

## **Sunbury South PSP**

*Expert Evidence Statement of Hayden Burge*

*Urban Design/ Visual / Landscape  
For: Capitol Property Group*

0446310 RPT1 FINAL

August 2017

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August 2017

For and on behalf of  
**Environmental Resources Management Australia**

Author: Hayden Burge  
Position: *Principal Landscape Architect*  
Signed:



Date: 14 August 2017

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## Contents

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1.1	<i>Schedule 9 – Condition 3.12 Subdivision – Land subject to capability assessment</i>	1
1.1.2	<i>Schedule 9 – Condition 3.13 Subdivision – Land on slope greater than 10 percent</i>	1
<b>1.2</b>	<b>Expert Evidence – Practice Note</b>	<b>1</b>
1.2.1	<i>Name &amp; address</i>	2
1.2.2	<i>Qualifications</i>	2
1.2.3	<i>The facts, matters and assumptions on which the opinions expressed in this report are based</i>	2
1.2.4	<i>Site inspections</i>	2
1.2.5	<i>Instructions</i>	2
1.2.6	<i>Declaration</i>	2
<b>2</b>	<b>THE SITE</b>	<b>3</b>
<b>2.1</b>	<b>Land Subject to Capability Assessment</b>	<b>4</b>
<b>2.2</b>	<b>Existing vegetation</b>	<b>5</b>
<b>2.3</b>	<b>Slope Analysis</b>	<b>5</b>
<b>2.4</b>	<b>Views to ‘Land subject to capability assessment’</b>	<b>7</b>
<b>2.5</b>	<b>Views to Harker Street Precinct</b>	<b>10</b>
<b>2.6</b>	<b>Significance site analysis</b>	<b>11</b>
2.6.1	<i>Land Subject to Capability Assessment</i>	11
2.6.2	<i>Schedule 9 – Condition 3.12 land capability assessment</i>	12
2.6.3	<i>Schedule 9 – Condition 3.13 Subdivision – Land on slope greater than 10 percent</i>	12
2.6.4	<i>Harker Street Precinct</i>	12
<b>3</b>	<b>SUNBURY SOUTH PRECINCT STRUCTURE PLAN</b>	<b>14</b>
3.1.1	<i>Plan 2 Precinct Features</i>	15
3.1.2	<i>Plan 5 Image, Character, Housing and Heritage</i>	16
3.1.3	<i>Development on Slopes</i>	17
<b>3.2</b>	<b>Changes to plans by VPA</b>	<b>18</b>
<b>4</b>	<b>SUNBURY HILLS MASTERPLAN</b>	<b>20</b>
<b>4.1</b>	<b>Sunbury Hills Master Plan</b>	<b>20</b>
<b>4.2</b>	<b>Harker Street Plans</b>	<b>24</b>
<b>5</b>	<b>SUBMISSIONS TO C207</b>	<b>27</b>
<b>5.1</b>	<b>Hume City Council</b>	<b>27</b>
5.1.1	<i>Development on Escarpment</i>	27
5.1.2	<i>Harker Street Residential Concept Plan</i>	28
5.1.3	<i>Sloping Land Plan</i>	28
5.1.4	<i>Bushfire Risk</i>	29
5.1.5	<i>Setback from Escarpment – Visual and Bushfire Risk</i>	29
5.1.6	<i>Break of Slope</i>	29
5.1.7	<i>Regionally Significant Landscape Areas / Significant Landscape Overlay</i>	30
5.1.8	<i>Public Transport and Path Network</i>	30

<b>5.2</b>	<b><i>Harker Street submissions</i></b>	<b>31</b>
<b>5.3</b>	<b><i>Response to Hume City Council Submission</i></b>	<b>32</b>
5.3.1	<i>Views</i>	32
5.3.2	<i>Slopes</i>	32
5.3.3	<i>Development Response</i>	32
5.3.4	<i>Visual Impact and Landscape Sensitivity</i>	33
5.3.5	<i>UGZ Sloping Land</i>	35
5.3.6	<i>Fire</i>	35
5.3.7	<i>Harker Street Precinct</i>	36
<b>5.4</b>	<b><i>Harker Street submissions</i></b>	<b>36</b>
<b>6</b>	<b><i>CONCLUSION</i></b>	<b>37</b>
<b>6.1</b>	<b><i>Lands subject to capability assessment</i></b>	<b>37</b>
<b>6.2</b>	<b><i>Harker Street Precinct</i></b>	<b>37</b>

## Annex

Annex A -	<i>Hayden Burge's CV</i>
Annex B -	<i>Instructions</i>

## Figures

Figure 2.1	<i>Aerial of 725 Sunbury Road</i>	3
Figure 2.2	<i>Aerial of land subject to capability assessment</i>	4
Figure 2.3	<i>View of internal sloping land from eastern edge of subject site</i>	4
Figure 2.4	<i>Existing vegetation on 'land subject to capability assessment'</i>	5
Figure 2.5	<i>Slope Analysis Plan (Sunbury Hills Masterplan Tract April 2016)</i>	5
Figure 2.6	<i>Slope Analysis Plan – Section Location (Detail Survey 725 Sunbury Road – Taylors December 2015)</i>	6
Figure 2.7	<i>Section A through internal sloping land</i>	6
Figure 2.8	<i>Section B through internal sloping land</i>	6
Figure 2.9	<i>Section C through internal sloping land</i>	7
Figure 2.10	<i>View analysis of 'Land Subject to Capability Assessment' (Source: Google Earth Pro)</i>	8
Figure 2.11	<i>View from Sunbury Road looking west towards 'Land Subject to Capability Assessment' land</i>	8
Figure 2.12	<i>View from Harker Street looking south towards 'Land Subject to Capability Assessment' land</i>	9
Figure 2.13	<i>View from Macedon Street looking south west towards 'Land Subject to Capability Assessment' land</i>	9
Figure 2.14	<i>Aerial view of Harker Street Residential Precinct</i>	10
Figure 2.15	<i>View from Sunbury Road looking west towards the Harker Street Precinct.</i>	10
Figure 2.16	<i>View from Harker Street looking north east across Harker Street Precinct</i>	11
Figure 2.17	<i>View of back of existing Harker Street residences</i>	11
Figure 4.1	<i>Plan 3 – Future Urban Structure (Sunbury South Precinct Structure Plan November 2016)</i>	14
Figure 4.2	<i>Enlargement of Plan 3 – Future Urban Structure (Sunbury South Precinct Structure Plan November 2016)</i>	15
Figure 4.3	<i>Enlargement of Plan 2 – Precinct Features (Sunbury South Precinct Structure Plan November 2016)</i>	16
Figure 4.4	<i>Enlargement of Plan 5 – Image, Character, Housing and Heritage (Sunbury South Precinct Structure Plan November 2016)</i>	16

Figure 4.5	Local Access Street Level 17.5% Slope (Pg 80)	17
Figure 4.6	Local Access Street Level 1- 7.5% Grade (Pg 81)	18
Figure 4.7	Local Access Street Level 1- 10- 15% Grade (Pg 81)	18
Figure 4.8	Local Access Street Level 1 - 15-20% Grade (Pg 82)	18
Figure 5.1	Sunbury Hills Masterplan (Tract April 2016)	20
Figure 5.2	Sunbury Hills Masterplan (Tract August 2017)	21
Figure 5.3	Large Allotments - Private ownership	22
Figure 5.4	Large allotments - Central Trail Network	22
Figure 5.5	PSP Profile Sections	23
Figure 5.6	Harker Street Residential Concept Plan (Figure 2 Sunbury South PSP – November 2016)	24
Figure 5.7	Harker Street Residential Concept Plan (Sunbury Hills Masterplan – Tract April 2016)	25
Figure 5.8	Harker Street Residential Concept Plan (Sunbury Hills Masterplan – Tract August 2017)	25
Figure 6.1	Areas of Visual and Landscape Sensitivity (Sunbury HIGAP Detailed Options Paper August 2011)	34
Figure 6.2	View from Sunbury Road looking west towards Harker Street	35

## 1

### INTRODUCTION

Planning scheme Amendment C207 seeks to amongst other things introduce an urban growth zone schedule 9, Sunbury South Precinct Structure Plan into the Hume Planning Scheme and rezone land within the Sunbury/Diggers Rest Growth Corridor to Urban Growth Zone.

Provisions of this zone as relevant to my areas of expertise includes Schedule 9, Clause 3.12 and Schedule 9, 3.13.

#### 1.1.1 Schedule 9 – Condition 3.12 Subdivision – Land subject to capability assessment

*An application to subdivide land which includes the area designated as 'land subject to capability assessment' on Plan 3 of the Sunbury South Precinct Structure Plan must be accompanied by:*

- A site assessment and design guidelines
- A detailed slope analysis and assessment of suitability of land for development
- Geomorphological assessment
- Visual impact assessment
- Built form and landscape design guidelines
- Building envelopes
- Bushfire Management Plan

*All to the satisfaction of the responsible authority.*

*Any land not capable of being developed as residential land will be treated as encumbered open space. Sub division design must ensure any land designated as open space is accessible and is able to be incorporated into the subdivision pattern of surrounding land, to the satisfaction of the responsible authority.*

#### 1.1.2 Schedule 9 – Condition 3.13 Subdivision – Land on slope greater than 10 percent

Schedule 9 – Condition 3.13 outlines the requirements for development on land on a slope greater than 10 percent. The proposed Amendment is as follows:

*An application to subdivide land or to construct a building or construct or carry out works for land on slope greater than 10 percent must be accompanied by design guidelines that inform and respond to the following information, as appropriate:*

- A plan showing lot boundaries, contours and slope;
- Location and approximate depth of proposed earth works;
- The location, approximate height and building materials for proposed retaining structures;
- A geotechnical report and designs by a suitably qualified engineer where proposed retaining structures exceed 0.5m in height;
- The location and approximate grade of any proposed roads and paths;
- The indicative cross sections for development on sloping land outlined in Appendix 4.2 of the incorporated Sunbury South Precinct Structure Plan;
- Any relevant requirements and guidelines within the Sunbury Precinct Structure Plan.

*To the satisfaction of the responsible authority.*

### 1.2 Expert Evidence – Practice Note

I acknowledge that I have read and complied with the Guide to Expert Evidence (dated April 2015). In compliance with this Guide I provide the following information.

### 1.2.1 Name & address

Hayden Burge  
Environmental Resources Management Australia Pty Ltd (ERM)  
Level 6, 99 King Street  
Melbourne, Victoria 3000

### 1.2.2 Qualifications

I am a registered Landscape Architect with over 15 years' experience, I have a Bach. Applied Science (Landscape Architecture and Urban Design) from RMIT (2000) and I am a member of the Australian Institute of Landscape Architects and the Planning Institute of Australia.

I have given expert evidence on several visual and landscape impact matters for the past 10 years.

A Curriculum Vita is attached in Annex A of this report.

### 1.2.3 The facts, matters and assumptions on which the opinions expressed in this report are based

The facts, matters and assumptions on which the opinions in this report are based, include:

- Sunbury Hills Masterplan prepared by Tract Consultants for Capitol Property Group April, 2016;
- Sunbury Hills - Response to Slope prepared by Tract Consultants for Capitol Property Group 21 April, 2016;
- Panel submission prepared by Tract Consultants on behalf of Capitol Property Group February 2017;
- Sunbury South PSP Exhibited Documents (Various dates);
- Sunbury South & Lancefield Road Precinct Structure Plan Background Report prepared by VPA November 2016;
- Sunbury Hume Integrated Growth Area Plan (HIGAP) Detailed Options Paper prepared by Hume City Council August 2011;
- Sunbury Hume Integrated Growth Area Plan (HIGAP) Preferred Options Paper prepared by Hume City Council November 2011; and
- Submissions received in relation to the proposed Amendment with relation to the land at 725 Sunbury Road.

### 1.2.4 Site inspections

I visited the site on the 18<sup>th</sup> July, 2017.

### 1.2.5 Instructions

I have been requested by HWL Ebsworth acting on behalf of Capitol Property Group to examine the proposed Hume City Council Amendment C207 (Sunbury South PSP) and to provide an analysis on the urban design and landscaping impacts of the proposed Amendment particularly as it relates to the land designated as 'land subject to capability assessment' as well as the proposed Harker Street residential area.

### 1.2.6 Declaration

I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



## 2

### THE SITE

The section will briefly locate the areas I have been requested to investigate and describe their key landscape and visual features..

