

The background of the entire page is a landscape photograph. It shows a wide, green valley with a small stream or river flowing through it. The sky is filled with large, white and grey clouds. In the foreground, there are large, reddish-brown rocks and some green vegetation. The overall scene is a natural, rural landscape.

# MELTON EAST PSP

## LANDSCAPE & VISUAL IMPACT ASSESSMENT

PREPARED FOR

**VICTORIAN PLANNING AUTHORITY**

OCTOBER 2022  
FINAL



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## 1.1 EXECUTIVE SUMMARY

Urbis has undertaken a Landscape& Visual Impact Analysis (LVIA) and provided base-line analysis and staged, refined assessment of the visual character, visual resources, constraints and opportunities to be taken into account in planning for the area.

The key findings are based on data sets provided by VPA, consideration of strategic needs for the site and wider growth areas, a review of relevant documentation, aerial imagery and fieldwork observations.

Four Visual Character Areas (VCAs) were identified across the site based on areas of homogeneous visual resources and in some cases unique visual resources for example the Kororoit Creek Riparian corridor.

The Visual Character Areas (shown on Figure 22), zones of visibility, and visual and ecological constraints informed the visual and landscape opportunities identified in Section 6.0 and include:

- Linear views to Kororoit Creek should be made available, particularly where they would reinforce visual or landscape elements within the precinct such as the Selection Wall or linear tree plantings along Paynes Road. The use of smaller linear open spaces along these sight lines could be explored in order to allow for clear views and added amenity.
- The use of a shared path around the boundary of the Conservation Area would serve multiple roles including:
  - allowing for pedestrian and cycle movement across the precinct
  - visual amenity through the use of planting along the route which still allows for views of riparian vegetation and the creek corridor
  - acting as an important visual and physical buffer between residential development and the conservation zone
- Create internal view lines from high-use public locations such as proposed shared paths with views towards visual features including the creek corridor, riparian vegetation, heritage places and wetlands.
- The retention of heritage items as visual markers will prompt design opportunities and maintain existing visual character across parts of the site. Retaining unique visual features will provide amenity value for future residents.

## 1.2 LIMITATIONS

This report is limited to an assessment of the impacts of future proposed development across the site, on existing baseline visual information. All information gathered relates to the identification of visual and scenic resources, including visually significant unique features, external visibility in relation to parts of the subject site, key external views to and from the site and internal visual connections within the site including linkages to and between identified features for example heritage items and Kororoit Creek.

This report includes an analysis and assessment of visual data, visual opportunities and constraints only and does not consider physical, ecological, biodiversity, cultural heritage (Indigenous and non-indigenous) or land ownership other than at high level if relevant.

Other relevant factors regarding the retention and protection of fauna corridors, biodiversity, non-indigenous heritage, servicing restrictions and practical considerations have been considered in detail and do not form the basis of the key findings which primarily relate to visual opportunities and constraints.



## 1.3 PURPOSE OF THE REPORT

Urbis has been engaged by the Victorian Planning Authority (VPA) to prepare a Landscape Visual Analysis (LVA) for the Melton East Precinct Structure Plan (PSP).

The purpose of the assessment is to:

- identify key landscape and visual characteristics of the PSP area,
- identify significant views to, from and within the precinct, and
- provide recommendations to accommodate future development.

It is intended that the LVA will guide the preparation of the Melton East PSP by providing landscape and visual context analysis to inform the transition of the precinct from rural to a suburban character.

## 1.4 PRECINCT LOCATION AND CONTEXT

The Melton East PSP is located 35km north-west from Melbourne's CBD and is 3km east of the existing Melton township. The precinct has an area of 1,005ha and is bounded by Leakes Road to the east, the Western Freeway to the south, Melton Highway to the north-west and Kororoit Creek to the north-east. The precinct is located within the West Growth Corridor Plan which forms part of the wider Growth Corridor Plans strategy and are intended as high level land use and transport plans that provide a strategy for the development of Melbourne's growth corridors.

The Victorian Volcanic Plain (VVC) is dominated by ancient volcanic deposits including visually prominent peaks including Mount Cottrell and Mount Kororoit, both of which are located in the Melton municipality and are visible from parts of the subject precinct. The VVC is characterised by vast open areas of fertile plain covered with grasslands and grassy woodlands with small patches of open woodland. The wider visual characteristics pre-European contact was also largely characterised by grassland with some groupings of dry sclerophyll forest, savannah woodland and minor grassland. The youngest lava flows and resultant geological formation allowed for the establishment of Maan gum, Blackwood and wet tussock grasslands in some depressions.

To the south is Mount Cottrell, a low lava cone resting on a broad lava shield formed by the radial eruption of numerous thin fluid lava tongues. The mountain is a dormant volcano 165 metres above sea level and the summit provides a views of the Western Plains of Melbourne. Mount Kororoit is a small asymmetric conical hill with a flattened summit, steep southern slopes and a long, gentle northern slope of eroded lava. On this flow is a broad, swampy depression north of Holden Road. The hill is predominantly comprised of scoria and is capped by a rocky outcrop of lava and lava agglomerate. The numerous volcanic eruption points around the wider Melton area have provided vast resources of igneous rocks well suited for the construction of dry stone walls, including heritage listed walls across the precinct. Dry stone walls in the area date from approximately 150 years ago and have local heritage significance.

