

AMENDMENT C147  
MELTON PLANNING SCHEME  
KOROROIT PRECINCT STRUCTURE PLAN

EXPERT EVIDENCE REPORT  
ANTHONY BATTAGLIA  
21<sup>st</sup> NOVEMBER 2016

80-120 GRAY COURT, ROCKBANK  
650-674 NEALE ROAD, ROCKBANK  
1205 TAYLORS ROAD, PLUMPTON

**PATCH.**  
DESIGN+PLAN

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# 1. Introduction

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1. I have been instructed in this matter by HWL Ebsworth who acts for Luzon Holdings Pty Ltd who own land within the Kororoit PSP.
2. I have been requested to prepare and present urban design evidence regarding the exhibited Kororoit PSP (Amendment C147 to the Melton Planning Scheme). Specifically, I have been asked to address the following matters:
  - *Neale Road land - Commentary regarding the proposed commercial use of land opposite the town centre proposed to be zoned RGZ. How does this fit in the PSP? Should the PSP be modified in any way to reflect this proposal?*
  - *Gray Court - Possible reconfiguration of the indicated open space along the boundary between RGZ and GRZ as relating to this site.*
  - *Taylor's Road - This site abuts a proposed neighbourhood centre, community centre, primary school and open space. You have considered some reconfiguration of these uses to produce an alternative outcome. Please discuss the options.*
  - *Submissions by other parties. Please provide commentary on any submissions by other parties affecting the three parcels identified.*
3. I note that Patch Design + Plan was engaged by Luzon Holdings Pty Ltd on the 11<sup>th</sup> of May 2016 to review the exhibited Kororoit PSP and associated amendment documentation. We were instructed to provide advice regarding the three properties they own within the Kororoit PSP. The advice provided was included in the formal submission to the Kororoit PSP and exhibited documentation associated with Amendment C147.
4. This work was undertaken prior to receiving instruction from HWL Ebsworth on the 18<sup>th</sup> of November 2016 to prepare and present expert evidence for the Panel hearing.
5. In preparing this statement I have:
  - Reviewed the exhibited Amendment C147 to the Melton Planning Scheme together with the Kororoit PSP;
  - Reviewed relevant background reports commissioned by the Victorian Planning Authority for the Exhibited Kororoit PSP; and
  - Reviewed the 'Part A' submission prepared by the Victorian Planning Authority in relation to Amendment C147.

## 2. Expert Witness Statement

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### **The name and address of the expert.**

Anthony Battaglia of 74 Winifred Street, Oak Park 3046

### **The expert qualification and experience.**

Anthony Battaglia holds a Bachelor of Applied Science (Planning) (Urban Design) from the Royal Melbourne Institute of Technology.

A Curriculum Vitae is included as Attachment 1.

### **The expert's area of expertise to make this report.**

Anthony Battaglia has a broad range of experience in planning and development matters with significant experience in strategic planning and urban design enabling him to comment on a wide range of strategic planning and design issues.

### **Other significant contributors to the report.**

Not applicable.

### **Instructions that define the scope of the report.**

Anthony Battaglia has been instructed by HWL Ebsworth who acts for Luzon Holdings Pty Ltd as set out in paragraph 2.

### **The identity of any person who carried out tests or experiments upon which the expert has relied on and the qualifications of that report.**

Not applicable.

### **The facts and matters and all assumptions upon which the report proceeds.**

Anthony Battaglia relies upon the reports and documents listed in section 1 of this report.

### **Documents and other material the expert has been instructed to consider or take into account in preparing this report, and the literature of the material used in making the report.**

Anthony Battaglia has reviewed and taken into account the reports and materials listed in paragraph 5 of this report.

### **A summary of the opinion or opinions of the expert witness.**

A summary of Anthony Battaglia's opinions are provided for within Section 3 of this report.

### **Any opinions that are not fully researched for any reason.**

Not applicable.

### **Questions falling out of the expert's expertise and completeness of the report.**

I have not been asked to make comment on any matters outside my area of expertise. This report is a complete statement of evidence.

### **Expert Declaration**

I have made all the inquiries that I believe are necessary and desirable to prepare and present expert evidence in this matter and no matters of significance which I regard as relevant have to my knowledge been withheld from panel.