The land known as No. 725 Sunbury Road, Sunbury (Lot Number,1 Plan Number LP4533) is located south east of the existing Sunbury Township on the south western side of Sunbury Road. The boundaries of the site are shown in Figure 2.1.

*Figure 2.1*

*Aerial of 725 Sunbury Road*



The two investigation areas discussed within this report include an islanded parcel of land located to the north-west of Jacksons Creek, which is referred to as the Harker Street Precinct and the 'land subject to capability assessment' marked by the red dashed area within the main site.



## 2.1 Land Subject to Capability Assessment

This section will describe the visual and topographical features of the area of 'land subject to capability assessment'.

The area of 'land subject to capability assessment' is a small section of land measuring approximately 8.5Ha and is roughly central to the overall site. The approximate boundary of the 'land subject to capability assessment' as included in the PSP is shown in Figure 2.3.

**Figure 2.2** *Aerial of land subject to capability assessment*



Figure 2.3 shows the area of 'land subject to capability assessment' as seen from Sunbury Road.

**Figure 2.3** *View of internal sloping land from eastern edge of subject site*



From this view it is clear that the landform is gently undulating and transitions from the upper and lower terraces. There is also an absence of any clearly defined break in slope or change in slope angle.

## 2.2 Existing vegetation

Vegetation within the site is predominately cleared pasture grass. There is a small patch of planted vegetation that exists on the lower flat section of the 'land subject to capability assessment' this is shown in Figure 2.4.

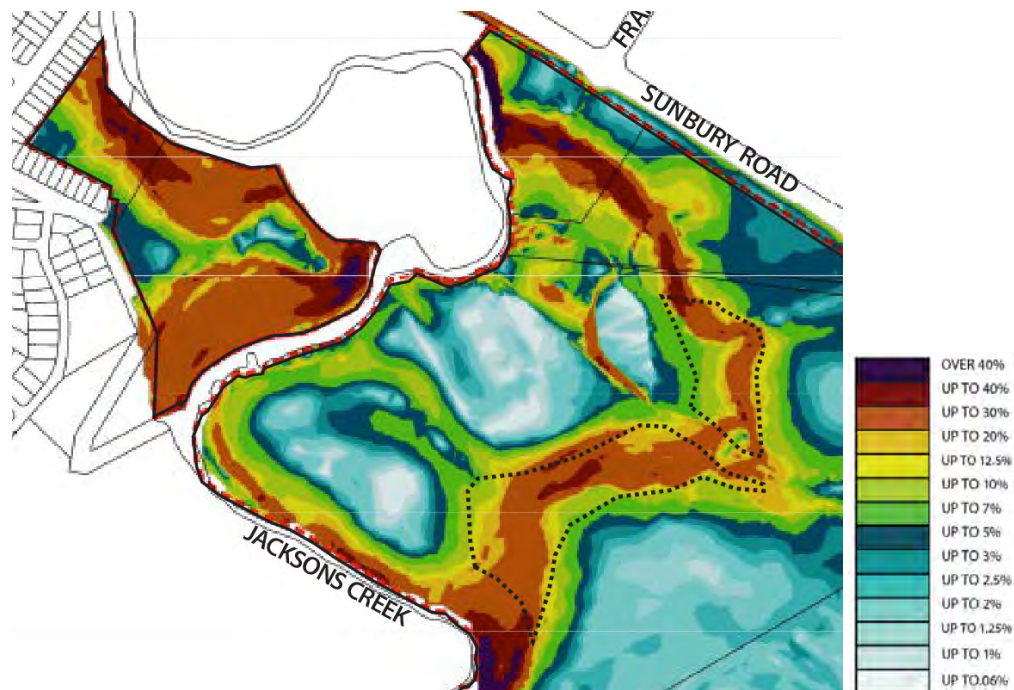
**Figure 2.4** Existing vegetation on 'land subject to capability assessment'



## 2.3 Slope Analysis

A slope analysis for 725 Sunbury Road was prepared by Tract Consultants as part of the original Masterplan for Sunbury Hills. This is shown as a heat map in Figure 2.5.

**Figure 2.5** Slope Analysis Plan (Sunbury Hills Masterplan Tract April 2016)



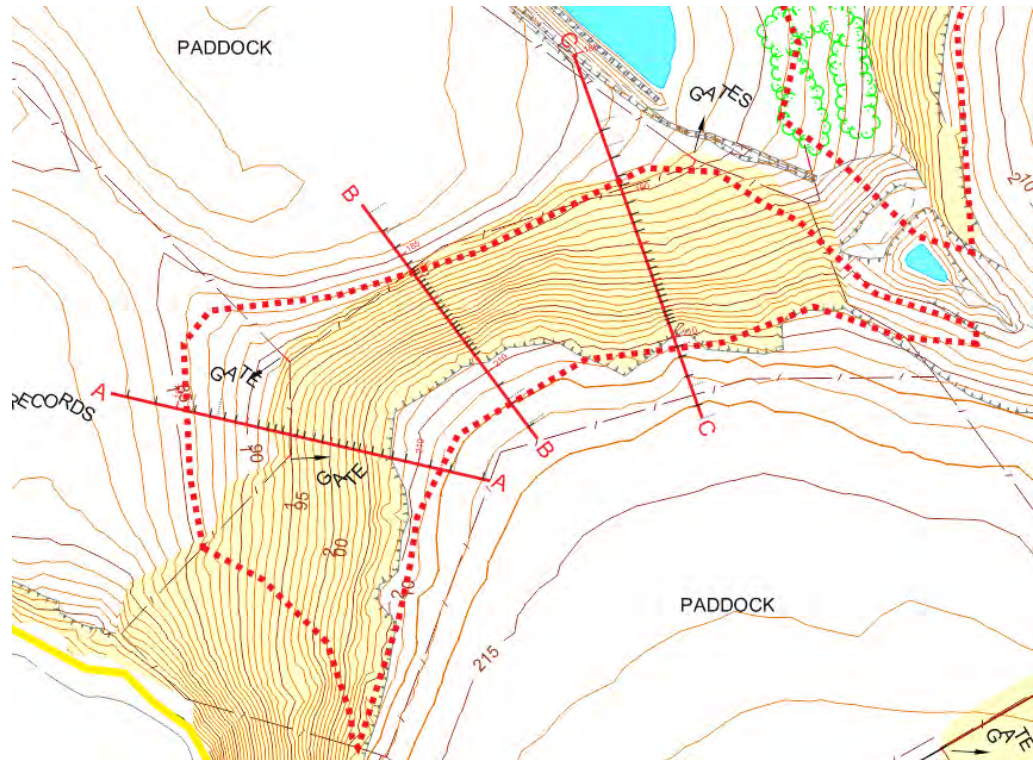
The 'land subject to capability assessment' is approximately shown as a black dotted line in Figure 2.5. The central area is generally steeper than 30%. The area of slope transition, shown as yellow to green are between 7-20%.



Figure 2.6, Figure 2.7, Figure 2.8 and Figure 2.9 show cross sections through several locations along the area of 'land subject to capability assessment'.

**Figure 2.6**

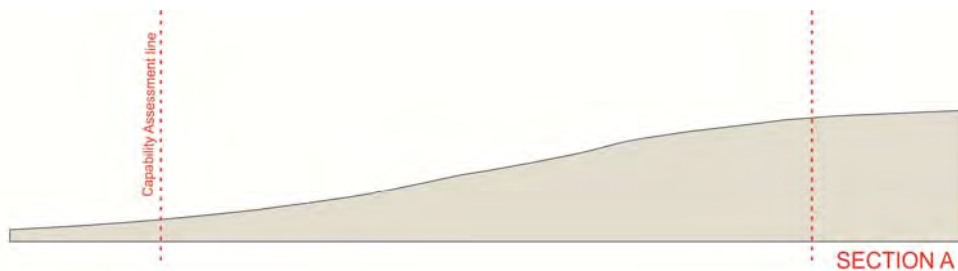
**Slope Analysis Plan – Section Location (Detail Survey 725 Sunbury Road – Taylors December 2015)**



The approximate location of the 'land subject to capability assessment' is marked by the red dashed line in Figure 2.6.

**Figure 2.7**

**Section A -A**



**Figure 2.8**

**Section B -B**

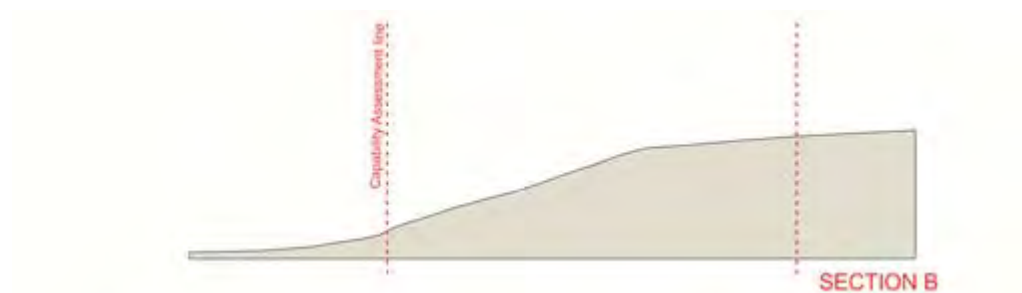
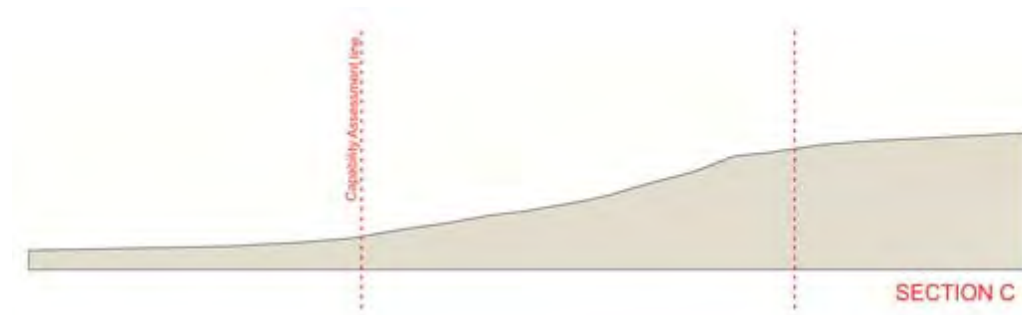


Figure 2.9

## Section C - C



The cross sections provide for the range of slopes and transition zones across the area of land subject to capability assessment.

The sections show that this area is not an escarpment; rather it is an area of gradual transition from the upper to lower areas of the site. The profile of the shallower transition slopes between 7-20% can be seen extending into the area of land subject to capability assessment in all cross sections. The steeper central slopes that are shown to exceed 20% are confined generally to the centre of each section.

How these areas may be developed is discussed at Section 3.1.3 and Chapter 4.

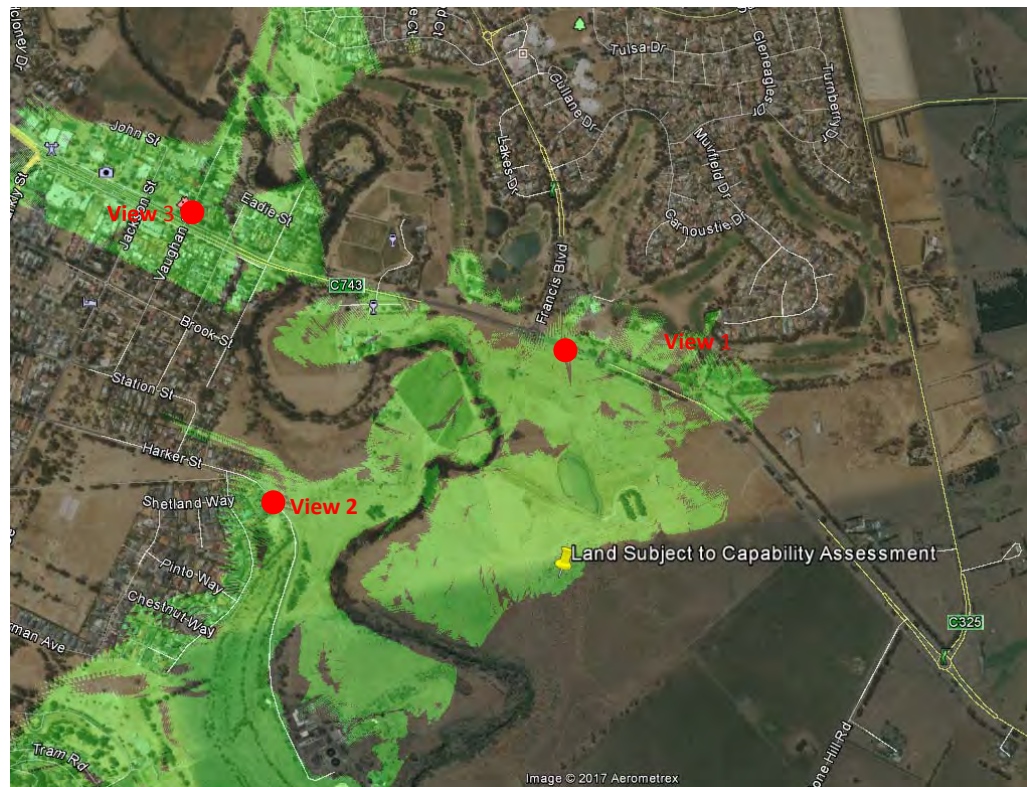
## 2.4

### Views to 'Land subject to capability assessment'

This section will briefly describe views to the area of land subject to capability assessment and the character of these views. This is not a visual impact assessment, rather a way in which to understand visibility and views that may be afforded to the site.