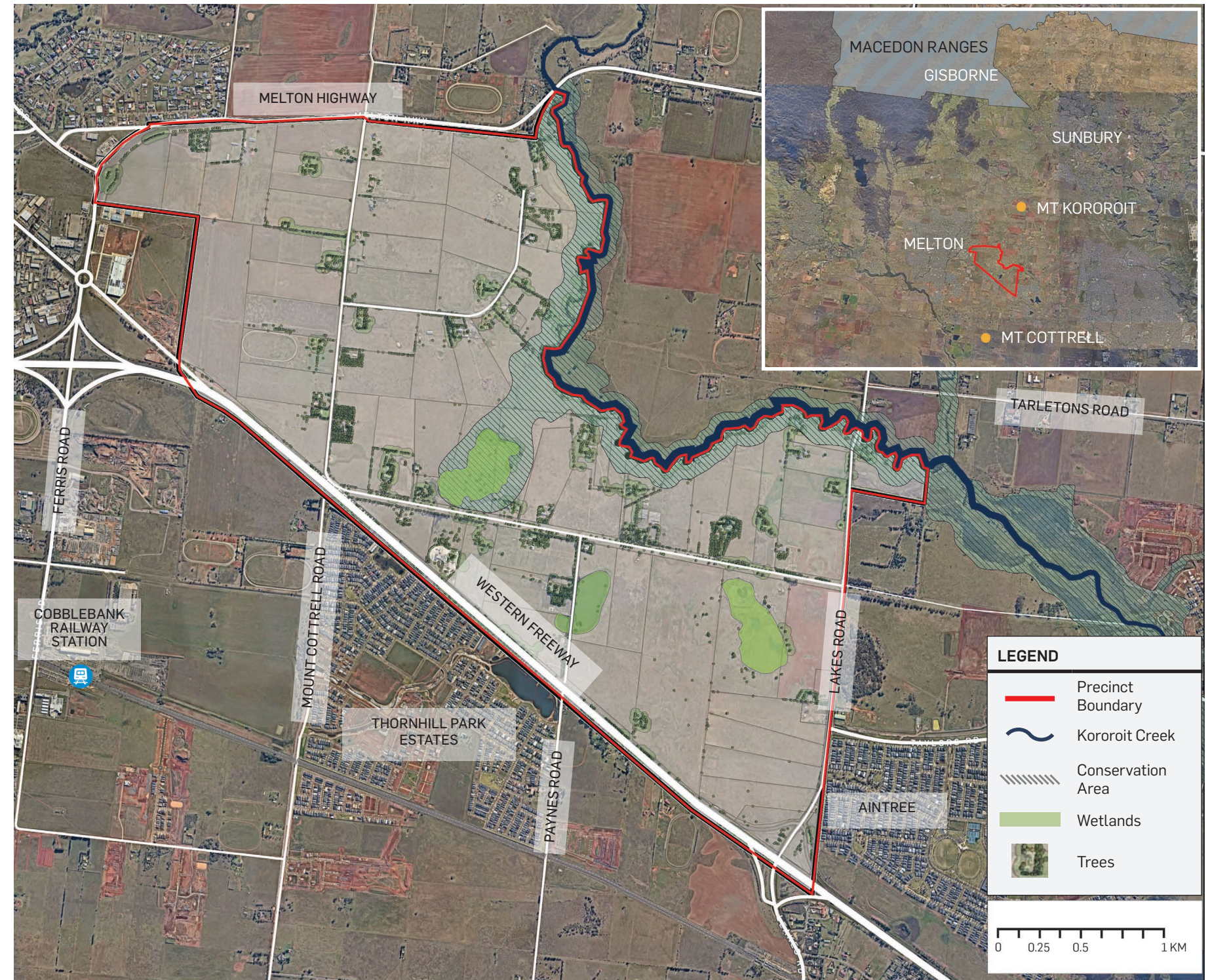


FIGURE 1 PRECINCT AERIAL



# 2.0 METHODOLOGY

The Urbis LVIA method follows steps designed to ensure that the visual and landscape character and qualities of the subject land are identified, analysed, and assessed. A flow chart showing a graphic representation of the method followed is below. A summary of the application of the methodology also follows, along with a series of maps which illustrate our key observations and findings.

The key stages and steps undertaken reflect typical LVIA methods including *Visual Landscape Planning in Western Australia - a manual for evaluation, assessment, siting and design*.

Baseline information has been overlaid to form mapped Opportunities and Constraints. The final assimilation of opportunities and constraints has informed the final recommendations and guidelines as to the future potential layout of development types and functions across the subject precinct.