Anthony Battaglia

21<sup>st</sup> November 2016

### 3. Summary of Evidence

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6. I have been asked to provide my opinion of the following matters:
  - ***Neale Road land***
7. It is my opinion that delivery of commercial uses along the frontage of the Hopkins Road extension is an appropriate design response and that the Kororoit PSP should include a reference within the documentation that supports this.
  - ***Gray Court land***
8. It is my opinion that the proposed increased density associated with the application of the Residential Growth Zone is the appropriate outcome for this area. Reconfiguring the open space along the boundary of the RGZ and GRZ will provide a better outcome for the future residents within the higher density area, allowing them to utilise the open space and supplement the reduced private open space associated with increased density.
  - ***Taylors Road land***
9. It is my opinion that relocating the Community Facility to the Main Street will provide a better urban design outcome as the built form will be able to address and anchor Main Street and provide a complimentary interface to the retail offering.
10. The relocation of the Community Facility will also improve the co-location by providing an opportunity for the facility to be adjacent to the Primary School, Active Recreation Reserve and Local Town Centre.
11. It is my opinion that the Active Recreation Reserve should be located further east to reduce the amount of properties that is distributed across. This will improve the deliverability and timing of this facility to support the future community.
12. The provision of multi-purpose courts should be removed from this Active Recreation reserve given the proximity of the Indoor Recreation facility. In my opinion this is an inefficient duplication of provision and could otherwise be located in an area where multipurpose courts have not been allocated.
  - ***Submissions by other parties***
13. I have not had an opportunity to review the original submissions made by other parties to the Exhibited Kororoit PSP. I have reviewed the Victorian Planning Authority's Part A Submission which included a summary of the unresolved issues.
14. I have provided comments on the unresolved issues that may impact the three sites owned by Luzon Holdings Pty. Ltd.

## 4. Statement of Evidence

15. I have been asked to provide my opinion of the following matters:

- *Neale Road land - Commentary regarding the proposed commercial use of land opposite the town centre proposed to be zoned RGZ. How does this fit in the PSP? Should the PSP be modified in any way to reflect this proposal?*
- *Grey Court - Possible reconfiguration of the indicated open space along the boundary between RGZ and GRZ as relating to this site.*
- *Taylor's Road - This site abuts a proposed neighbourhood centre, community centre, primary school and open space. You have considered some reconfiguration of these uses to produce an alternative outcome. Please discuss the options.*
- *Submissions by other parties. Please provide commentary on any submissions by other parties affecting the three parcels identified.*

The locations of the three sites have been identified in Figure 1.