Figure 2.10 shows a high level visibility analysis of the 'land subject to capability assessment' area. The areas in green show locations from the surrounding landscape that can potentially see the top of this area. This map is based on topography only and does not take into account the screening afforded by existing vegetation and built form.

**Figure 2.10** View analysis of 'Land Subject to Capability Assessment' (Source: Google Earth Pro)



Three viewpoints have been selected where views may be afforded to the 'land subject to capability assessment' area.

Figure 2.11 shows the view from View 1 from the roadside edge of Sunbury Road looking west towards the 'land subject to capability assessment'.

**Figure 2.11** View 1 - Sunbury Road looking west



It is important to note that the PSP allows for development along this eastern edge of 725 Sunbury Road. Views through development to the 'land subject to capability assessment' would be through built form and vegetation within private lots and roadways.



View 2 is taken from Harker Street looking at the entrance to the water treatment plant. Figure 2.12 shows the view looking towards the 'land subject to capability assessment'.

**Figure 2.12** *View 2 Harker Street looking east*



The 'land subject to capability assessment' will be visible from this location, however it is important to note that any development above or below the 'land subject to capability assessment' as set out in the PSP will also be visible.

View 3 is from the corner of Macedon Street and Vaughan Street looking south west towards the 'land subject to capability assessment'. Figure 2.13 shows the view looking south towards the site.

**Figure 2.13** *View 3 Macedon Street looking south*



The area of 'land subject to capability' area is only just visible above the existing development and vegetation within the Sunbury Township.

Most views to the 'land subject to capability assessment' are limited to areas within the site. For this reason they would be at best local views only. Where views are available from beyond the site they are through breaks in roadside vegetation, vegetation on private allotments or built form.

It is important to note that the development above the 'land subject to capability assessment' as proposed in the PSP will also be visible from this location.

## 2.5 Views to Harker Street Precinct

The Harker Street Precinct is a smaller parcel of land associated with 725 Sunbury Road that is on the north western side of Jacksons Creek. Figure 2.14 shows the location of the Harker Street Precinct in proximity to the site.

**Figure 2.14** *Aerial view of Harker Street Residential Precinct*



Figure 2.14 shows the location of the site with relation to the existing development within Sunbury to the north-west, Craiglee Winery to the north and Jacksons Creek to the north and south east.

**Figure 2.15** *View 1 Sunbury Road looking west*



Existing residential development along the eastern side of Harker Street and southern side Priorswood Way share a boundary with this precinct.



Figure 2.16 shows the view looking east from Harker Street.

**Figure 2.16** *View from Harker Street looking north east across Harker Street Precinct*



The area within the site and adjacent to Harker Street is cleared flat farmland. This area is currently shown as developable land both within the PSP and previous development proposals.

Figure 2.16 shows the view from Harker Street across the site of proposed development.

**Figure 2.17** *View of back of existing Harker Street residences*



Figure 2.17 shows the view along the back of existing development along Harker Street.

With the exception of a few dwellings, the majority of dwellings that share a boundary with this precinct are separated by boundary fences of varying materials and permeability.

## **2.6 Significance site analysis**

### **2.6.1 Land Subject to Capability Assessment**

An analysis of views to the land subject to capability assessment has shown that the area is not one of great visibility or landscape significance beyond the site. Where there are available views, these are filtered by existing vegetation and built form.

The 'land subject to capability assessment' is an area of gently undulating land that falls to the north-west. The slope provides a transition from the upper area to the lower terrace and Jacksons Creek beyond. As such there is no clear break in slope.

The slope assessment undertaken by Tract and the specific cross sections within this report demonstrate that the boundary for the land subject to capability assessment as shown within the Sunbury South PSP is conservative.

## 2.6.2 Schedule 9 – Condition 3.12 land capability assessment

This schedule outlines the proposed requirements for area designated as land capability assessment put forward as part of Amendment C207.

*Schedule 9 – Condition 3.12 Subdivision – Land subject to capability assessment* An application to subdivide land which includes the area designated as ‘land subject to capability assessment’ on Plan 3 of the Sunbury South Precinct Structure Plan must be accompanied by:

- A site assessment and design guidelines
- A detailed slope analysis and assessment of suitability of land for development
- Geomorphological assessment
- Visual impact assessment
- Built form and landscape design guidelines
- Building envelopes
- Bushfire Management Plan

*All to the satisfaction of the responsible authority.*

*Any land not capable of being developed as residential land will be treated as encumbered open space. Sub division design must ensure any land designated as open space is accessible and is able to be incorporated into the subdivision pattern of surrounding land, to the satisfaction of the responsible authority.*

The slope analysis shown in Figure 2.5 and site cross sections show that much of the land has a slope of less than 10%. These upper and lower areas with slope less than 10% are capable of supporting development under the provisions of Schedule 9 – Condition 3.13, as detailed below.

## 2.6.3 Schedule 9 – Condition 3.13 Subdivision – Land on slope greater than 10 percent

Schedule 9 – Condition 3.13 outlines the requirements for development on land on a slope greater than 10 percent. The proposed Amendment is as follows:

*An application to subdivide land or to construct a building or construct or carry out works for land on slope greater than 10 percent must be accompanied by design guidelines that inform and respond to the following information, as appropriate:*

- A plan showing lot boundaries, contours and slope;
- Location and approximate depth of proposed earth works;
- The location, approximate height and building materials for proposed retaining structures;
- A geotechnical report and designs by a suitably qualified engineer where proposed retaining structures exceed 0.5m in height;
- The location and approximate grade of any proposed roads and paths;
- The indicative cross sections for development on sloping land outlined in Appendix 4.2 of the incorporated Sunbury South Precinct Structure Plan;
- Any relevant requirements and guidelines within the Sunbury Precinct Structure Plan.

*To the satisfaction of the responsible authority.*

## 2.6.4 Harker Street Precinct

The Harker Street Area comprises a large flat terrace along the eastern side of Harker Street and is currently pasture grass.

There are several residential dwellings that also share a boundary with the area. Fences and orientation of dwellings on this shared boundary and provide no or limited interaction or passive surveillance with the open space.

The following section will show a more detailed understanding of the site constraints and opportunities afforded by the land and outline proposals for how the areas of investigation may be developed in response to the objectives of the PSP and



## 3

**SUNBURY SOUTH PRECINCT STRUCTURE PLAN**

The Sunbury South Precinct Structure Plan (Sunbury South PSP) area is located on the south and south eastern edge of Sunbury, approximately 35km north west of the Melbourne CBD.

The Sunbury South PSP puts forward a high level vision for this area. Sunbury South Precinct Structure Plan 3 - The Future Urban Structure sets out the structure for future development within this area.

The investigation areas addressed within this report include the area designated as 'Land subject to capability assessment' and Harker Street precinct. These areas and their proximity within the Sunbury South PSP and shown in Figure 3.1.

**Figure 3.1** *Plan 3 – Future Urban Structure (Sunbury South Precinct Structure Plan November 2016)*

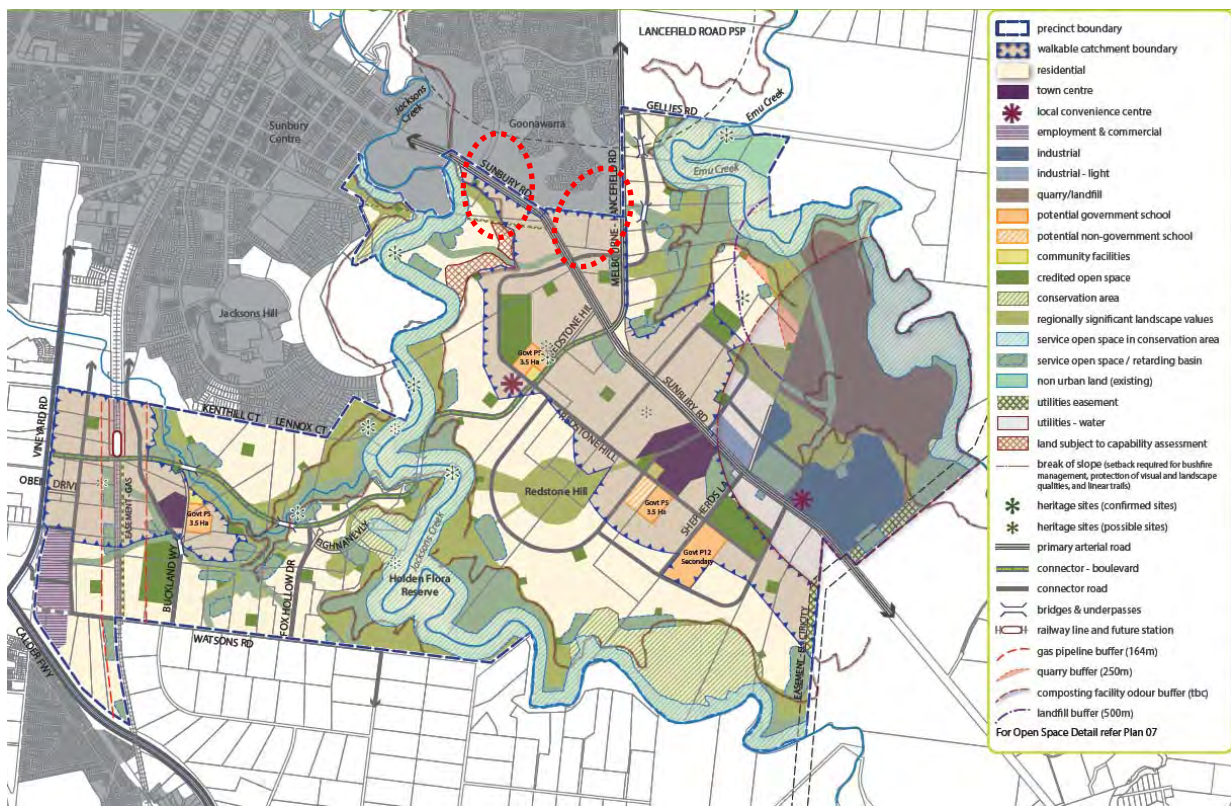


Figure 3.1. also show those areas where development is provided for within the PSP.

Figure 3.2 shows an enlargement of Plan 3 and the areas of investigation discussed within this report.

Figure 3.2

*Enlargement of Plan 3 – Future Urban Structure (Sunbury South Precinct Structure Plan November 2016)*



The brown hatched area as is the area designated as 'land subject to a capability assessment'. The location of the Harker street precinct is also shown in Figure 3.2.