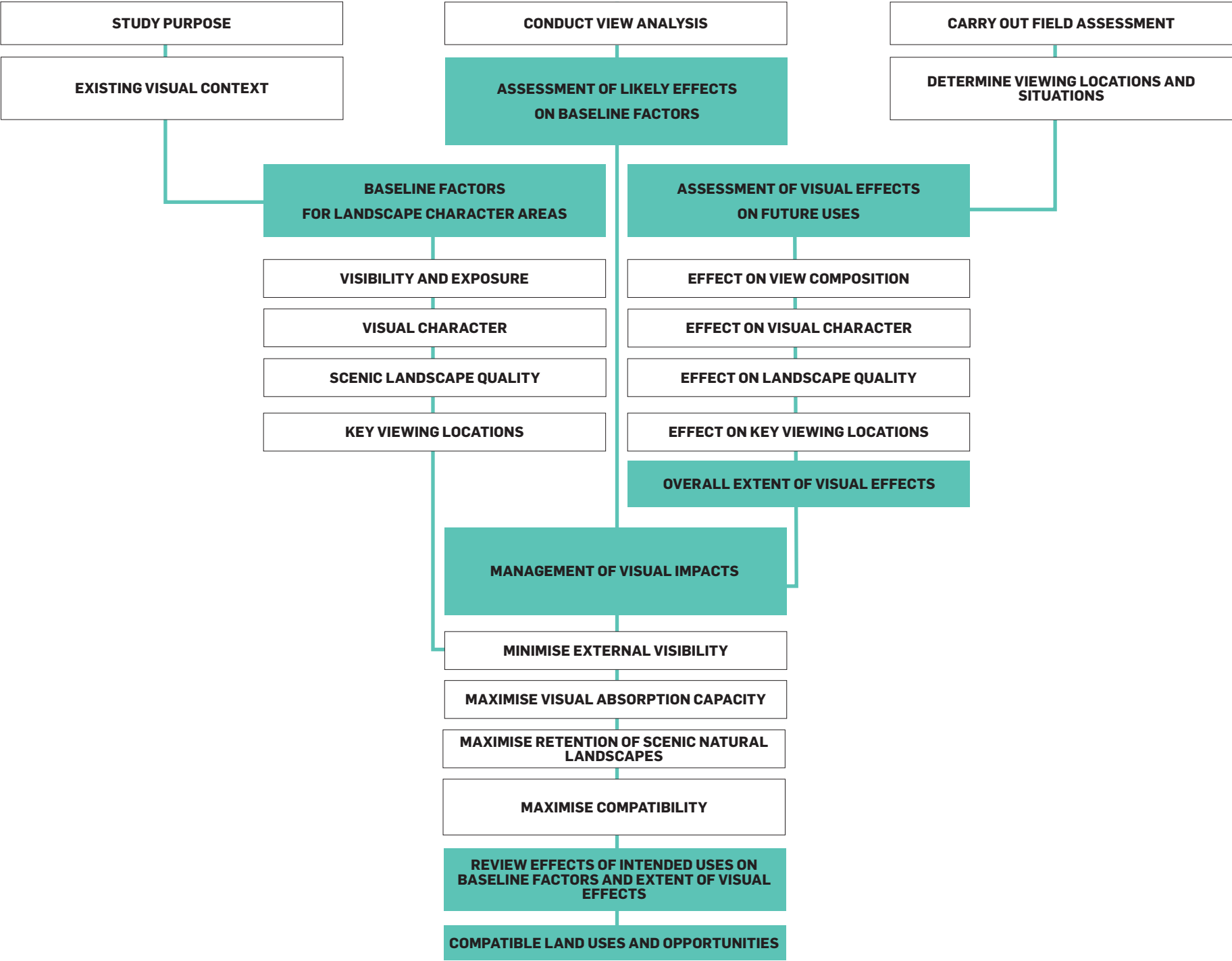


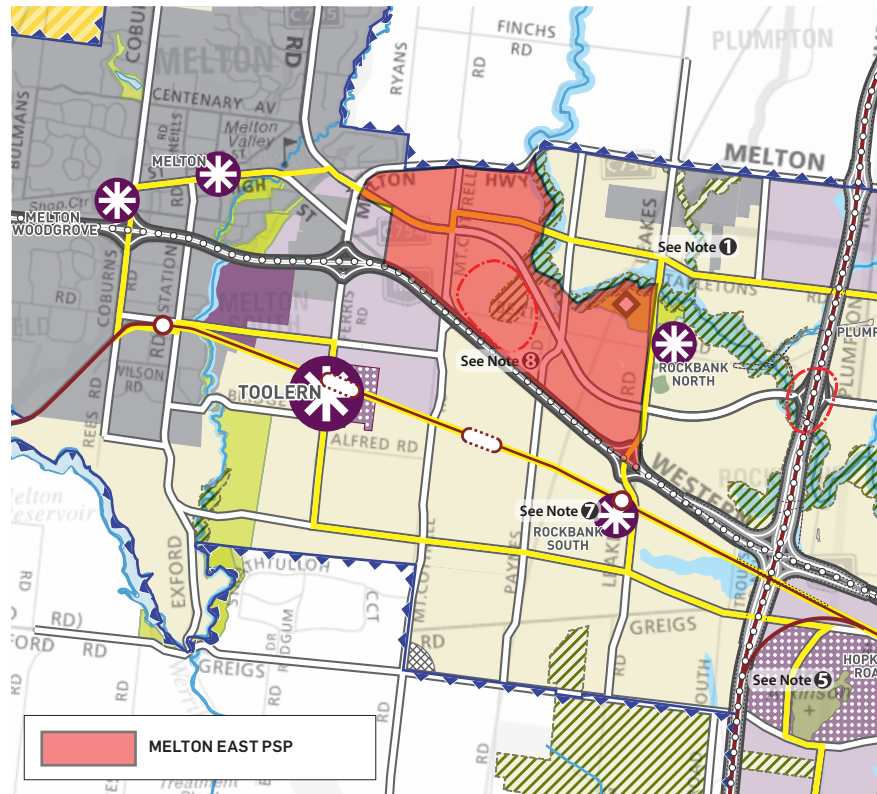
FIGURE 2 URBIS LANDSCAPE VISUAL ASSESSMENT METHODOLOGY





FIGURE 3 SELECTION WALL BETWEEN BEATTYS ROAD AND THE WESTERN FREEWAY - HERITAGE ITEM H0205





## THE WEST GROWTH CORRIDOR

The West Growth Corridor will play a significant role in the diversification of the broader western region over time. The Hopkins Road Business Precinct, and the Werribee Employment Precinct, together with existing and planned Metropolitan and Major Activity Centres, will provide significant new opportunities for living, jobs, investment and services within the region.

The West Growth Corridor Plan seeks to:

- Improve road, public transport and freight networks across the region;
- Extend the western industrial node, and connecting it to a new freight terminal and the broader transport network;
- Create a diversity of new communities, well serviced by public transport and with very high amenity by building on natural features such as regional parklands, creeks and waterways, and creating high quality town centres and urban areas;
- Create attractive and accessible locations for a wide range of jobs, investment, and services – including in six new higher order town centres.

Each local neighbourhood will have its own character defined by its natural setting, and opportunities to integrate locally distinctive features into the development of the West Growth Corridor will be maximised. These include waterways, hills, regional parks and open space, and biodiversity reserves, as well as more distant views to the hills to the west and north, and to the CBD.

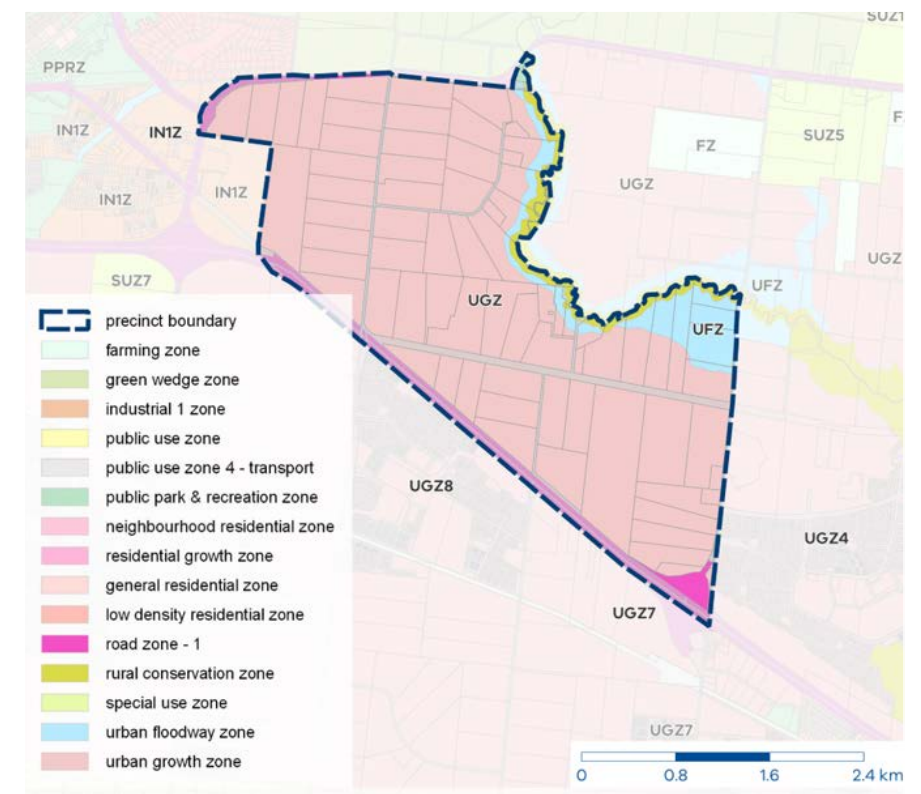
Source: Growth Corridor Plans - Managing Melbourne's Growth. Growth Areas Authority 2011