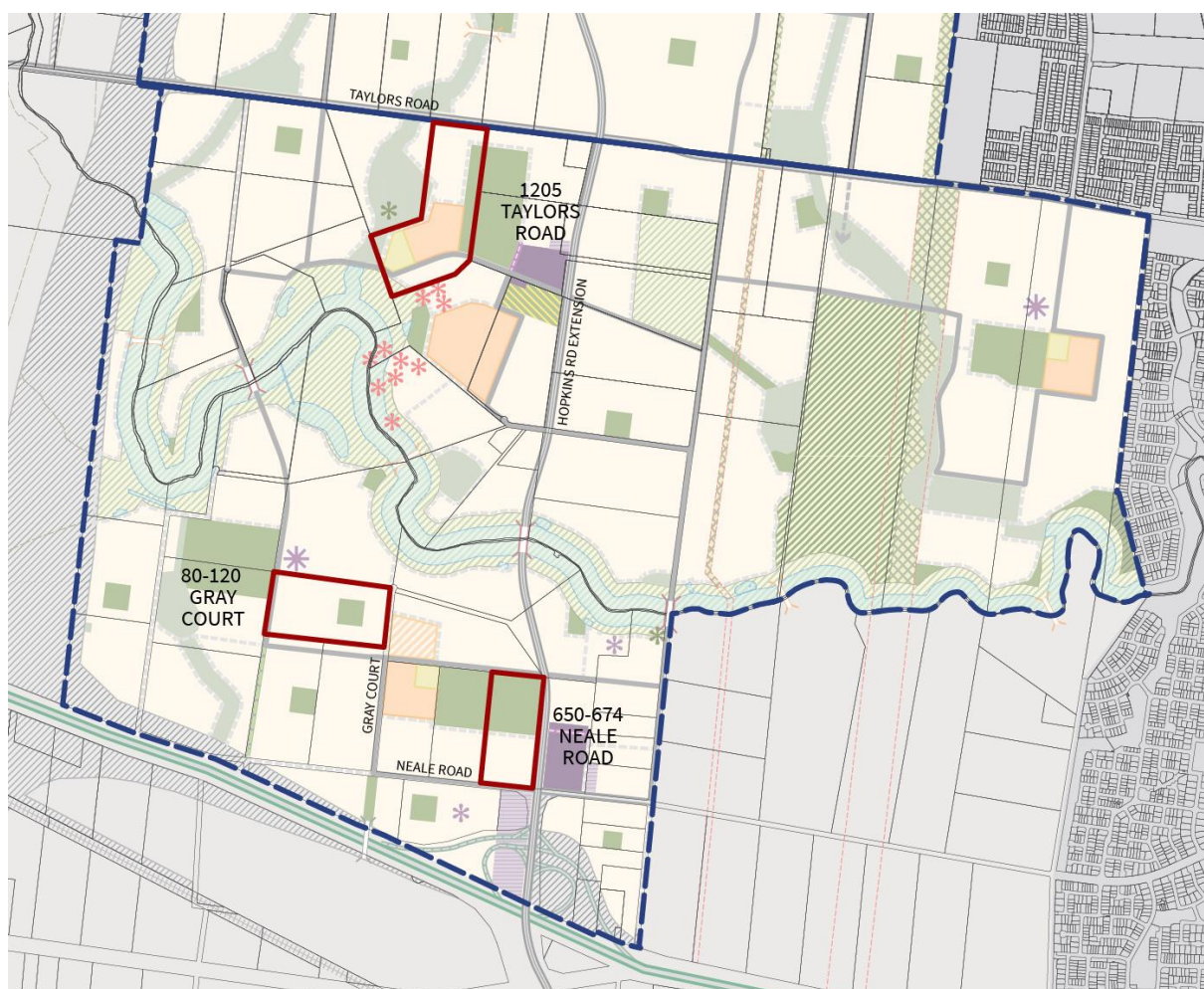


Figure 1: Site Locality Plan - Exhibited Kororoit PSP Urban Structure



16. The following is my response to these matters.

***Neale Road land - Commentary regarding the proposed commercial use of land opposite the town centre proposed to be zoned RGZ. How does this fit in the PSP? Should the PSP be modified in any way to reflect this proposal?***

***Commentary regarding Commercial Use***

17. It is the intention of the landowner to deliver a variety of commercial uses which are discretionary in the Residential Growth Zone, along the western side of the Hopkins Road Extension, particularly a function centre, as complimentary uses to the proposed town centre.

18. In my opinion these uses would provide a more appropriate land use and built form interface to the Hopkins Rd Extension and the Kororoit Local Town Centre. In addition to this, the commercial uses will enhance the ability to achieve a larger built form scale and assist with framing the Hopkins Road arterial as the gateway entrance to the precinct from the Western Freeway.

19. This advice was provided in my initial response to the landowner and incorporated into the formal submission to the exhibited Kororoit PSP.

20. Subsequent meetings with the VPA and Melton City Council following the lodgement of the submission discussing the proposed commercial interface were positive as all parties were supportive of ensuring a defined gateway entrance to the precinct and delivery of high quality built form.

***How does this fit within the PSP?***

21. The basis of the formal submission was to seek support for an allocation of Commercial 2 Zoning along the Hopkins Rd frontage to allow for the commercial uses.

22. During the meeting held on 19<sup>th</sup> October 2016 with the Victorian Planning Authority and Melton City Council, we discussed the merit of applying a Commercial 2 Zone along the Hopkins Road frontage of the subject site to allow for commercial uses.

23. This was considered by both the Victorian Planning Authority and Melton City Council as an inappropriate response given that the uses we were seeking are permissible when adjacent to a Road Zone.

24. Given this there were no amendments made to the Kororoit PSP.

25. Whilst certain commercial uses are permitted as Section 2 uses in section 32.07 (Residential Growth Zone) of the Melton Planning Scheme, they are required to be considered in conjunction with the Exhibited Kororoit PSP and depending on the discretion of the Responsible Authority, they may not be considered generally in accordance with the PSP.

***Should the PSP be modified in any way to reflect this proposal?***

26. For the reasons mentioned above in paragraphs 21-24, a reference to permitted commercial uses should be included in the Kororoit PSP to provide a mechanism to support the delivery of future commercial uses along the Hopkins Road frontage.



27. The reference could potentially be identified on Figure 3 – Kororoit Local Town Centre Concept Plan of the Kororoit PSP or included in the text as a bullet point referring to the permitted discretionary uses.

***Gray Court - Possible reconfiguration of the indicated open space along the boundary between RGZ and GRZ as relating to this site.***

28. As part of my advice given to the landholders I had prepared a concept that explored the potential development opportunities associated with this property that were in line with the Exhibited Kororoit PSP.
29. The concept responded to the Exhibited Kororoit PSP desired target density of 16.5 dwellings per hectare and allowed for the provision of a one hectare passive open space reserve as was identified on Plan 3 – Future Urban Structure of the Exhibited Kororoit PSP. Please see Attachment 2.
30. Following the exhibition process, we met with the Victorian Planning Authority and Melton City Council on the 19<sup>th</sup> of October 2016 to discuss our submission. We were advised that part of the site would be zoned Residential Growth Zone and the balance would remain as General Residential Zone. The proposed zoning change is identified as 'Walkable Residential Catchment' on Kororoit Future Urban Structure plan within appendix 10 of the Victorian Planning Authority's Part A submission.
31. My understanding was that the zoning change was proposed to localise the increased density of dwellings within the defined walkable catchment to the proposed Neighbourhood Convenience Centre located to the north of the subject land holding.
32. It was agreed that the change in zoning was the appropriate response given the proximity to surrounding facilities and services.
33. Given the increased density associated with the application of the Residential Growth Zone, it is my opinion that the location of the Passive Open Space on the Exhibited Kororoit PSP should be relocated further West within the subject site.
34. This relocation will move the open space reserve closer to the increased densities of the Residential Growth Zone and allow for residents to utilise this space given the assumed reduced private open space areas associated with higher densities.