### 3.1.1

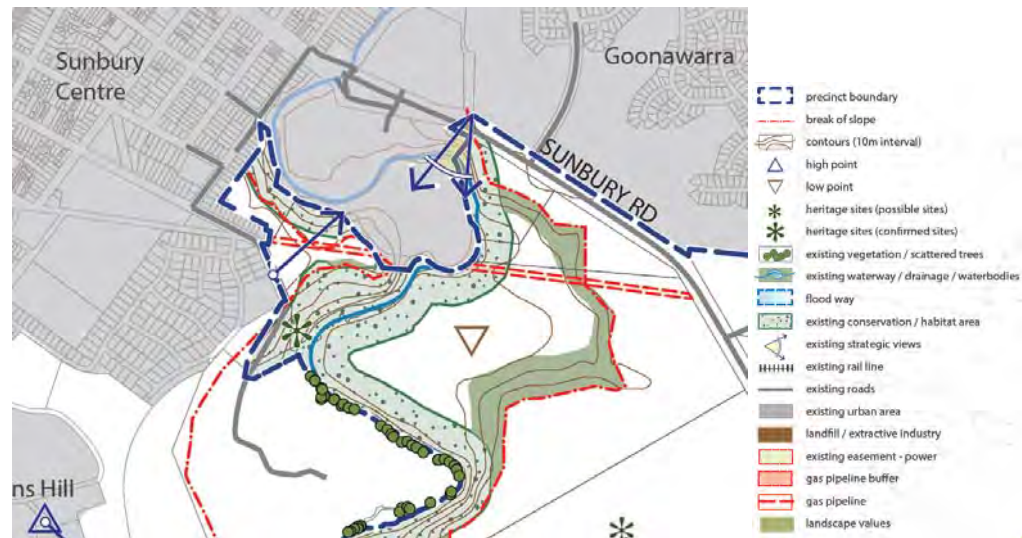
#### Plan 2 Precinct Features

Plan 2 – Precinct features outlines the key features within the Sunbury South PSP. Figure 3.3 shows an enlargement of this plan for the "Land subject to capability assessment" and the Harker Street Precinct. The solid green shading shows the area of Landscape Values which overlays part of the area designated as land subject to capability assessment.



Figure 3.3

Enlargement of Plan 2 – Precinct Features (Sunbury South Precinct Structure Plan November 2016)



The VPA have removed this landscape values overlay from the land subject to capability assessment. This is further discussed at the end of this section.

It is also worth noting that the key viewing locations are away from both the Harker Street Precinct and the area of land subject to capability assessment.

### 3.1.2

#### Plan 5 Image, Character, Housing and Heritage

Figure 3.4 shows an enlargement of the Sunbury South PSP Plan 5 – Image, Character, Housing and Heritage focussing on the Harker Street Precinct and the land subject to capability assessment. Figure 3.4 highlights the areas of slope greater than 10% across the site. This plan also sets out sensitive visual interfaces.

Figure 3.4

Enlargement of Plan 5 – Image, Character, Housing and Heritage (Sunbury South Precinct Structure Plan November 2016)



Figure 3.4 defines the top/southern edge of the 'land subject to capability assessment' as a sensitive visual interface with escarpment (non-visual). This has since been removed by the VPA as it is recognised this land is not an escarpment rather sloping land.

The majority of the land within the site is shown as greater than 10% - 15%. A very small area is shown as being greater and within 15%-20%. For this reason, it is considered that provisions made in Schedule 9 - Condition 3.13 land on slope greater than 10 percent is relevant to the area of land subject to capability assessment rather than Schedule 9 - Condition 3.12.

This plan also shows the areas of regionally significant landscape as provided for within the PSP. This area covers part of the Harker Street Precinct only.

It is clear that the plans included within the PSP are to provide a high level guidance for the future development within these sites and that a more detailed analysis of slopes can provide further guidance particularly for the area designated as land subject to capability assessment.

### 3.1.3 Development on Slopes

Appendix 4.2 Streetscape Sections within the Sunbury South PSP provides guidance for development across the various precincts including sloping land.

The cross sections shown on pages 79-82 show indicative cross sections for development and access for a range of slopes from shallower slopes at 12.5% to steeper slopes up to 20%.

Figure 3.5 shows an indicative section for development of roads and access on side slopes of approximately 17.5%. For these slopes it is recommended that roads run generally parallel to contours.

**Figure 3.5** Local Access Street Level 17.5% Slope (Pg 80)

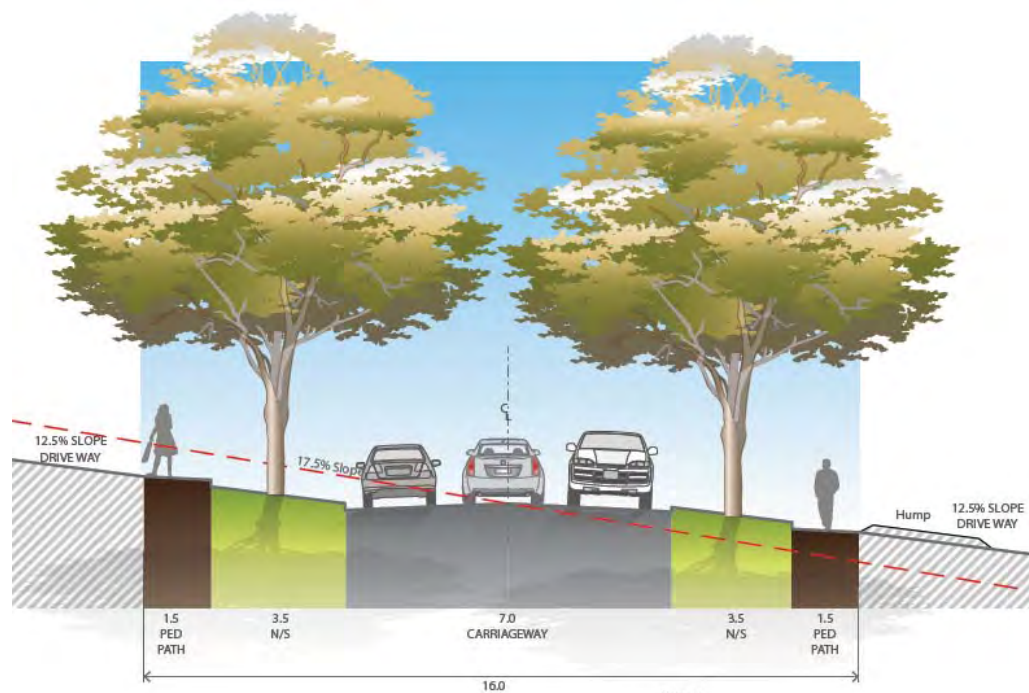
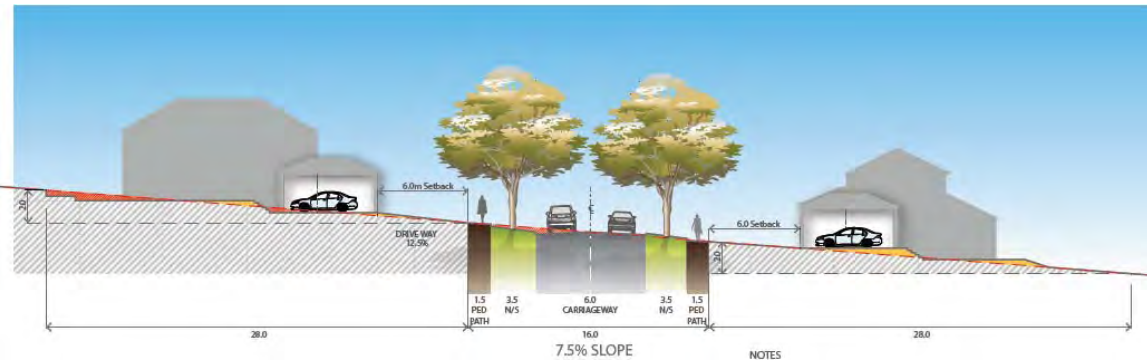


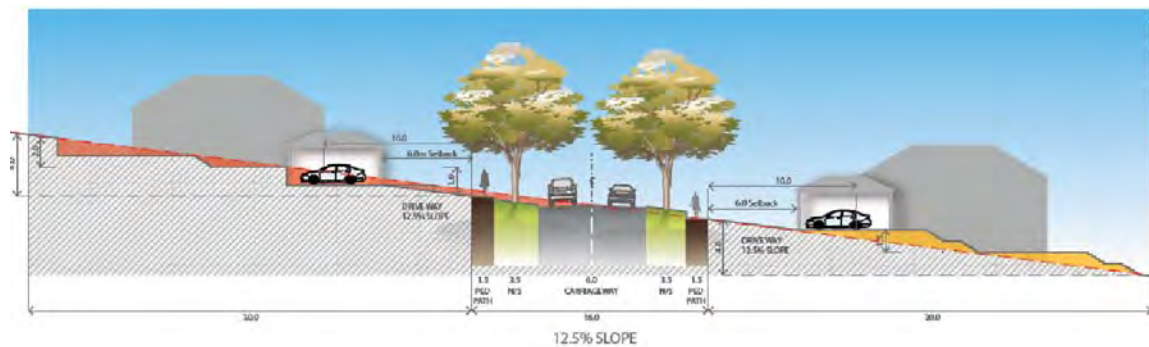
Figure 3.5 also makes provision for driveway access, perpendicular to roadways.

Figure 3.6 - Figure 3.8 provides guidance for development on side slopes between 7.5% up to 20%.

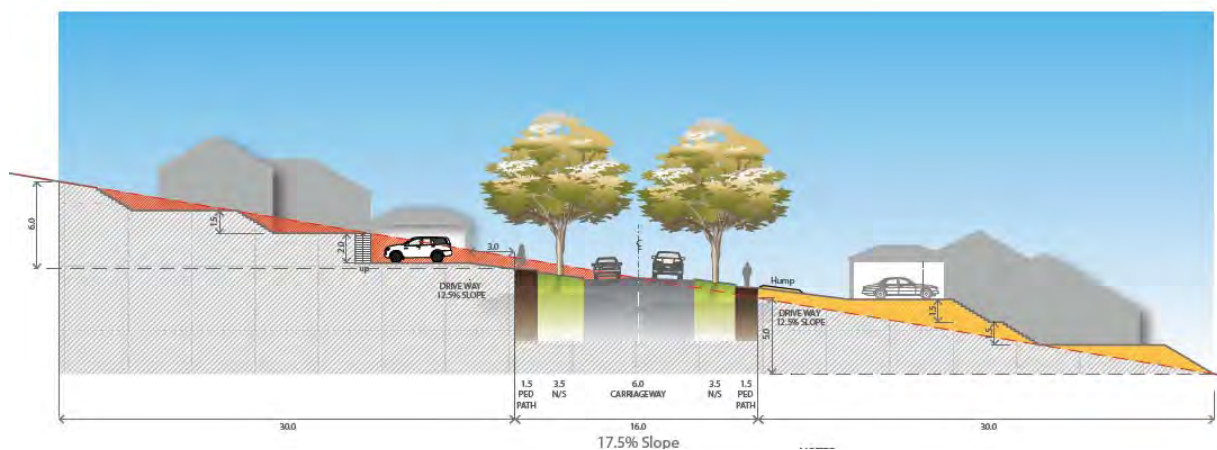
**Figure 3.6** *Local Access Street Level 1- 7.5% Grade (Pg 81)*



**Figure 3.7** *Local Access Street Level 1- 10- 15% Grade (Pg 81)*



**Figure 3.8** *Local Access Street Level 1 - 15-20% Grade (Pg 82)*



### 3.2 Changes to plans by VPA

Tract prepared a submission on behalf of Capitol Property Group for the proposed Amendment. They have since received response from the VPA regarding this submission. The following sets out the responses from the VPA as relevant to the investigation areas considered by this report.



*Plan 2 Precinct Features*

- Remove **Landscape Values** from the area identified as land subject to capability assessment
- Remove **Break of Slope** and replace with a different graphic which recognises the 'break' is gentler in the area identified as land subject to capability assessment

*Plan 3 Future Urban Structure*

- Remove **Break of Slope** from the area identified as land subject to capability assessment

*Plan 5 Image, Character, Housing and Heritage*

- Remove the designation 'interface with escarpment (non-visual)' from the 'land subject to capability assessment' land

*Plan 6 Employment and Town Centres*

- Remove **Break of Slope** from the area identified as land subject to capability assessment

*Plan 9 Street network*

- Amend Figure 9 to remove the designation 'setback from escarpment (non-visual)' from the 'land subject to capability assessment' land.

*Plan 10 Public Transport and Path Networks*

- Remove **Off road path** within the 'land subject to capability assessment' land and replace with the appropriate provision for 'on road' cycling along the internal sloping land.

These observations appear to support observations made within this assessment.

The following section will briefly summarise the key issues raised in submissions with regard to the two areas of investigation and will briefly describe the locations of the areas I have been instructed to investigate within the context of the PSP.