## PRECINCT STRUCTURE PLANS (PSP)

Melbourne's growth corridors were created in 2005 and the area within the Urban Growth Boundary was rezoned as the Urban Growth Zone (UGZ) to facilitate the transition to urban land. The PSP process was introduced in 2006 to better coordinate the various organisations and decisions involved in strategic planning for land zoned UGZ.

A PSP is a high-level strategic plan that sets out the preferred spatial location of key land uses and facilitate planning for new neighbourhoods, guiding the form of subdivision and development of land over the long term. They are incorporated into the relevant local planning scheme and implemented primarily through planning permit applications.

Approved City of Melton PSP's directly adjoining the precinct include Rockbank and Rockbank North, as well as Plumpton, Kororoit, Toolern Park, Paynes Road, Taylors Hill West, Mt Atkinson and Tarnett Plains, Diggers Rest, Robinsons Road and Melton North PSP's in the wider area.

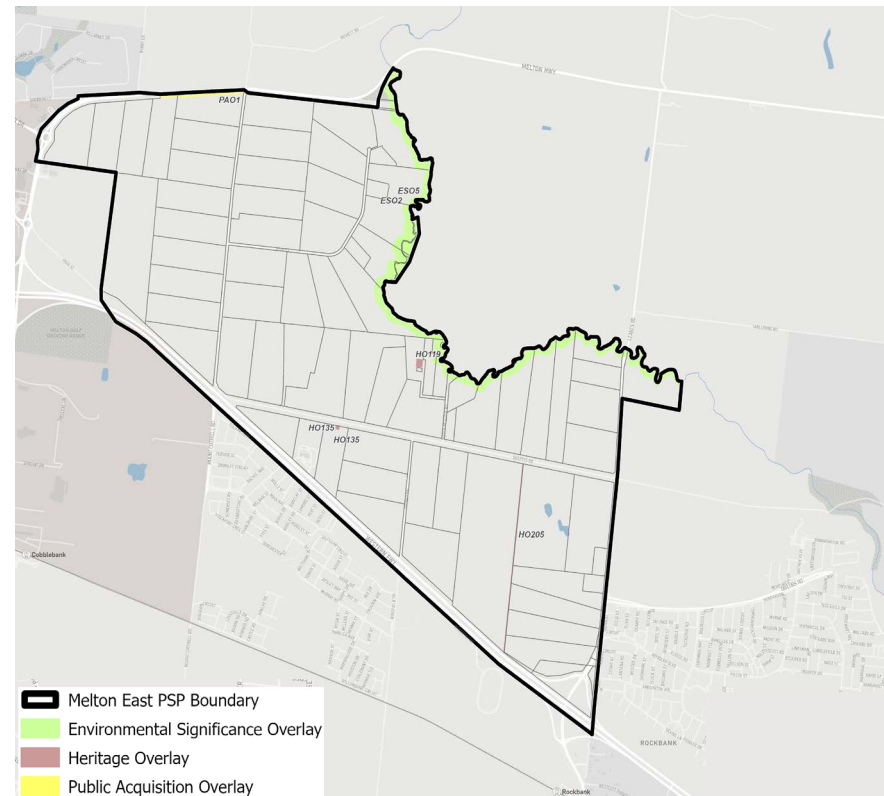


## LAND ZONING

The majority of the precinct is zoned Urban Growth Zone. This zoning applies to land that has been identified for future urban development. The UGZ has four purposes:

- to manage the transition of non-urban land into urban land
- to encourage the development of well-planned and well-serviced new urban communities in accordance with an over all plan
- to reduce the number of development approvals needed in areas where an agreed plan is in place
- to safeguard non-urban land from use and development that could prejudice its future urban development.