***Taylors Road - This site abuts a proposed neighbourhood centre, community centre, primary school and open space. You have considered some reconfiguration of these uses to produce an alternative outcome. Please discuss the options.***

35. As part of my initial engagement, I undertook a design assessment of the Future Urban Structure and provided a response that outlined both the positive and negative design elements.
36. The findings of this assessment are reproduced in Attachment 3.

37. The key negative design elements were as follows:

- a. The allocation of facilities along the east-west connector street running from the Deanside Local Town Centre to the north-south waterway are too dispersed. The distance between the town centre and community facility is approximately 400 metres. This distance will reduce the effectiveness of the design intent of co-locating facilities as people will most likely drive from one destination to another rather than walk;
- b. The timing and delivery of the Active Recreation Reserve may be compromised as the facility is located across three different land parcels; and
- c. The location of the school and community facility fronting onto the waterway reserve will reduce passive surveillance of this area due to the hours of operation.

38. Following this analysis, I prepared two alternate urban structure options. These options are presented in Attachments 4 & 5.

39. Option 1 explored the impact of relocating all facilities including the Primary School, Community Facility and Active Recreation Reserve to the West of the North-South Waterway. The design intent was to maximise the population within the walkable catchment of the Local Town Centre.

40. Option 2 explored the opportunity of reconfiguring the design to address the negative design elements identified and to try and achieve a better overall design outcome for the Deanside Community Hub and Local Town Centre.

41. Following the exhibition period, we met with the Victorian Planning Authority and Melton City Council on the 19<sup>th</sup> of October 2016, to discuss the merit of each option in further detail. It was decided that Option 1 was not a suitable option as it disconnected the community hub from the Deanside Local Town Centre. However, Option 2 did put forward some positive design ideas and arguments that were to be considered.

42. The key focus of the Option 2 concept was to strengthen the connection between the Community Hub and Town Centre. The Option 2 concept is reproduced in Attachment 5.

43. The key elements of the design response are outlined below:

*a. Community Facility Relocation*

Relocating the Community Facility to the Deanside Local Town Centre Main Street will strengthen the connection between the Community Hub and Town centre and can act as a focal/anchor point for this local community.

Melton City Council will control the delivery of the built form design and will be able to produce a high-quality outcome that anchors the corner of the Main Street and co-locates the facility to not only the Primary School, but also the Active Recreation Reserve and Local Town Centre.

*b. Active Recreation Reserve Relocation + Area Reduction to 8 Hectares*

The Active Recreation Reserve provision is currently 10 hectares in size and is located on three separately owned parcels. Moving the Active Recreation Reserve to the East will improve the potential timing and delivery of the facility as it reduces the number of properties that it is shared across from three to two.

Regarding the size of the proposed reserve and facility provision, the concept proposed the removal of the outdoor multi-purpose courts and a reduction in area from 10 hectares to 8 hectares.

This was due to proximity of the indoor sports facility which also allows for multi-purpose courts and the duplication of facilities within the Deanside Community Hub.

This is considered an inefficient distribution of facilities and that there may be other locations within the Kororoit (or Plumpton) precincts that would be better serviced by relocating these facilities there.

44. Prior to the meeting I was instructed by the Victorian Planning Authority via email, to prepare a concept for reduced Active Recreation Reserve to demonstrate that the reserve could still deliver the facilities (excluding the hardcourts) that were proposed in the PSP. See Attachment 6.
45. The concept was based on the 'Indicative Facility Layouts' included in Appendix 2 – Desired Facility Provision standards in Melton City Council's Open Space Plan 2016-2026. See Attachment 7.
46. The concept I prepared allowed for two full size AFL/Cricket ovals, a sporting pavilion, cricket nets, neighbourhood play-space and associated car parking which all meet the design standards proposed by Melton City Council.
47. An additional benefit of the design was that the neighbourhood play-space was located adjacent to the Community Facility and on the Main Street. This was a design element proposed in the Exhibited Kororoit PSP Deanside Local Town Centre Concept plan.
48. During this meeting, it was accepted that the design response did have merit and that further consideration would be required. The parties from Melton City Council were going to consult with their Recreation department to discuss whether the reduction in area from 10 hectares to 8 hectares would be accepted.
49. On the 27<sup>th</sup> of October 2016, I followed up Melton City Council with an email and phone call to find out the outcomes of the discussion between the Strategic Planning department and Recreation department.
50. I was informed that our proposal was not supported by the Recreation department as it didn't match the Council standard 10ha facility layout.
51. The key issue that Council raised was the removal of the multi-purpose courts will limit the opportunity of creating a sporting club that encompassed multiple sports such as Cricket, Australian Rules and Netball.

