garden planting, vehicle exclusion fencing, shared path and additional management of the Vegetation Patch to be protected as per the NVPP.

The long term delivery would be delivery of the "Creek Terrace" and associated landscape management including the Aboriginal Heritage Conservation Area. The aim would be that this area is eventually vested to Parks Victoria and become part of Toolern Creek Regional Open Space. This would enable a longer period of time for consultation between Parks Victoria and Melton City Council to establish maintenance responsibilities and co-ordination of handover. It would also enable any infrastructure which was constructed as part of Toolern Creek Regional Park to be completed to enable built connections to Seventh Bend.

As noted, there is further consultation to be held between Parks Victoria and Melton City Council to ensure an agreed collaboration.

ANTICIPATED DELIVERY PROGRAM		
Short Term	Inception	Protective fencing to "Aboriginal Heritage Conservation Area", NVPP protected trees and vegetation patch and as per "Growling Grass Frog Management Plan";
	Public Amenity	Removal of peppercorn trees, tree planting, lawn, garden bed planting, seating, picnic settings, paving, shared path, etc.
Medium Term	Linear Reserve	Removal of peppercorn trees, tree planting, garden bed planting, shared path, seating interpretive signage, native grass planting, additional indigenous garden bed planting, etc.

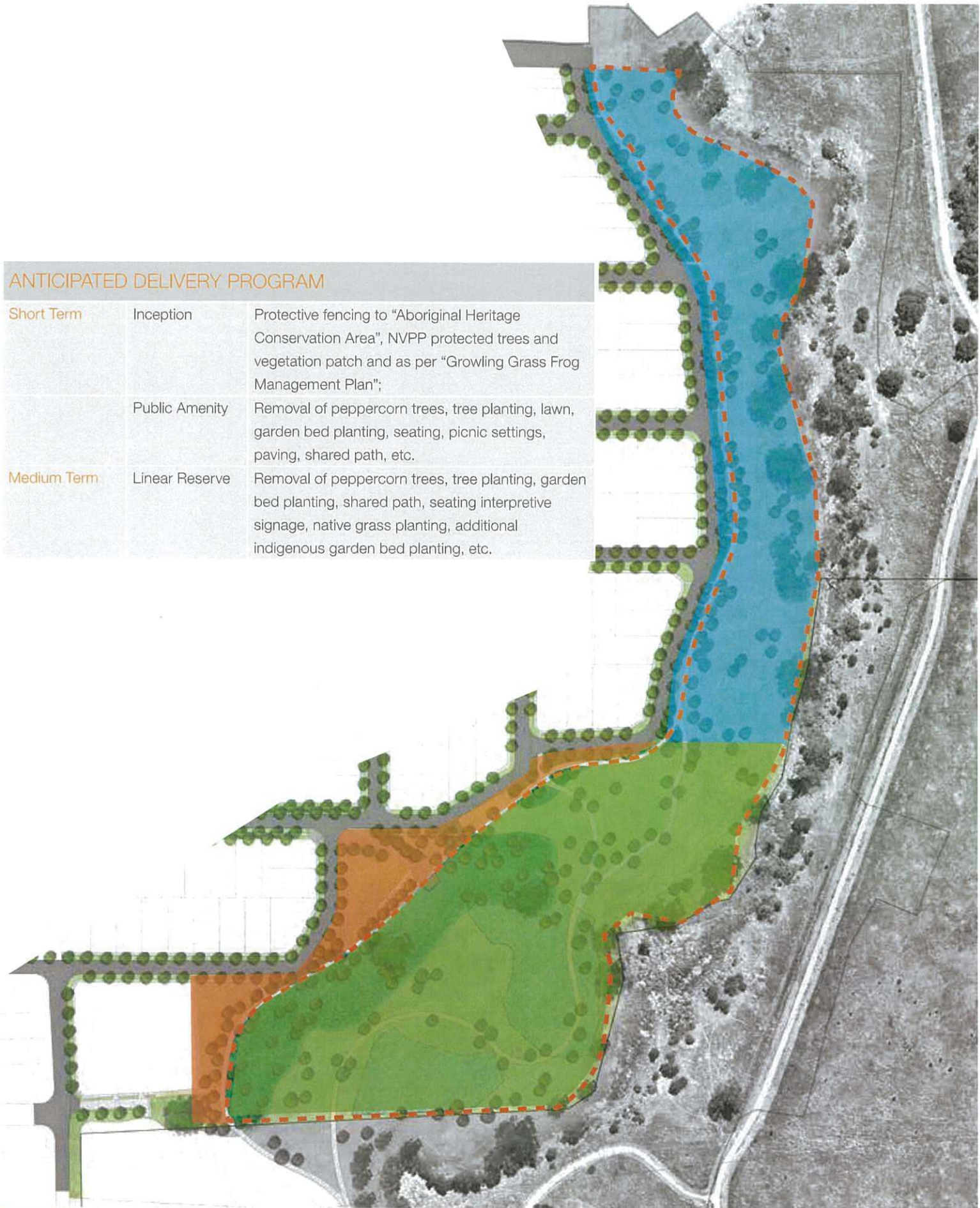
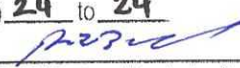


Figure 9 | Implementation Plan

MELTON PLANNING SCHEME

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LEGEND

Short term delivery

Medium term delivery

Long term delivery

Ownership and Management of allocated area is still to be determined.

0

25

50

75

100

125m