## 4

### SUNBURY HILLS MASTERPLAN

It is clear from both the VPA support changes to the plans of the proposed PSP and the site analysis within this report, that both the areas identified as 'land subject to capability assessment' and the Harker Street Precinct can accommodate residential development. This may be achieved in a number of ways.

This section will describe treatments for both the 'land subject to capability statement' followed by a discussion on development at the Harker Street Precinct.

#### 4.1

##### Sunbury Hills Master Plan

Tract Consultants prepared a Masterplan for the whole of the site at 725 Sunbury Road in April 2016. This Masterplan is shown in Figure 4.2.

Figure 4.1

*Sunbury Hills Masterplan (Tract April 2016)*



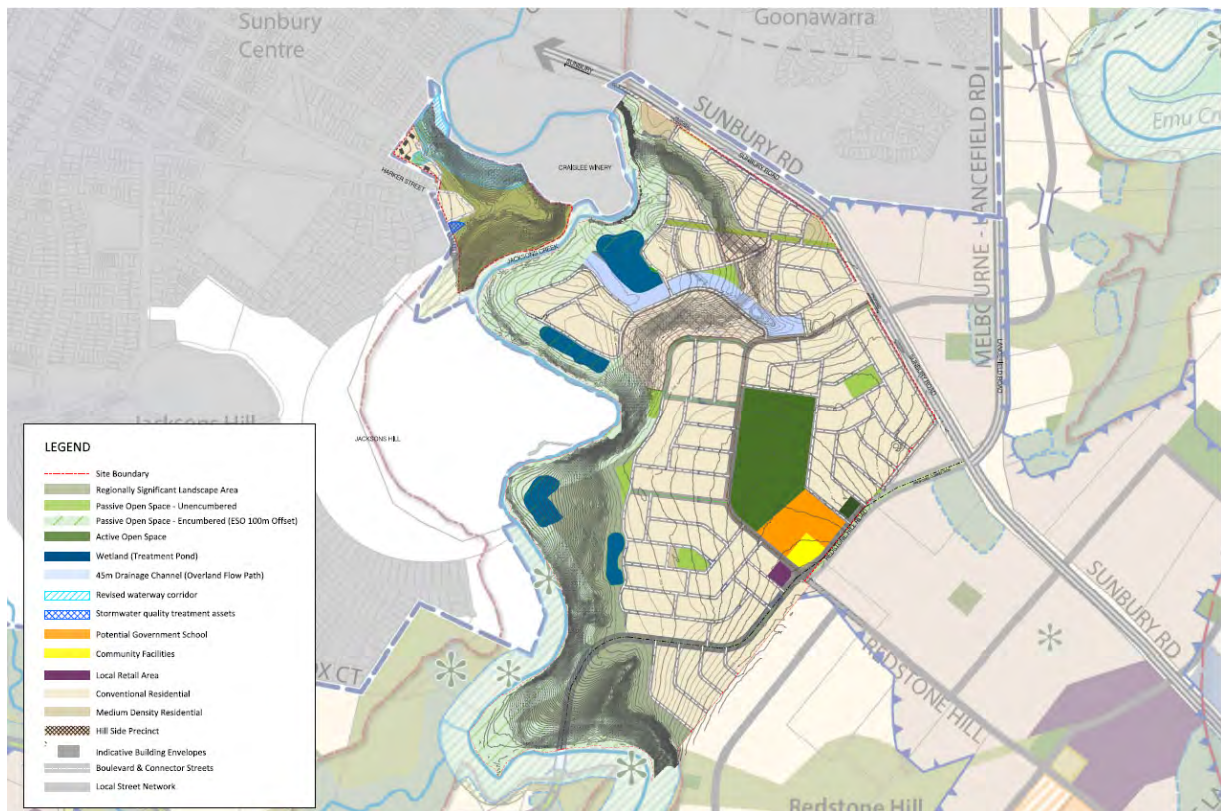
The red line as shown in Figure 4.2 shows the approximate area of the 'land subject to capability assessment' within the Sunbury South PSP.

The proposal for this area subject to land capability assessment allows for Large Residential allotments as per Guideline G.17 in the Sunbury South PSP *"lots capable of supporting conventional and lower density housing are encouraged in areas with more challenging topography, in particular areas in excess of 10% slope."*

The Masterplan has been updated to take into account the water management requirements, including overland flow and wetlands as well as other elements outlined in the PSP. These changes are shown in as shown in Figure 4.2 .

The updated Masterplan in Figure 4.2 shows the majority of the 'land subject to capability assessment' located within area set aside as lower density housing.

**Figure 4.2** *Sunbury Hills Masterplan (Tract August 2017)*



Both plans show the investigation area of 'internal sloping land' being of larger residential allotments.

The Harker Street Precinct proposes residential lot sizes that are commensurate with those emerging in the area to the south and larger transition allotments to the north.

The following options describe ways in which residential development may be considered in the Land Subject to Capability Assessment.

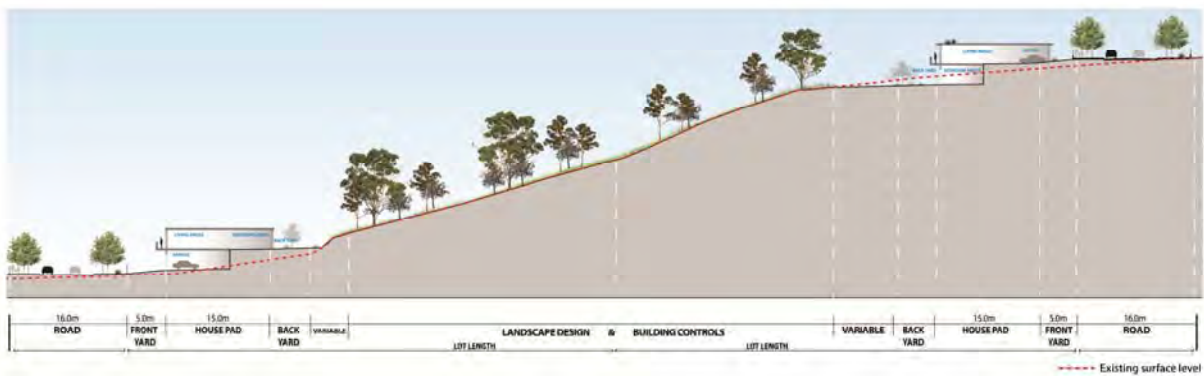
#### **Option 1 – Private Occupation**

The first option allows for the entire areas to be placed within the private ownership of the larger allotments. Management of areas would be by private residences. This scenario is provided for under Guideline G.17 within the PSP which states *Lots capable of supporting conventional and lower density housing are encouraged in areas with more challenging topography, in particular areas in excess of 10% slope in the vicinity of the Jacksons and Emu Creeks*

This notwithstanding, the area of land subject to capability assessment is some distance from Jacksons Creek.

Figure 4.3 Shows a section through this area, the proposed lot configuration and locations for dwellings pads.

**Figure 4.3** *Large Allotments - Private ownership*



Areas of sloped land are not uncommon for the area and can be easily maintained by future residents.

### Option 2 – Recreational Trail and Fire Access

The second option allows incorporate a recreational trail and fire access track approximately mid slope. In this scenario, the portion of the land associated with the trail and fire access track would be managed by a body corporate or form part of the managed open space network.

**Figure 4.4** *Large allotments - Central Trail Network*



The remainder of the land above and below would be included within the curtilage of residential development at the top and bottom of the slope.

Both options contain residential development to the flatter areas at the bottom and top of the slope. Both options provide areas for landscape to be planted across the slope filtering views.

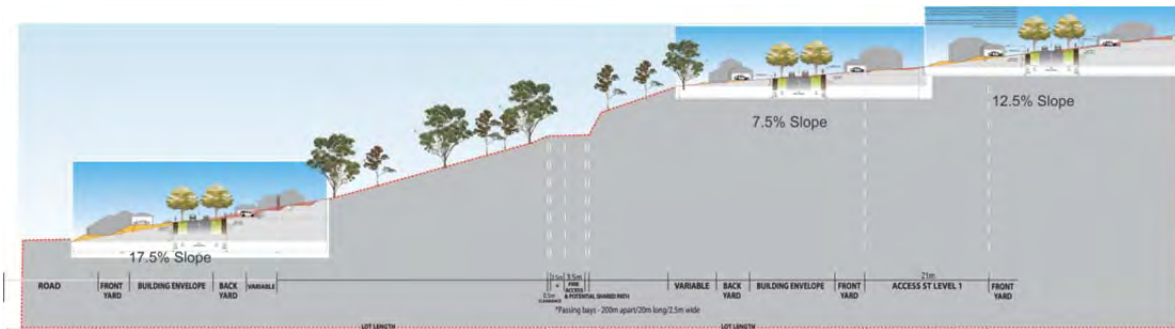
Overtime, the second option would allow for a trail connection in addition to the on-road path required by the VPA across various plans within the PSP.

### Option 3

A third option applies the sections included within Appendices 4.2 of the Sunbury South PSP as discussed earlier in this report. Figure 4.5 shows the sections for development on sloping land within the PSP overlayed on the sections shown in Figure 4.3 and Figure 4.4.

The section has been extended further to the south (right of figure) to show how this would integrate in the site.

**Figure 4.5** *PSP Profile Sections*



This example also shows by way of reference how a recreational trail may be incorporated mid slope. This section further serves to demonstrate that the area designated as 'land subject to capability assessment' is capable of supporting development.

This would provide an outcome which recognises the lack distinctive topographical features

When the boundary of the 'land subject to capability assessment' is applied to a master plan and the rigour of a more detailed assessment of the site occurs, it is evident that development can be supported, if not intensified, in this area.



## 4.2 Harker Street Plans

The Sunbury South PSP sets out a proposed concept plan for this section of Harker Street, as shown Figure 4.6.

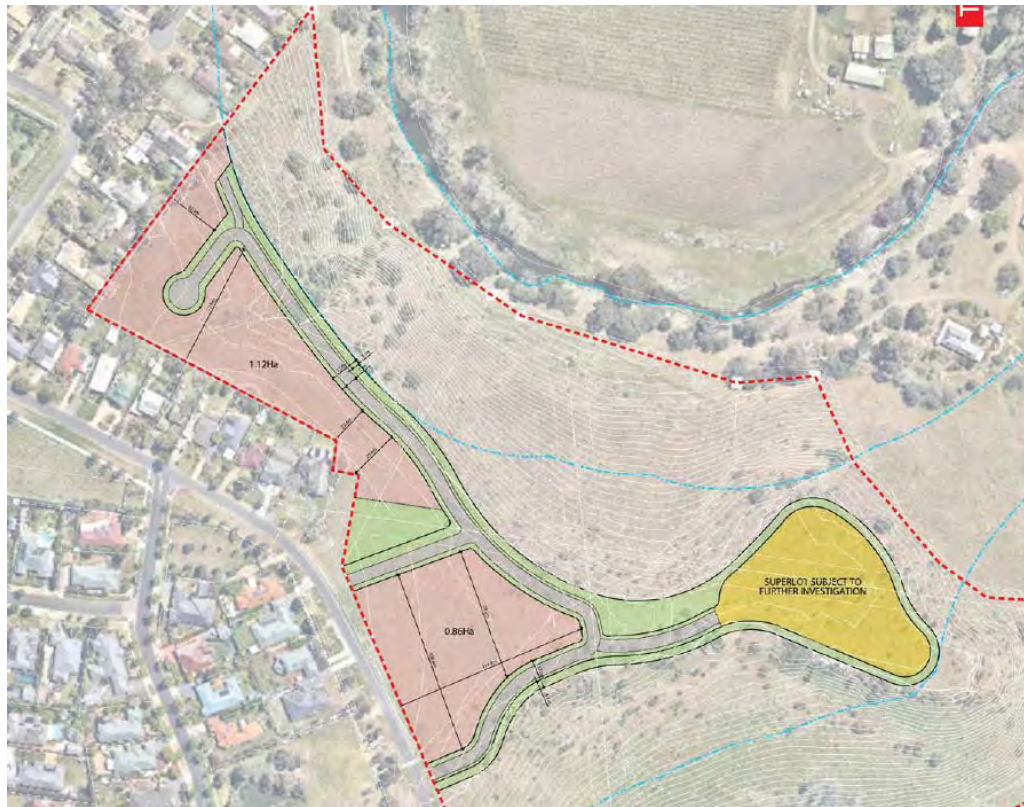
**Figure 4.6** *Harker Street Residential Concept Plan (Figure 2 Sunbury South PSP – November 2016)*



This concept shows 17 allotments of small density lots approximately 400-500sqm with a path way along the northern edge.