52. In my opinion this should not be an issue as the creation of a netball club can be accommodated in the Indoor Recreation Facility and still have a direct association with any future sporting club.

***Submissions by other parties. Please provide commentary on any submissions by other parties affecting the three parcels identified.***

53. I have reviewed the Victorian Planning Authority's Part A Submission and have made the assumption that unless stated in Appendix 2 – Unresolved Submissions – Kororoit PSP Exhibition Issues Register, that all other issues raised through the formal exhibition process have been resolved.
54. There are several unresolved issues within the Part A Submission that may impact the landowners three sites within the Kororoit PSP dependant on the discussions and outcomes of this panel.
55. I have assessed these issues and have provided a summary of the potential implications of each below. All the relevant issues identified below only potentially impact the Neale Road site.
56. 650-674 Neale Road - Rockbank

a. Submission 2 – Property 46

The submitter has requested that the Active Recreation Reserve located on his property be relocated elsewhere.

The Active Recreation Reserve in question is shared between the submitters property and our landowners. Any relocation of this reserve must consider the implications it may have on the ability to deliver a commercial interface to Hopkins Road extension and the potential impact on the number of dwellings that are located within the walkable catchment of the Kororoit Local Town Centre.

b. Submission 9 – Properties 32, 33, 35, 37, 39, 40, 43 & 48

Issue 1 - The submitter requests the allocation of a signalised intersection to replace the pedestrian signals proposed on Hopkins Road adjacent to the Local Town Centre.

The pedestrian signals in question are located to the north of the local access street bounding the Active Recreation Reserve. An upgrade of these signals will require additional land take and place an access restriction of the land adjacent to the intersection. Any determination and must consider the impact a signalised intersection will have on the ability to deliver a commercial interface to Hopkins Road extension.

c. Submission 18 – Property 48

Issue 4 – The submitter seeks to remove the designation of 'residential over' commercial on the south-east corner of the Kororoit Local Town Centre concept plan as a service station could be suitable in this location.

The corner in question is a highly visible gateway entrance into the Kororoit precinct. It is important that any built form outcome addresses the Hopkins Road frontage with a high-quality outcome and compliments the commercial uses proposed on the opposite side of Hopkins Rd.

## ATTACHMENT 1: Curriculum Vitae



## anthony battaglia

director/principal urban designer

### career profile

Anthony is a principal urban designer at Patch Design+Plan. He has worked within the planning and design industry for twelve years and during this time he has gained experience in both the public and private sectors as a consultant, project manager and development manager. The knowledge and expertise he has gained has enabled Anthony to successfully work on a broad range of strategic planning, master planning and design projects throughout metropolitan Melbourne and regional Victoria. These projects have varied from large scale master plans and urban design strategies, to activity centre design and creating specific site responsive guide-lines.

### qualifications

**2002 – 2005**

**Bachelor of Applied Science – Urban Planning (Urban Design) Honours**

Royal Melbourne Institute of Technology, City Campus.

### areas of expertise

- Masterplanning
- Neighbourhood Design
- Urban Design & Structure Planning
- Detailed Analysis & Issues/Opportunities identification
- Land Use Planning
- Development Management & Project Delivery
- Town Centre Design
- Urban Design Frameworks
- Public Realm & Streetscape Design
- Urban Graphics

### previous professional experience

**Urban Design Manager - Nov. 2013 - Dec. 2014**

**Development Manager - Jan. 2015 - Sep. 2015**  
**Wolfdene**

#### Position Overview

The initial role as urban design manager allowed Anthony to focus on project delivery from the initial design phase to on the ground realisation. The diverse Wolfdene project portfolio allowed him to further develop his masterplanning and neighbourhood design skillset whilst providing an opportunity to develop his built form experience working closely with Wolfdene Built.

Anthony moved into a development management role where he was able to utilise his previous project management experience in overseeing the entire development process of two medium sized projects in Melbourne's growth areas.



**November 2010 - October 2013**  
**Senior Precinct Structure Planner**  
**Growth Areas Authority/Metropolitan Planning Authority**

During his time with the GAA/MPA, Anthony was able to apply his urban design knowledge by providing design advice to the different groups within the GAA. This involved generating and testing urban structures for multiple PSPs, critiquing existing and proposed planning decisions and informing decisions made within the Growth Corridor Plans.

Anthony's project highlight whilst in this role was the delivery and management of the Lockerie North PSP & DCP from project inception to completion.