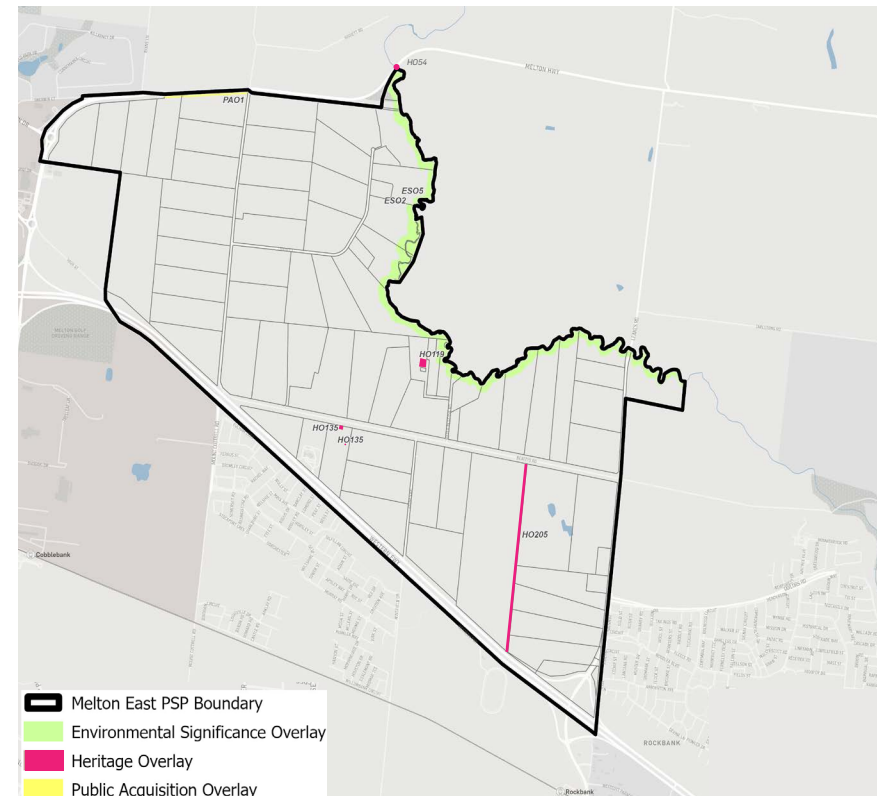
## RURAL CONSERVATION ZONES AND AREAS ENVIRONMENTAL SIGNIFICANCE OVERLAY

The precinct contains Rural Conservation Zone land along the Kororoit Creek which aims:

- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, fauna habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

Furthermore, the precinct contains Environmental Significance Overlay ESO2 and ESO5 which are concerned with:

- To maintain the topography and vegetation of waterways as dominant visual elements in the landscape.
- Ensuring that any use, development or management of land within and adjacent to areas of biological significance is compatible with long-term maintenance and conservation and will not have detrimental impacts on biodiversity values.



## HERITAGE OVERLAY

The precinct contains heritage objects and places:

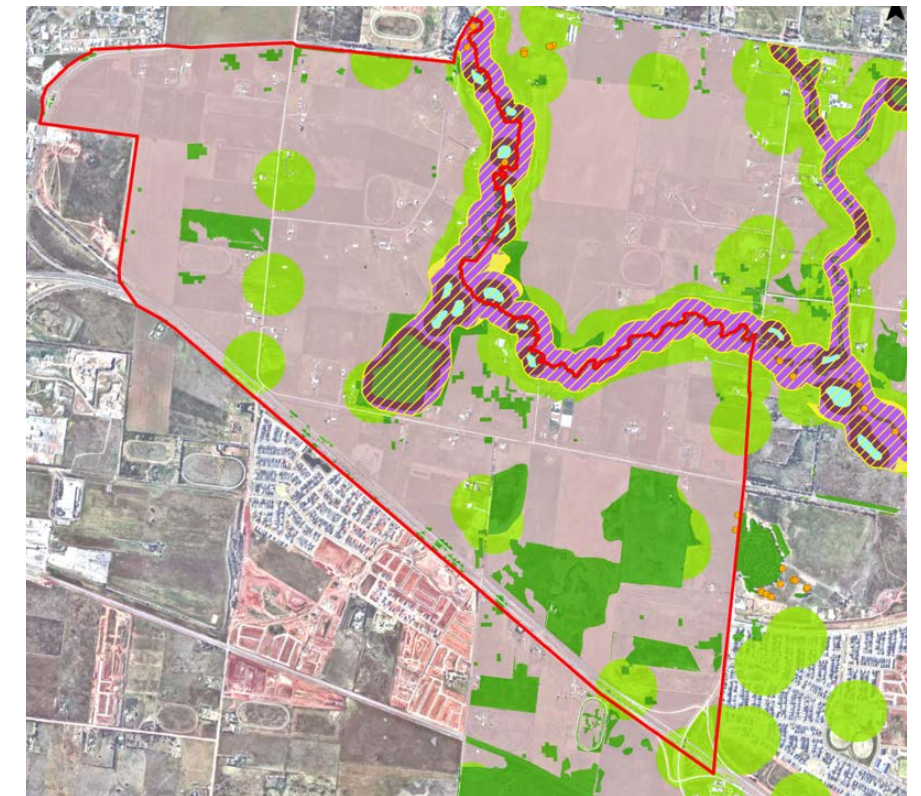
- **HO119: 107-121 Water Reserve Road** - (Edwardian house and Victorian cottage.
- **HO135: Former Fulham Park** - Remnants of the Victorian stone cottage and the nearby riveted vessels.
- **HO205: Selection Wall:** Dry stone wall between the Western Highway and Beattys Road, an early and rare vestige of the opening up of the Rockbank commons for Selection in 1867.

Heritage item immediately adjacent to the precinct:

- **HO54: Bridge over Kororoit Creek** - early masonry bridge.

Heritage Overlays aim:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.



## BIODIVERSITY CONSERVATION STRATEGY (BCS) FOR MELBOURNE'S GROWTH CORRIDORS

The western (Melton and Wyndham) growth corridor has significant biodiversity values including threatened communities of Natural Temperate Grasslands. Threatened fauna species that occur include Striped Legless Lizard, Golden Sun Moth and Growling Grass Frog.

The precinct is covered by BCS Conservation Area 15 (Kororoit Creek corridor) and protects Growling Grass frog habitat.

Source: SMEC Desktop Flora and Fauna Assessment Report - Grange Field PSP (2020).



## 4.0 LANDSCAPE AND VISUAL ANALYSIS

The following pages assesses the predominant visual and landscape elements of the precinct including physical, natural and man-made features as well as views and vistas.

The following definitions have been used to help determine the baseline visual qualities of landscape and sites in order to inform our LVA.

### VISUAL CHARACTER

Visual character refers to predominant visual features that are present in the landscape. The visual character of the subject site may be partly defined by external or adjacent landscape features, that is the landscape that sits within immediate (local) and wider visual catchment. Visual changes (visual effects) that contrast with and are not compatible with the predominant visual character of the landscape and surrounding landscapes may generate impacts on the visual character. Conversely existing and approved residential development around a site may increase its visual compatibility with surrounding visual landscape character depending on what is proposed.

### VISUAL RESOURCES

Visual resources refers to unique or distinctive natural or built forms that are visually prominent on the site and in external public and private domain views towards the site. Visual resources contribute to the visual character and wider visual setting of the site. As such, visual resources may be easily identifiable individually or collectively by the community and in this regard may be valued by the local community. Significant visual resources of a site can be considered as baseline constraints for development. Visual resources can include stands of mature vegetation on a site that are highly visible or areas of undeveloped topography of 'natural' appearance, which contribute to the visual amenity of the site and to its visual character. Such features may be valued or recorded in statutory and non-statutory documents and where possible should be retained and enhanced so as to minimise the extent of visual change across a site and reduce potential impacts on specific views or on the predominant visual character of the site. Visual Resources for the Melton East PSP have been identified using aerial imagery, topographical analysis, GIS view shed imagery and extensive fieldwork observations.