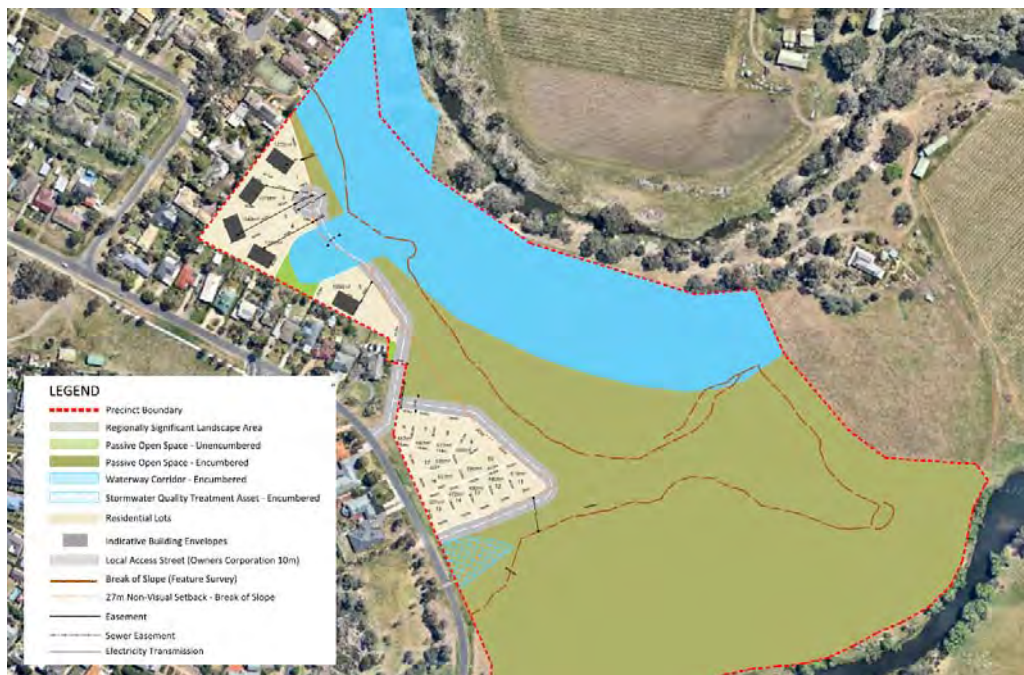
In April 2016, Tract Consultants included an area of development along Harker Street within the Sunbury Hills Masterplan. This area is shown in Figure 4.7.

Figure 4.7

*Harker Street Residential Concept Plan (Sunbury Hills Masterplan – Tract April 2016)*

This concept only allocated an area of potential developable land; it did not detail specific lot layouts or sizes. This Masterplan has since been updated by Tract Consultants in August 2017, the updated Masterplan is shown in Figure 4.8.

Figure 4.8

*Harker Street Residential Concept Plan (Sunbury Hills Masterplan – Tract August 2017)*

The development as shown in Figure 4.8 allows for 12 lots ranging from 447m<sup>2</sup> to 695m<sup>2</sup> as well as 5 larger lots that back on to the existing development of Harker Street. These larger lots range from 1079m<sup>2</sup> to 1888m<sup>2</sup>.

This development option allows for a road interface with the landscape area to the north along Jacksons Creek, as opposed to the back fences of houses as currently exists in the area.

It is recommended that in any proposal for a shared boundary with Harker Street, that these lots are oriented to face Harker Street. This would present a consistent frontage to Harker Street and not on of side fences as shown within the current Tract proposal.

## 5 SUBMISSIONS TO C207

Several submissions were received in relation to the proposed Amendment C207 and the proposed Sunbury South PSP.

The following sets out key concerns as relevant to the two investigation areas I have been instructed to review within this report and relevant to my area of expertise.

### 5.1 Hume City Council

Hume City Council provided a response to the VPA in relation to both the Sunbury South and Lancefield Road PSPs.

Hume City Council are concerned that *“there are a number of matters that require further consideration and discussion, including the completion of several pieces of work necessary to inform the PSP. There are also significant number of corrections and improvements that are required to address inconsistencies and to improve the implementation of the PSP.”*

Several inconsistencies have been addressed in the lead up to the Panel Hearing for Amendment C207 and C208.

Section 4 of this report provides for further and detailed analysis for the ‘Internal Sloping Land’ and the Harker Street Precinct. With the benefit of this more detailed and site specific analysis, it is clear that not only can these areas support development, they can also support the goals and objectives being sought by Council in a way that can be maintained into the future. The options discussed at Section 5 of this report are by no means exhaustive, but rather serve to demonstrate a way in which this area can accommodate development.

The submission made by Hume City Council is extensive and covers both Amendment C207 Sunbury South and C208 Lancefield Road PSPs.

Those sections that are relevant to my instructions, being the land subject to capability assessment and Harker Street Precincts are summarised below:

#### 5.1.1 Development on Escarpment

- *The Sunbury South PSP shows an 8.5ha area of escarpment at 725 Sunbury Road as ‘Land subject to capability assessment’.*
- *The developers of this land have proposed that part of the escarpment on the subject land remain in private ownership in the form of garden/backyard spaced associated with houses at the top and bottom of the escarpment. Council is not supportive of any private development on escarpment land.*
- *The primary purpose of preserving this land from development is to protect the landscape feature of the escarpment and its visual appeal, and to enable informal recreation (walking and cycling) along the top of the escarpment with expansive views across Sunbury to the Macedon Ranges. The proposal would interrupt this potential for a continuous recreation link along the top of the escarpment and limit the views from this recreation link.*
- *It should also be noted that this land is very large, steep and therefore, difficult to maintain, particularly for private landowners. There is considerable potential for the escarpment to become damaged and poorly managed.*
- *Council requests that this land is shown as encumbered within the PSP, with the land to be owned and managed by Council. This will ensure the protection of the escarpment, its visual amenity and Council’s recreation aspirations.*



Changes requested:

- *Remove the reference to 'land subject to capability assessment' in the PSP and the UGZ9 and amend the PSP to show this land as encumbered open space.*

### 5.1.2

#### Harker Street Residential Concept Plan

- *Council is generally supportive of this concept plan and acknowledges the VPA's consideration of landowner concerns and development constraints within this area.*
- *It is noted that there is a portion of surplus Government land adjacent to 109 Harker Street. This is approximately 600m<sup>2</sup> and could provide for an appropriate transition in lot sizes between the existing development (700m<sup>2</sup>+) and the development proposed within the concept plan. This land should be identified within the concept plan.*

Changes requested:

- *The extent of development area may need to be amended on finalisation of the Terramatrix Bushfire Risk Assessment. The current draft indicates that the extent of development area is close to that shown on the concept plan.*
- *Amend the concept plan to remove development from within the electricity transmission easement.*
- *Amend the concept plan to ensure that road frontage is provided adjacent to the regionally significant landscape values, consistent with the requirements of the PSP.*
- *Amend the plans to identify adjoining Government surplus land and the potential for this land to be included within the concept plan as an additional lot accessed off Harker Street.*
- *Break of Slope needs to be defined (see Break of Slope comments in Section 10)*

### 5.1.3

#### Sloping Land Plan

- *The consideration given to addressing development on sloping land is strongly welcomed. Development which is not responsive to slope can have significant impacts on the landscape, visual appearance and functionality of an area. Council has had a number of issues with development on slope in Sunbury and seeks to improve the way in which development on slope is addressed.*
- *It is noted that the PSP includes road cross sections on sloping land for Local Access Streets Level 1. Additional road cross sections should be provided for Local Access Streets Level 2 and Connector Roads on sloping land.*
- *The design guidelines contained within the road cross sections for sloping land are supported. It is considered that this will assist in providing for an integrated design outline. However, it would assist Council in the implementation of these guidelines if they were repeated as requirements within the housing section of the PSP.*
- *A number of changes are required to improve the usability and application of the measures and controls within the PSP.*

Changes requested:

- *Amend UGZ schedule sloping land subdivision requirements to add the following text after the words "design guidelines that" "minimise the landscape and visual impact of development on sloping land and"*
- *Amend UGZ schedule sloping land subdivision requirements to include an additional dot point "measures to manage surface run off"*
- *The wording of G17 (Sunbury South) appears to inadvertently encourage development in the vicinity of the creeks. Amend to read "Larger lots capable of managing steep topography should be provided in areas with slope constraints, particularly with a slope in excess of 10%"*
- *Additional road cross sections are provided to Local Access Streets Level 2 and Connector Roads on sloping land;*
- *Include design guidelines contained within the sloping land cross sections as requirements within the Section 3.1.3 of the PSP.*
- *Amend O7 to include reference to sensitive/prominent view lines.*

## 5.1.4

## Bushfire Risk

- Council notes that the bushfire risk assessment is currently incomplete, despite numerous requests not to exhibit the PSP until this work is finalized. The completion of this work is necessary, as it not only determines the development setbacks, but also the extent of developable land. It should also be noted that the draft bushfire assessment shows some areas may be unsuitable for development due to bushfire risk.
- Given the absence of a finalized bushfire risk assessment it is unclear what the fire edge threat is (as shown on Plan 5) and on what basis this fire edge threat has been determined or mapped. Of concern are a number of areas of developable land located adjacent to escarpments, including the land on Harker Street and along Jacksons Creek that have not been identified as a fire edge threat.

## Change requested:

- That the bushfire risk assessment be finalised and that the recommendations of this work be used to inform the development setbacks and identify any areas of fire edge threat
- The UGZ schedule condition relating to bushfire risk should reference the need to adhere with the findings of the bushfire assessment application requirement.

## 5.1.5

## Setback from Escarpment – Visual and Bushfire Risk

- Sunbury HIGAP identified the need for setbacks from escarpments to reduce the visual intrusion of new development, to manage fire risk, facilitate walking and cycling trails and to ensure that Jacksons and Emu Creeks remain the dominant features in the landscape. Council strongly welcomes the support in the PSP for the achievement of Council's objectives to protect the escarpments and minimise the visual prominence of development from the two major creeks.
- Council acknowledges the identification of escarpments within the PSP as 'visual' or 'non visual' and the inclusion of associated development setbacks within the escarpment cross sections. It is noted that these development setbacks are currently only defined 'visually' by the visual impact modelling undertaken by Council. A setback is also required for bushfire management (see Section 8). It is recommended that the most conservative line (a combination of the bushfire and visual setbacks) be used to confirm the setback from the escarpments and the extent of developable land.
- Central to development setbacks (as defined by both visual assessments and bushfire risk modelling) is defining the escarpment 'break of slope'. This is discussed further in Section 10 below.
- The visual assessment undertaken for escarpments was based on a building height of 8m. Consistent with the agency submission, Council requests that building heights be capped at this height along the escarpment edge. The absence of building height restrictions along the escarpment edge will undermine the intent of the visual setback, and the design response sought to be implemented.

## Changes required:

- Amend G7 to ensure these guidelines do not confuse or contradict efforts to control the impact of development on escarpments and Redstone Hill.
- Include controls on building height for development along the top of the escarpment to limit all development to 8m.

## 5.1.6

## Break of Slope

- Council has significant concerns relating to the delineation of the break of slope across the PSP that remains outstanding. It is noted that the VPA, Council and Melbourne Water have all attempted to define a break in slope, all with varying results. The break of slope line as determined by the VPA and shown within the PSP has key differences to Council and Melbourne Water defined break of slope and is not supported as the 'true' break in slope in a number of areas.