**April 2013 - August 2013**  
**Urban Designer - Plan Melbourne (Secondment)**  
**Department of Transport, Planning & Local Infrastructure**

Anthony's was seconded from the Metropolitan Planning Authority to assist with the delivery of Plan Melbourne - Metropolitan Planning Strategy document. His key role was to liaise with the Minister's office, the Advisory Committee and other stakeholders to capture their collective thoughts and communicate the ideas via various plans and graphics.

**June 2004 - February 2010**  
**Urban Designer**  
**SMEC**

This role allowed Anthony to develop his urban design and planning skills by working on significant development projects and planning strategies. This role provided him with experience in project management and leadership. Whilst at SMEC, Anthony worked on a broad range of projects which required cooperation with other internal departments and external consultants to achieve the best results for our clients.

**Key Projects**

- Wallan Town Centre Urban Design Framework (currently being prepared) - Mitchell Shire Council
- Northern Growth Corridor Development Sequencing - Mitchell Shire Council
- Cave Hill – Lilydale Quarry Masterplan – preparation of detailed masterplanning design to inform Development Feasibility
- Donnybrook Precinct Structure Plan - Urban Structure Review – Mitchell Shire Council
- Lockerie North Precinct Structure Plan – Management of project from inception to completion, including urban structure and town centre design - Metropolitan Planning Authority
- Lockerie Principal Town Centre Urban Design Framework - Metropolitan Planning Authority
- Plan Melbourne – preparation of draft document content for consultation - Department of Transport, Planning & Local Infrastructure.
- Growth Corridor Plans – Urban design test of ideas and elements within corridor plans – Metropolitan Planning Authority



## ATTACHMENT 2: 80–120 Gray Court – Subdivision Concept Plan



PRELIMINARY  
CONFIDENTIAL

## ATTACHMENT 3: 1205 Taylors Road – Exhibited PSP Analysis



**POSITIVE DESIGN ELEMENTS**

- ① MEETS REQUIREMENT OF CO-LOCATING OF ACTIVE RECREATION RESERVE & PRIMARY SCHOOL
- ② MEETS REQUIREMENT OF CO-LOCATING OF COMMUNITY FACILITY & PRIMARY SCHOOL
- ③ PROVIDES AN ACTIVE REC. RESERVE IN CLOSE PROXIMITY TO SECONDARY SCHOOL
- ④ LOCATED ON CONNECTOR STREET ALLOWING FOR POTENTIAL BUS CONNECTION

**NEGATIVE DESIGN ELEMENTS**

- ⑤ DISPERSAL OF COMMUNITY REDUCES EFFECTIVENESS OF CO-LOCATION
- ⑥ DELIVERY OF ACTIVE REC. RESERVE WILL TAKE LONGER DUE TO SPREAD ACROSS MULTIPLE PARCELS
- ⑦ LOCATION OF SCHOOL + COMMUNITY FACILITY WILL REDUCE PASSIVE SURVEILLANCE OF WATERWAY DUE TO HOURS OF OPERATION
- ⑧ IRREGULAR SCHOOL SITE SHAPE WILL RESULT IN INEFFICIENCIES WITH FUTURE LAYOUT
- ⑨ STONE WALL ALONG PROPERTY BOUNDARY MAY NEED TO BE REMOVED DUE TO ACTIVE REC. RESERVE LOCATION

## ATTACHMENT 4: 1205 Taylors Road Urban Structure Concept - Option 1



#### POSITIVE DESIGN ELEMENTS

- ① RELOCATED ACTIVE REC. RESERVE ALLOWS FOR A MORE EFFICIENT + CONVENTIONAL ORIENTATION. LOCATION ALSO UTILISES THE FLATTER TOPOGRAPHY OF RIDGELINE
- ② RELOCATED PRIMARY SCHOOL + COMMUNITY FACILITY ALLOWS FOR A MORE REGULAR LAND PARCEL FOR BOTH FACILITIES
- ③ MEETS REQUIREMENT OF CO-LOCATING OF COMMUNITY FACILITY & PRIMARY SCHOOL
- ④ LOCATED ON CONNECTOR STREET ALLOWING FOR POTENTIAL BUS CONNECTION
- ⑤ RELOCATION OF FACILITIES ALLOWS FOR A GREATER POPULATION WITHIN THE 5 MIN. (400M) WALKABLE CATCHMENT OF THE LOCAL TOWN CENTRE

#### NEGATIVE DESIGN ELEMENTS

- ⑥ THE PROXIMITY OF THE ACTIVE REC. TO THE SECONDARY SCHOOL HAS BEEN LOST
- ⑦ THERE IS MINIMAL RELATIONSHIP BETWEEN THE COMMUNITY HUB + THE TOWN CENTRE
- ⑧ A GREATER NUMBER OF THE FUTURE COMMUNITY WILL BE LOCATED OUTSIDE THE 1KM CATCHMENT OF AN ACTIVE REC. RESERVE