### SCENIC QUALITY

Scenic quality is a term used in landscape assessment and visual perception research which relates to the likely expectations of viewers regarding scenic beauty, attractiveness or preferences for the visual settings. The level of scenic quality attributed to a site is a baseline factor against which to measure the visual effects and may act as a constraint to development. Empirical research about scenic quality and cultural values of aesthetic landscapes as determined in empirical research undertaken in Australia by academics including Terrance Purcell, Richard Lamb, Colleen Morris and Gary Moore.

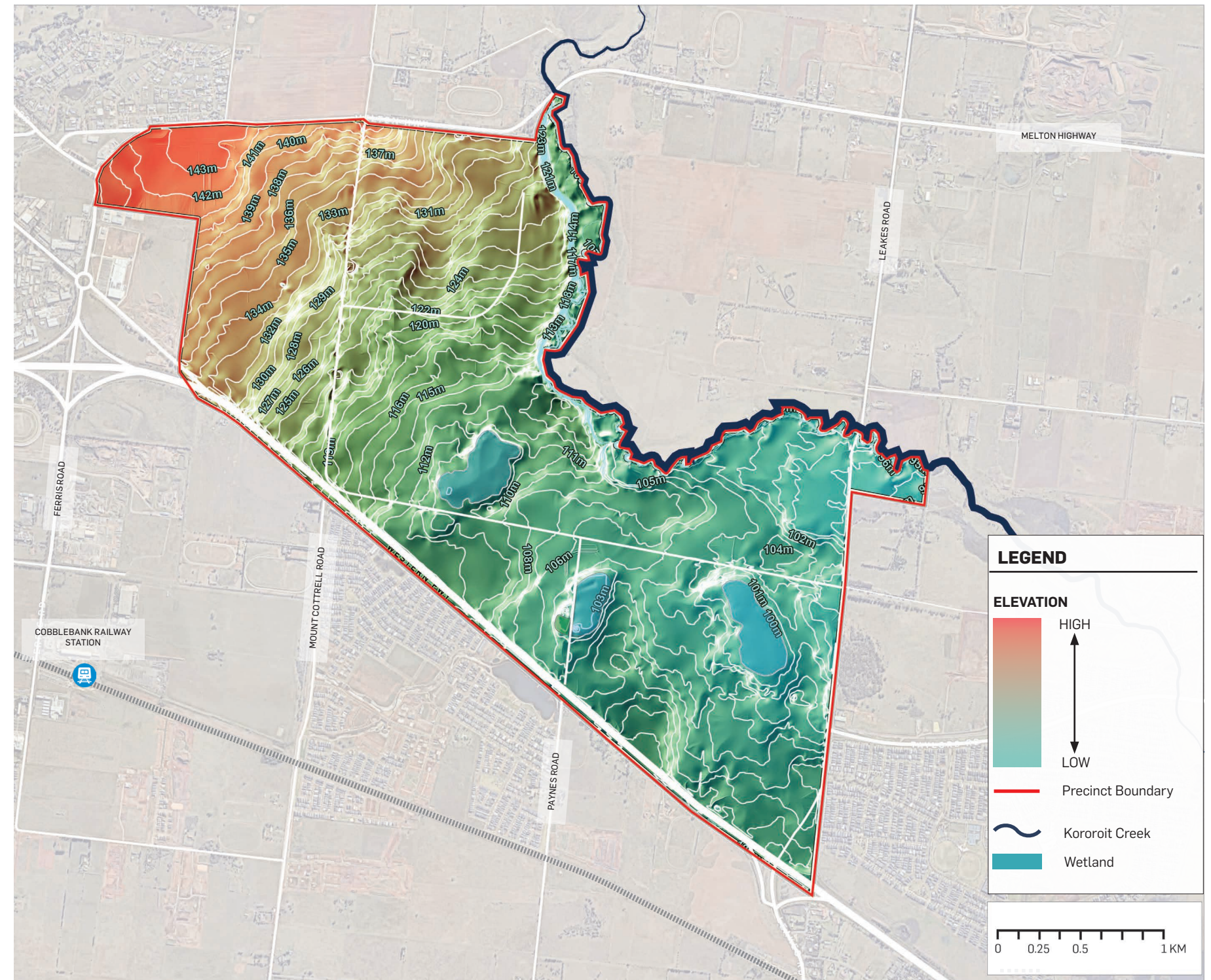


FIGURE 4 PRECINCT TOPOGRAPHY



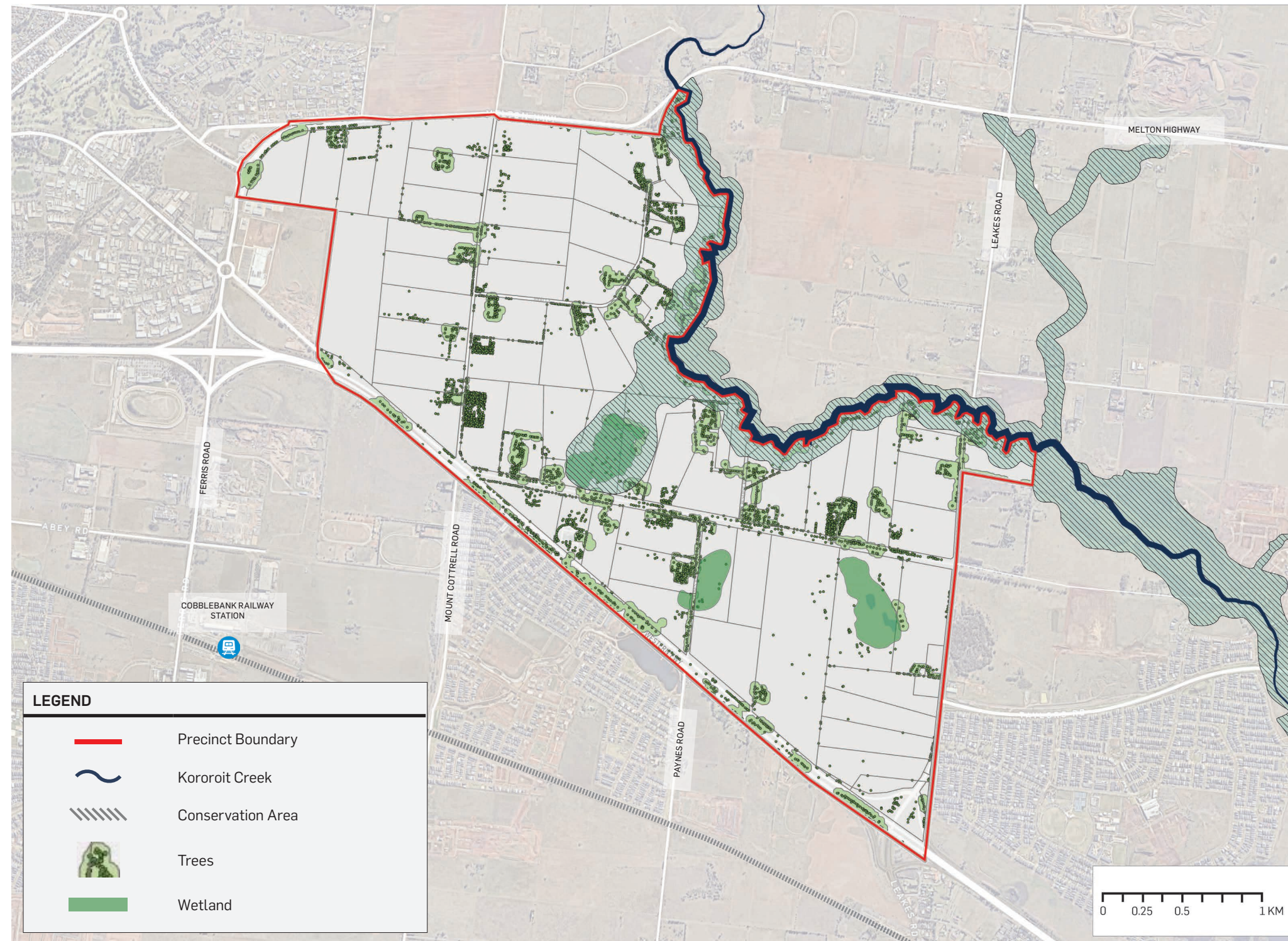


FIGURE 5 PRECINCT VEGETATION

## 4.1 TOPOGRAPHY AND VEGETATION

### TOPOGRAPHY

The majority of the precinct visually appears as a largely flat area, with an approximate fall of 1 in 100 metres from the northern boundary. The most topographically distinct area of the precinct is the Kororoit Creek or the seasonal herbaceous wetland which borders the northern and eastern edge of the precinct and runs for approximately 4.5km, falling from 109m in the north to 95m at its lowest point in the east. The relative flatness of the precinct allows for long distance views over large areas of the precinct.

### VEGETATION

An Arboricultural Assessment Report was prepared in June 2022 which identified 782 tree features including 590 trees and 190 tree groups (comprising approximately 6,300 additional constituent trees or shrubs) over the approximately 1,005 hectares of the study precinct.

River Red Gums have been identified as potentially visually prominent trees throughout the precinct and have been identified in Figure 17.