- *The break in slope is integral to a number of elements in the PSP, including defining the development setback from the escarpments, extent of developable area, bushfire setback and Melbourne Water's drainage scheme (and location of drainage assets).*
- *Council has previously requested that the PSP not be exhibited until the break of slope is defined.*
- *It is requested that the VPA, Council and Melbourne Water work together to determine an agreed break of slope, and that adequate time be allowed for the agreed break of slope to be used to inform the bushfire study, drainage scheme and other elements of the PSP as outlined above.*

#### 5.1.7

#### Regionally Significant Landscape Areas / Significant Landscape Overlay

- *It is considered that the Regional Significant Landscape Values of the Jacksons, Emu and Harpers Creek and Redstone Hill areas would be best protected through the application of the Significant Landscape Overlay.*
- *A Significant Landscape Overlay would not only address the significant geological and hydrological values of the area but would also be able to incorporate the significant values from an Aboriginal and post contact heritage perspective.*
- *It is unclear why this idea was not progressed by the VPA, despite forming part of the recommendations of both the cultural heritage and post contact heritage background reports.*
- *It is unclear why the VPA have proposed to remove the existing ESO1 for the Regionally Significant Landscape Area. The removal of the ESO1 removes very clear recognition of the landscape significance of Regionally Significant Landscape areas that are not covered by the proposed ESO10 or the IPOs.*

Changes requested: That the VPA:

- *Apply of the Significant Landscape Overlay to Jacksons, Emu and Harpers Creeks and Redstone Hill areas;*
- *Retain the existing ESO1 along Jackson and Emu Creek.*

#### 5.1.8

#### Public Transport and Path Network

- *It is noted that the off-road shared network is incomplete and doesn't provide for linkages from the regional open space to the town centres, employment areas, along the entire lengths of the railway line and escarpment edge, waterways/reserves set aside for regional landscape values and along arterial roads.*
- *Provision of this infrastructure will assist greatly in increasing passive recreation and leisure activity and will provide a significant point of difference for these precincts. Council requests the inclusion/extension of a number of off-road shared paths as shown on Attachments 3 & 4 (Hume City Council Submission March 2017).*

Changes requested:

- *Amend Plan 10 to Show:*
  - *The designation of the cross sections and associated bike lane and shared path network;*
  - *Inclusion/extension of a number of off road shared paths as shown on Attachments 3 & 4.*
- *G76 should be deleted. Off-road shared paths are intended for recreational cycling and are shared paths for use by both pedestrians and cyclists. Cyclists using these path should not be encouraged to travel at 30km/hr. Fast travelling cyclists should use the road network for on-road cycle paths.*
- *Ensure consistency between Plan and the CACPS.*



## 5.2

### Harker Street submissions

Several submissions were received from individual submitters in relation development at the Harker Street Precinct. Submissions relevant to urban design, landscape and visual concerns are summarised below:

- Majority of lots are about 350-400sqm and do not compliment the surrounding larger sized lots
- Small lots require maximum building cover to rationalize land cost and building costs. Resulting in minimum open spaces;
- Buildings will require to be of two storey construction with maximum boundary to boundary sitings. Single garage sections are the only break to the otherwise large wall panels, presenting massive intrusive wall scape to the surrounding neighbourhood;
- The concept plan shows a series of trees to be planted on the north/east side to screen the development exposure. However the development facing Harker Street presents a stark walled elevation. The sites do not allow for comprehensive screening landscaping due to the lack of open space;
- Having considered in combination of them having a profound impact on existing amenities. It is therefore deemed not to be supportive to the existing Neighbourhood character and guidelines as presented at the November 2016 Precinct Structure Plan Exhibition.
- Residential Density appears to be inconsistent. The sizes of the blocks shown on page 19 are all very different in size. We believe there must be consistent block sizes which are in keeping with the existing property sizes, namely 950 sqm to 600 sqm in area. This would ensure the rural character and existing characteristics and values of Harker Street residential area is maintained.
- Street design and development (Harker Street Plan) should be revised to provide for greater dimensions, allowing for two CFA vehicles to pass by one another in the event of a serious fire event. Residential parking on the street should be eliminated by developing off road parking bays which would eliminate congestion or even impasses for CFA vehicles and equipment.
- The proposed high density development is incongruous with the existing housing (old and newer) and in my opinion will demean the aesthetic value of the landscape.
- The development of 17 blocks, as shown in the PSP, has led me to infer an approximate lot size 400-500sqm. High density development leads to houses taking up a greater proportion of the site area, neighbours overlooking each other; smaller front yards and diminishes the value of existing housing and the surrounding landscape. The positioning of blocks also indicates one is parallel to Harker Street, which leads to the question – will locals be looking at a side fence, a highly undesirable outcome, as they drive down the street.
- Proposed Alternative 1: Extension of the Open Space adjoining the Rural Conservation Zone.
- Proposed Alternative 2: Incorporation of low density housing as per alternate Harker Street Residential Concept Plan.
- Recognizing the strong pressure from developers, my suggestions below are what I see as a development more in keeping with the existing streetscape and respectful of the natural landscape, taking into consideration the VPA specified conditions for the site, including the power line easement. This option also further contributes to meeting the credited open space and objective 5: "Promote greater housing choice through the delivery of a range of lots capable of accommodating a variety of dwelling typologies and densities, and minimize the visual impact on sloping land forms.
- Any development of the Harker Street residential area should be reflective of and coherent with the existing land use of Harker Street Sunbury, maintaining the open spaces and highly valued rural feel of the old Sunbury. In keeping with this character the preferred option is to extend the Rural Conservation Zone and open space area of the Subdivision,

*similar to Holden Reserve boundary with Jacksons Hill. In the event that developer pressure is too significant, low density housing sites should be seen as the only alternative.*

- I own a property at Harker Street Sunbury, which abuts the precinct and I welcome the recommendation from the VPA that this land be identified as having regionally significant landscape values which will protect it from future residential development.*
- This piece of land including Jacksons Creek and the escarpment is an important feature of the landscape entering Sunbury via Sunbury Road and its landscape, heritage and cultural values should be retained in perpetuity.*
- Any submission to the VPA to the contrary by the owner/developer of this land as part of this community engagement process would be vehemently opposed by myself and surrounding property owners before an independent panel;*
- There is a narrow tract of flat land abutting the existing residential properties in Harker Street before the escarpment falls away sharply to Jacksons Creek below. Aside from the significant landscape values, other issues with the potential development of this land include bushfire risk and access for emergency vehicles.*

### 5.3 Response to Hume City Council Submission

The Site Analysis at Section 4 of this submission described the features of the area designated as Land Subject to Capability Assessment including slope and transition, vegetation and visibility of this area from locations beyond the site.

The submission received from Hume City Council was summarised in Section 3. This section will aim to address the concerns raised in the submission with regard to the two areas of investigation.

#### 5.3.1 Views

Views to the area are limited to few and distant locations on the exit from Sunbury where breaks in built form or vegetation permit views to the south. It must be recognised that any views towards the site and the areas investigated in this report not only include existing development and built form but would include new development brought about by the PSP and Amendments C207 and C208. The view angles from distant locations and areas beyond the site are such that development setbacks would not alter visibility of built form.

#### 5.3.2 Slopes

The slope diagram (Heat Map) prepared by Tract (Figure 2.5) and included within the assessment of slopes in these areas clearly shows that the central portion of the internal sloping land approaches or exceed 10% slopes.

It is clear from this analysis that the topography at this area transitions from the upper and lower terraces by way of a gradual transition in landform rather than a clearly defined break in slope or escarpment.

#### 5.3.3 Development Response

The options described within this assessment show that these areas show potential development configurations that preserve these areas either within the curtilage or larger residential allotments are within areas of open space that would form part of the recreation trails network.

Vegetation is predominantly cleared grazing land with a stand of planted trees at the lower terrace. The plans provided by Tract and which have been described in this report show not

only the retention of several of these trees, but the creation of many areas for the recruitment of new canopy trees.

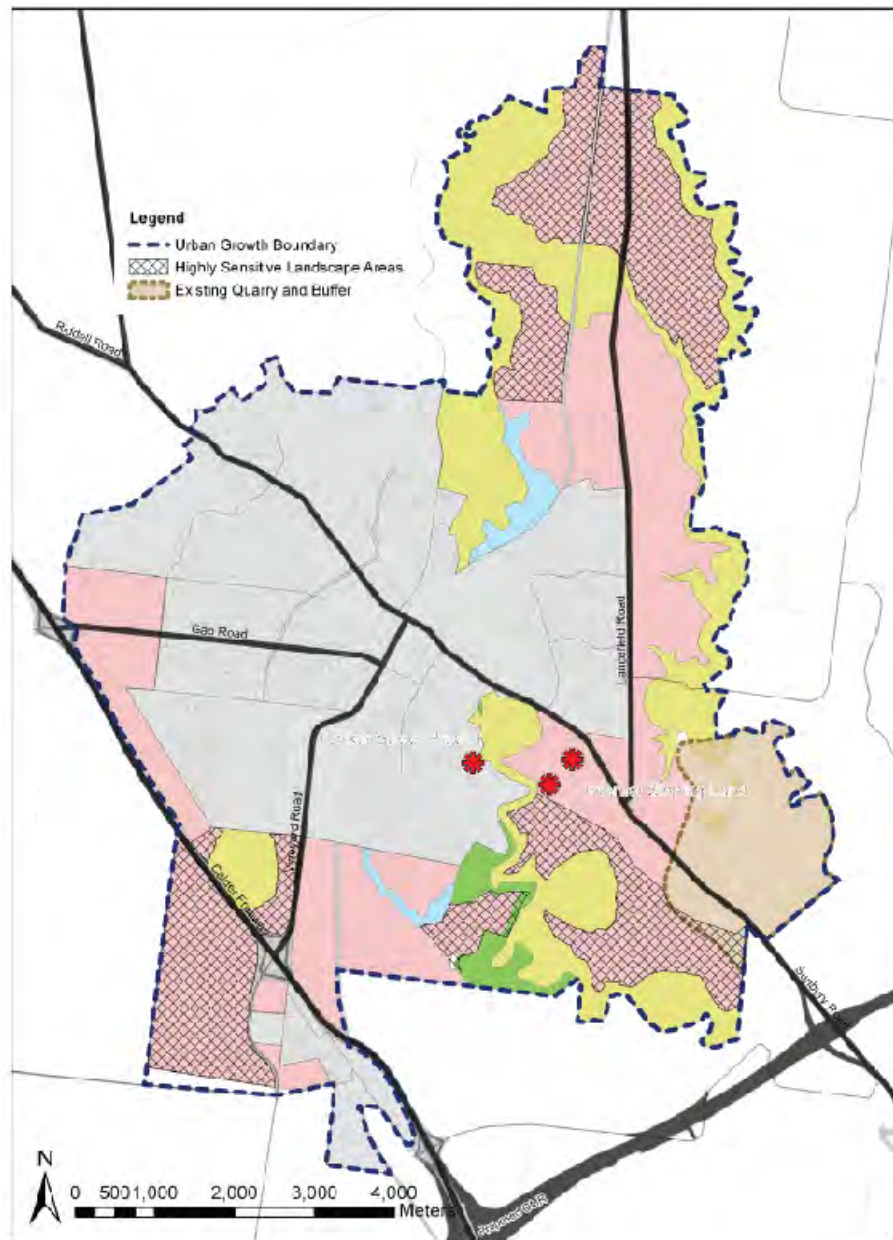
The changes requested by Council in relation to sloping land include managing visual impact, and consideration of larger lots on slopes greater than 10%.

#### 5.3.4 Visual Impact and Landscape Sensitivity

Section 3.2.4 of the Hume Integrated Growth Area Plan (HIGAP) refers to a Visual and Landscape Assessment for the Sunbury Growth Area. The study defines 5 character areas based on features and characteristics of the landscape. The Visual and Landscape Impact Assessment recommends site specific visual and landscape assessments are undertaken for the more sensitive areas. The plan shown at *Map 3.2.4 – Areas of Visual and Landscape Sensitivity* shows the areas that in landscape and visual terms are more sensitive to development. This plan is reproduced below. The location of the Harker Street Precinct and Internal Sloping Land are also shown.



Figure 5.1

*Areas of Visual and Landscape Sensitivity (Sunbury HIGAP Detailed Options Paper August 2011)*

The hatched areas are those locations considered to be of Visual and Landscape Significance within the HIGAP report. Both investigation areas are clearly out these areas. Mitigation measures for these sensitive areas include low density development, building heights and setbacks and vegetation within private allotments, reserves and along road networks.

Several submissions raise concerns regarding visual impact to be ameliorated by built form setback. The figure below shows the view from Sunbury Road across Jacksons Creek towards Harker Street and Priorswood Way.

**Figure 5.2****View from Sunbury Road looking west towards Harker Street**

Development on the southern side of Harker Street is set back over 100 m from edge of the break in slope as shown on various Plans with the PSP.