## ATTACHMENT 5: 1205 Taylors Road Urban Structure Concept - Option 2



**POSITIVE DESIGN ELEMENTS**

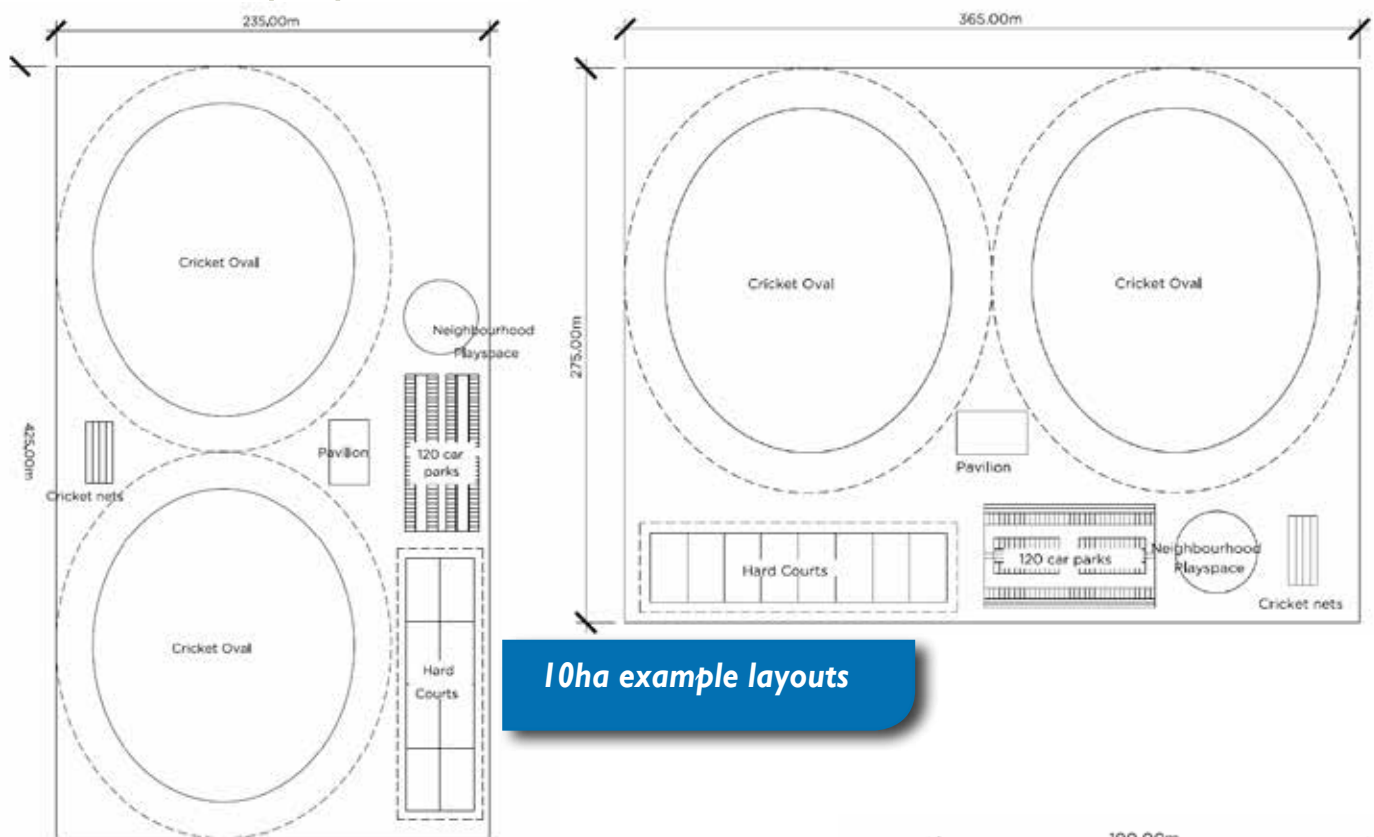
- ① MEETS REQUIREMENT OF CO-LOCATING OF ACTIVE RECREATION RESERVE & PRIMARY SCHOOL
- ② MEETS REQUIREMENT OF CO-LOCATING OF COMMUNITY FACILITY & PRIMARY SCHOOL
- ③ PROVIDES AN ACTIVE REC. RESERVE IN CLOSE PROXIMITY TO SECONDARY SCHOOL
- ④ LOCATED ON CONNECTOR STREET ALLOWING FOR POTENTIAL BUS CONNECTION
- ⑤ COMMUNITY FACILITY ARCHITECTURE CAN HELP DEFINE + ENHANCE THE TOWN CENTRE MAIN STREET
- ⑥ CONSOLIDATION OF COMMUNITY USES WILL ENCOURAGE PEOPLE TO WALK + REDUCE MULTIPLE CAR TRIPS
- ⑦ ACTIVE REC. RESERVE SPREAD ACROSS FEWER PROPERTIES
- ⑧ GIVEN OVER PROVISION OF ACTIVE REC + PROXIMITY OF INDOOR REC FACILITY RESERVE HAS BEEN REDUCED TO 8 HA
- ⑨ RELOCATION OF COMMUNITY FACILITY ALLOWS FOR GREATER PASSIVE SURVEILLANCE OF WATERWAY
- ⑩ CREATION OF A MORE REGULAR SCHOOL SHAPE
- ⑪ ACTIVE REC CONFIGURATION WILL ALLOW FOR RETENTION OF STONE WALL ALONG PROPERTY BOUNDARY