The most prominent trees visually are located along Beattys Road, with linear groupings of trees (although not continuous the entire length of the road) creating an overall tree lined long distance view within the precinct. Similar linear groupings are located along the Western Freeway and Melton Highway.

### KEY INSIGHTS

- The precinct is relatively flat with a gentle fall of 1 in 100 metres from the northern boundary, allowing for long distance views over much of the precinct.
- The most visually prominent trees are linear groupings along roads, particularly Beattys Road which define long distance tree lined internal views.



4.2 DOCUMENTED VIEWS

Views from a wide variety of locations across the site were documented during two fieldwork visits from public spaces and privately owned lots within the site. Multiple views in various directions were captured from each of the 32 locations shown in Figure 6.

View No.	VIEWPOINT LOCATION
View 01	View east from the Western Freeway
View 02	View north from Mt Cottrell Road
View 03	View west from Beattys Road
View 04	View south from Kororoit Creek Streamside Reserve
View 05	View north from Kororoit Creek Streamside Reserve
View 06	View east from Judd Court
View 07	Beattys Road
View 08	Beattys Road
View 09	Leakes Road
View 10	Paynes Road
View 11	Kororoit Creek Streamside Reserve
View 12	Judd Court
View 13	Beattys Road
View 14	The Western Freeway
View 15	Mount Cottrell Road
View 16	Kororoit Creek Streamside Reserve
View 17	Paynes Road
View 18	Beattys Road
View 19	Mount Cottrell Road
View 20	Pastoral Land
View 21	Kororoit Creek Embankment
View 22	Kororoit Creek Embankment
View 23	Kororoit Creek
View 24	Pastoral Land
View 25	Pastoral Land
View 26	Kororoit Creek
View 27	Leakes Road
View 28	Western Freeway
View 29	Paynes Road
View 30	Taylors Road
View 31	Melton Highway
View 32	Leakes Road
View 33	Melton Highway
View 34	Kororoit Creek Streamside Reserve