From this view, it is clear that development setback is of little consequence for views from similar elevations or across the creek valleys. What is important however are views from the valley floor or recreational areas along the creek and views from recreational areas and open space networks below.

Visual impact of any development is determined by weighing several criteria from a viewing location. Criteria include viewer numbers, sensitivity of a view, existing (or permitted) change within a view and visibility. Section 4 Site Analysis describes the visibility of the area 'Land Subject to Capability Assessment' from areas beyond the site. The following chapters describe the current provisions being sought for development across the site including developable areas, built form and development pattern.

This analysis determined that not only will the area identified as 'Land Subject to Capability Assessment' will have limited visibility from areas beyond the site, any views to this areas would include development permissible under the PSP and the proposed modifications being sought by Council.

### 5.3.5 UGZ Sloping Land

G17 provides guidance for development proposed in areas where slopes exceed 10%. This is in part applicable to the area designates as 'Land Subject To Capability Assessment'.

The slope analysis diagram or heat map prepared by Tract shows the areas where slopes exceed 10% including the area identified as area 'Landscape Subject to Capability Assessment'. The development scenarios prepared for this same area avoid building envelopes in these steeper areas. The master plan also nominates larger allotments as a way to manage the landscape in these areas.

The changes requested by Council in relation to sloping land include managing visual impact, and consideration of larger lots on slopes greater than 10%.

### 5.3.6 Fire

Neither the area 'Land Subject To Capability Assessment' nor the Harker Street Precinct are within the areas in Plan 5 the Fire Edge Threat.

The concerns of Council regarding the delineation of existing and future dwellings along the Harker Street Precinct as a potential fire threat edge.

In the absence of a bushfire risk assessment, both the Tract and VPA plans for this area include a new two way road between all residential areas and Jacksons Creek. This road would be suitable for emergency services including firetruck access.

Further, the Tract Master Plan which extends residential development to the north-west and behind the existing residential allotments of Harker Street and Priorswood Way would extend this two way road to the north east enabling emergency vehicle access to a greater area of the site and along the rear of residential development along Priorswood Way.

#### 5.3.7 Harker Street Precinct

The Concept Plan provided by the VPA provides for development to extend the existing residential area to the east along the northern side of Harker Street. The Tract Master plan for this same area provides an alternative layout and includes an area to the North West and behind an area of existing residential development along Harker Street and Priorswood Way. The Tract proposal in this area comprises 5 residential dwellings set in large allotments.

The inclusion of these larger lots would provide for a transition from the smaller allotments along Harker Street and Priorswood Way which share a rear boundary with the Sunbury South Site and the environs of Jacksons Creek. The limited number of dwellings would assist to retain views across the site from the existing residential dwellings. Amenity from areas to the north would be generally improved by way of increased passive surveillance, a greater contribution of public facing landscape and removing the 'rear fence' treatment along this edge.

#### 5.4 Harker Street submissions

Existing views to the Harker Street Precinct are available from Sunbury Road over Jacksons Creek and cleared farmland. Existing views include residential development along the Southern side of Harker Street and the rear boundaries and fences of residential development along the northern side of Harker Street and eastern edge of Priorswood Way.

It must be recognised that views from Sunbury Road to the Harker Street precinct will include new residential development along the northern areas of the site. These views will be filtered along road ways and through built form and vegetation within private allotments, road ways and newly created open space networks.

It is noted that the development on the southern side of Harker Street is set back over 100 m from edge of the break in slope as shown on various Plans with the PSP. From these views, it is clear that development setback is of little consequence for views from similar elevations or across the creek valleys. What is important however are views from the valley floor or recreational areas along the creek and views from recreational areas and open space networks below.

The majority of submission received from surrounding residents recognise and to an extent accept residential development at the Harker Street Precinct. The overriding message is that development in this area should provide a transition of lot sizes between the Harker Street and Priorswood Way and any new development at the Harker Street Precinct.

This is recognised both in the plans included in the PSP prepared by the VPA and the Master Plan response prepared by Tract which includes development behind an area of existing residential development along Harker Street and Priorswood Way.

The inclusion of these larger lots provide for a transition from the smaller allotments along Harker Street and Priorswood Way which share a rear boundary with the Sunbury South Site and the environs of Jacksons Creek. The limited number of dwellings would assist to retain views across the site from the existing residential dwellings.

Amenity from areas to the north would be generally improved by way of increased passive surveillance, a greater contribution of public facing landscape and removing the 'rear fence' treatment along this edge.



## 6

### CONCLUSION

This report has demonstrated that both the area described as the Land Subject to Capability Assessment and the Harker Street Precinct are capable of supporting residential development.

Section 4 of this report provides for further and detailed analysis for the Internal Sloping Land and the Harker Street Precinct. With the benefit of this more detailed and site specific analysis, it is clear that not only can these areas support development, they can also support the goals and objectives being sought by council and in a way that can be maintained into the future.

#### 6.1

#### Lands subject to capability assessment

The assessment of the views, character and topography for this area have revealed that there are no topographical, vegetation or landscape reasons which should preclude development from this area

There are several ways in which development and recreational linkages can be accommodated within the area. The Tract Master Plan provides a conservative approach to development in this area through the provision of larger allotments.

Sections provided in appendices 4.2 of the Sunbury South PSP provided guidance on how development can be incorporated into the area that would be consistent with area similar areas provided for within the area covered by the PSP

The options discussed at Chapter 4 of this report are by no means exhaustive, but rather serve to demonstrate a way in which this area can accommodate development.

#### 6.2

#### Harker Street Precinct

Development within the Harker Street Precinct will:

- Allow for transition of residential allotments into the site and the environs of the Jacksons Creek Corridor
- Promote passive surveillance along the upper edges of the escarpment established by internally facing residential allotments; and
- Create opportunities for a landscaped interface between existing residential allotments along Harker Street and Priorswood Way and Jacksons Creek.

There are no Landscape, Visual or Urban Design reasons why development should be excluded from either the area described as Land Subject to neither Capability Assessment nor the Harker Street Precinct.

## **Annex A - CV Hayden Burge**

# Hayden Burge

Principal, Melbourne



Hayden Burge is ERM's Visual Impact, Landscape and Urban Design Practice lead for New Zealand and Australia.

With extensive experience in Visual Impact Assessment, rehabilitation, construction, master planning, landscape architecture and urban design, Hayden brings a great depth of experience, creativity and practical solutions to a variety of projects.

Project sector experience includes:

- Renewables
- Oil and Gas
- Road, Rail and Port Infrastructure
- Defence
- Mining and Quarrying
- Property and Development

Clients include local and state government, Defence, Treasury and Finance, mining corporations and private and listed companies.

Hayden also regularly appears before appellant bodies and independent planning panels as an expert witness in urban design, visual impact assessment and landscape architecture.

## Employment History

### 2016 to Current

Environmental Resources Management Pty Ltd  
Principal Landscape Architect

### 2014 to 2016

Planned Constructions  
Business Development, Construction Manager

### 2003 to 2014

Environmental Resources Management Pty Ltd  
Principal Landscape Architect

### 1998 to 2003

Chris Dance Land Design Pty Ltd  
Landscape Architect

## Professional Affiliations and Registrations

- Registered Landscape Architect, Australian Institute of Landscape Architects
- Planning Institute of Australia

## Fields of Competence

- Visual Impact Assessment
- Landscape Architecture
- Master Planning
- Urban Design
- Rehabilitation
- Construction

## Education

- Bapp Sci Landscape Architecture and Urban Design, RMIT 2000

## Languages

- English, native speaker

## Publications

- *Mining as a scar on the landscape* – ACG Global Mine Closure Conference, Brisbane 2012
- *Visual Impact Assessment* – Presentation to the Victorian Planning and Environmental Law Association

## Expert Evidence

*Carlton Housing Precincts-Development Plan*, Dec 2006  
*Former Rusden Campus, Blackburn*, March, 2007  
*Wallace Avenue Toorak*, July, 2007  
*10 Queens Road, South Melbourne*, August, 2007  
*Serpells Road, Templestowe*, July 2008  
*Carlisle Street St Kilda*, June 2012  
*87 Stewart Street Brunswick*, October 2014

## **Key Projects**

The projects listed below provide examples of the range of projects and project support Hayden has provided.

### **Various Wind Farm Project**

ERM have been engaged to prepare the landscape and visual impact Assessment for a range of wind Farms throughout Australia. A full list of these projects can be made available on request.

### **Victorian Desalination Project, Wonthaggi, Victoria** (Victorian Government, 2007)

ERM assisted in the options assessment process, prepared the Visual Impact Assessment and preparation of performance guidelines the Victorian Desalination Project. The project included the Plant Site, 80 km water transmission pipeline and new transmission line. .

### **Urban Design Framework, East West Link, Melbourne** (Linking Melbourne Authority, 2013)

Undertake a study to inform tenderers on this project of the standard expected in the final urban design outcomes. These included key objectives for new 'gateways' to Melbourne, as well as for open space and wetland redesign as well as future bike and pedestrian linkages.

### **Lilyvale II Solar Project - Approved**

ERM prepared the Development Application for the second stage extension of the Lilyvale Solar Project. Hayden prepared the visual and solar glare component of the project.

### **Bluff Solar Project - Approved**

ERM prepared the Development Application for the for the Bluff Solar Project for Infigen Energy. Hayden undertook assessment of Solar Glare impacts of the project.

### **Confidential Solar Project - Current**

ERM have prepared the Development Application for two solar projects in Isaac Shire, Queensland. Hayden prepared the Solar Glare Assessments for these projects.

### **Confidential Solar Project - Current**

ERM have prepared the Development Application for a new solar project located within the Bowen Whitsundays Regional Council. Hayden prepared the Solar Glare Assessments for these projects.

### **Confidential Wind and Solar - Current**

ERM have been engaged to prepare the landscape and visual impacts and solar glare assessment of a new combined wind and solar facility in New South Wales.

### **Queensland Curtis LNG Plant**

ERM's Visual impact Assessment team was engaged to assess the visual impacts of the proposed LNG extraction field infrastructure in the Bowen Basin, 400 km transmission pipeline and processing plant located on Curtis Island. Part of the Visual Impact Assessment was to determine rehabilitation criteria for the transmission pipeline to assist with mitigation and operation.

### **Turitea Wind Farm** (Mighty River Power / Chancery Green 2008 - 2011)

ERM prepared the landscape and visual impact assessment for the Resource Consent application for the Turitea Wind Farm and appeared at the public hearing. The project was granted consent in 2011.

### **Base Security Improvement Program Base Infrastructure Works** (March 2012 – current)

ERM was commissioned in the role of Design Team Environment and Heritage advisor to Webb Group Australia for the Base Security Improvement Project (BSIP) Base Infrastructure Works (BIW). Hayden was involved in the role of visual amenity and landscape historic heritage impact assessment as part of the 50% to 90% design stages. As part of this role Hayden had to prepare visual assessments (including photographic montages) for five key heritage sites including Victoria Barracks Melbourne, Victoria Barracks Sydney, Duntroon, Russell and HMAS CERBERUS.

### **Defence Department, Watsonia (February 2008)**

Preparation of site design and construction drawings for the Live In Accommodation complex at the Simpson Barracks in Watsonia Victoria.

**Lihir Village Plans, PNG (2010)** Study leader for the preparation for village master plans for six villages, through community consultation, in the gold mining island of Lihir in Papua New Guinea.

### **Ranger Uranium Mine - Heap Leach Expansion**

ERM were engaged to work with the local indigenous community to understand the potential visibility/impact of a proposed project expansion from areas of indigenous Cultural and Ceremonial sensitivity. The process was facilitated by photomontage techniques to interpret proposed mine operations to traditional owners to facilitate negotiations and discussions surrounding project approvals.

### **Manly Wharf development, Sydney** (TMG Developments Pty Ltd, 2013)

Offered visual assessment and urban design advice regarding a major redevelopment of one of Sydney's iconic destinations.

### **Burrup Nitrates**

ERM were engaged to assess the Visual and Night Lighting Impacts of a proposed Nitrates Plant located on the Burrup Peninsula in Western Australia.

### **Chiltern Quarry - Cemex (Holcim)**

ERM Prepared the Landscape and Visual Impact Assessment for the Chiltern Quarry Project. Part of the projects success was ERM's input to linking the progressive rehabilitation to the stages extraction program.





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