## ATTACHMENT 6: 1205 Taylors Road Potential Active Recreation Concept

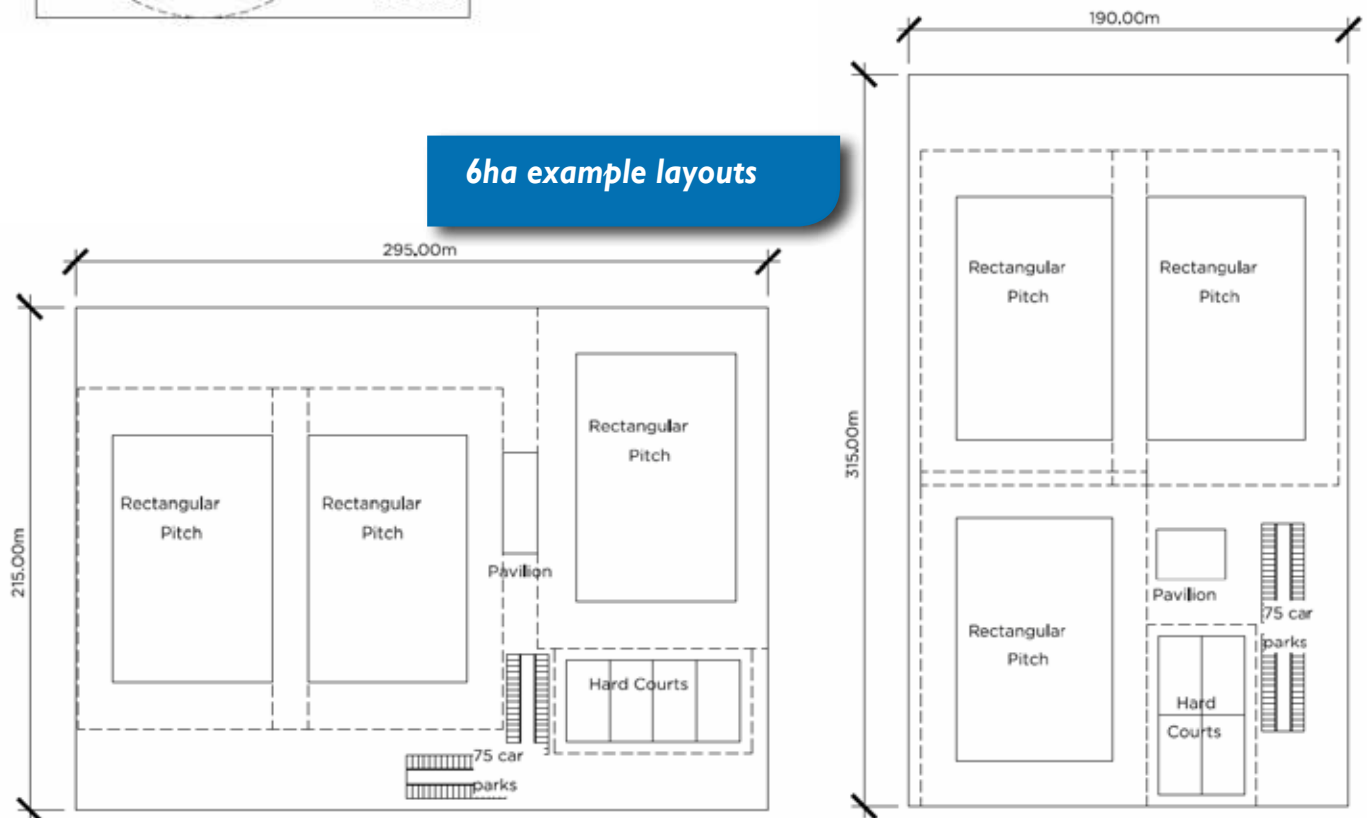


## ATTACHMENT 7: Melton Open Space Strategy 2016-2026 Appendix 2: Indicative Facility Layouts

## Indicative facility layouts



**10ha example layouts**



**6ha example layouts**