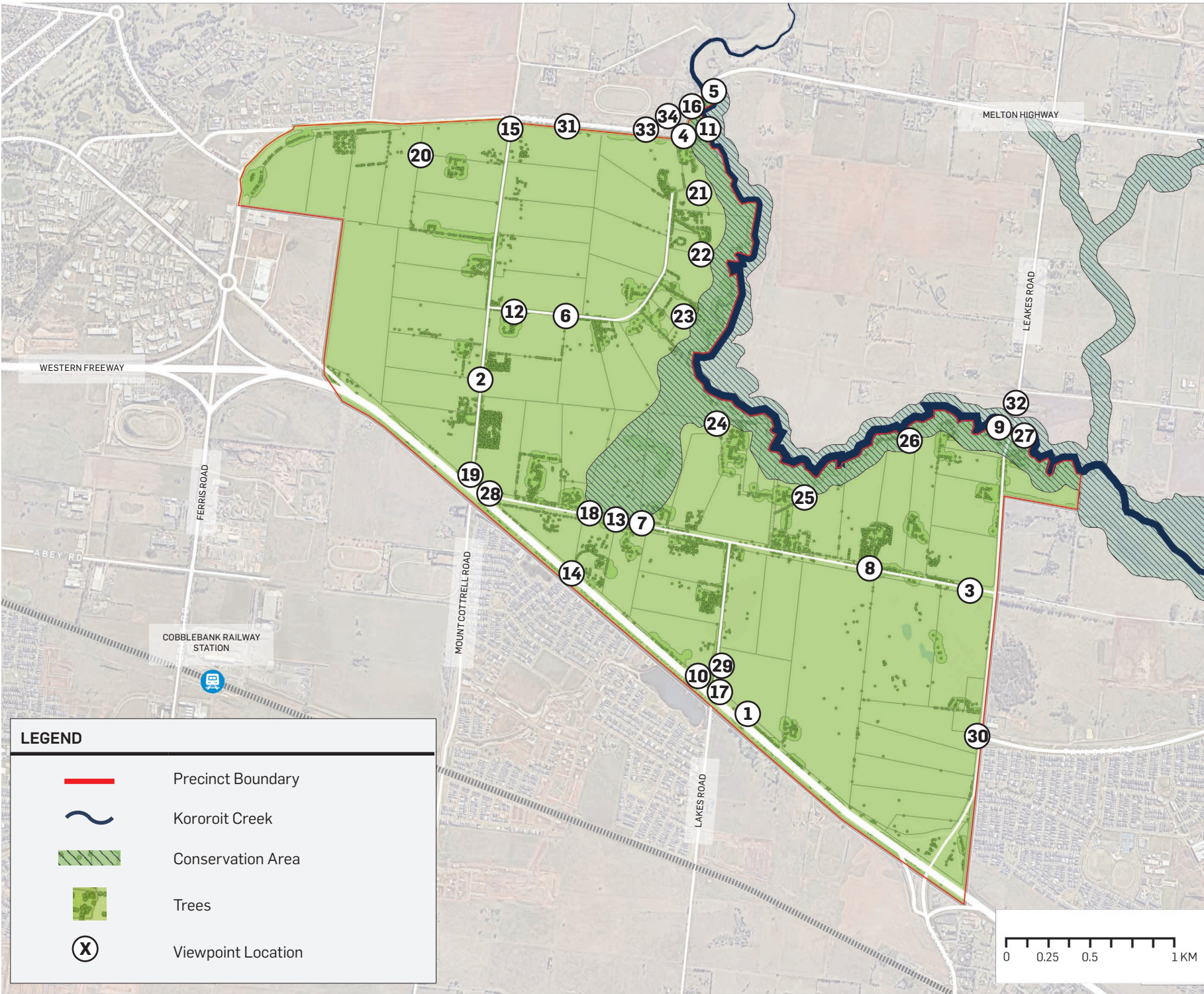


FIGURE 6 MELTON EAST PSP DOCUMENTED LOCATIONS



REPRESENTATIVE PUBLICLY ACCESSIBLE VIEWS



FIGURE 7 VIEW 1 - PASTORAL LAND AND SELECTION WALL VIEWED FROM THE WESTERN FREEWAY



FIGURE 8 VIEW 2 - MT COTTRELL ROAD



FIGURE 9 VIEW 3 - BEATTYS ROAD LOOKING WEST INCLUDING EXAMPLES OF INTERMITTENT GROUPS OF VEGETATION



FIGURE 10 VIEW 4 - VIEW SOUTH OF KOROROIT CREEK CORRIDOR FROM KOROROIT CREEK STREAMSIDE RESERVE



FIGURE 11 VIEW 5 - KOROROIT CREEK FROM RIDGE ADJACENT TO MELTON FREEWAY WITH MT KOROROIT IN THE DISTANCE



FIGURE 12 VIEW 6 - JUDD CT LOOKING EAST TO LOW HEIGHT AND SCALE RESIDENTIAL DWELLINGS



## 4.3 VISUAL AND SCENIC RESOURCES

Much of the precinct is homogeneous in nature, filled predominately with large expanses of open pastoral land. Within this are isolated visual and scenic resources which are often visually pronounced due to their distinctiveness with the surrounding landscape.

- Kororoit Creek is located below a shallow ridge and is of low visibility from internal and external roads including Beattys Road and Mt Cottler Road. However, groups and groves of vegetation helps to identify the location of the creek from a distance, and if viewed in close proximity the change in topography creates a distinct visual feature to the north and east of the precinct and the creek becomes one of the most significant visual features within the site.
- Linear groupings of mature trees along Beattys Road and Paynes Road provide a defined and highly visible vegetated edge to the roadside and create distinct internal views.
- Selection Wall (a heritage stone wall - item H0205) is visible from the Western Freeway as well as Beattys Road in an approximate north to south alignment. Similarly, the other heritage item H0135 (Former Fulham Park) is visible from Beattys Road. An external local heritage bridge (H054) is of low visibility adjacent to the site.
- The seasonal herbaceous wetland within the conservation area is a distinctive visual element due to its size, selection of species and open extent resulting from lack of trees within it. A further wetland is located between Paynes Road and Leakes Road.
- An ephemeral waterbody along Paynes Road is a distinct feature that varies over periods in terms of water, however due to its size it is visually unique to the majority of other waterbodies within the precinct (excluding Kororoit Creek or the seasonal herbaceous wetland) which tend to be small and isolated agricultural dams.
- An acoustic wall along Western Freeway is a highly distinctive portion of southern edge of the precinct because of its continuous horizontal nature combined with its vertical extent.

*Images in Figures 13-16 show examples of visual resources identified on the site. The location of these images is shown in Figure 17 - Visual and Scenic Resources.*



**FIGURE 13** VIEW 7 - HERBACEOUS WETLAND WITHIN CONSERVATION AREA



**FIGURE 14** VIEW 8 - SELECTION WALL (HERITAGE ITEM H0205)



**FIGURE 15** VIEW 9 - KOROROIT CREEK RIPARIAN VEGETATION CORRIDOR ADJACENT TO LEAKES ROAD BRIDGE



**FIGURE 16** VIEW 10 - LINEAR TREE GROUPINGS ADJACENT TO PAYNES ROAD



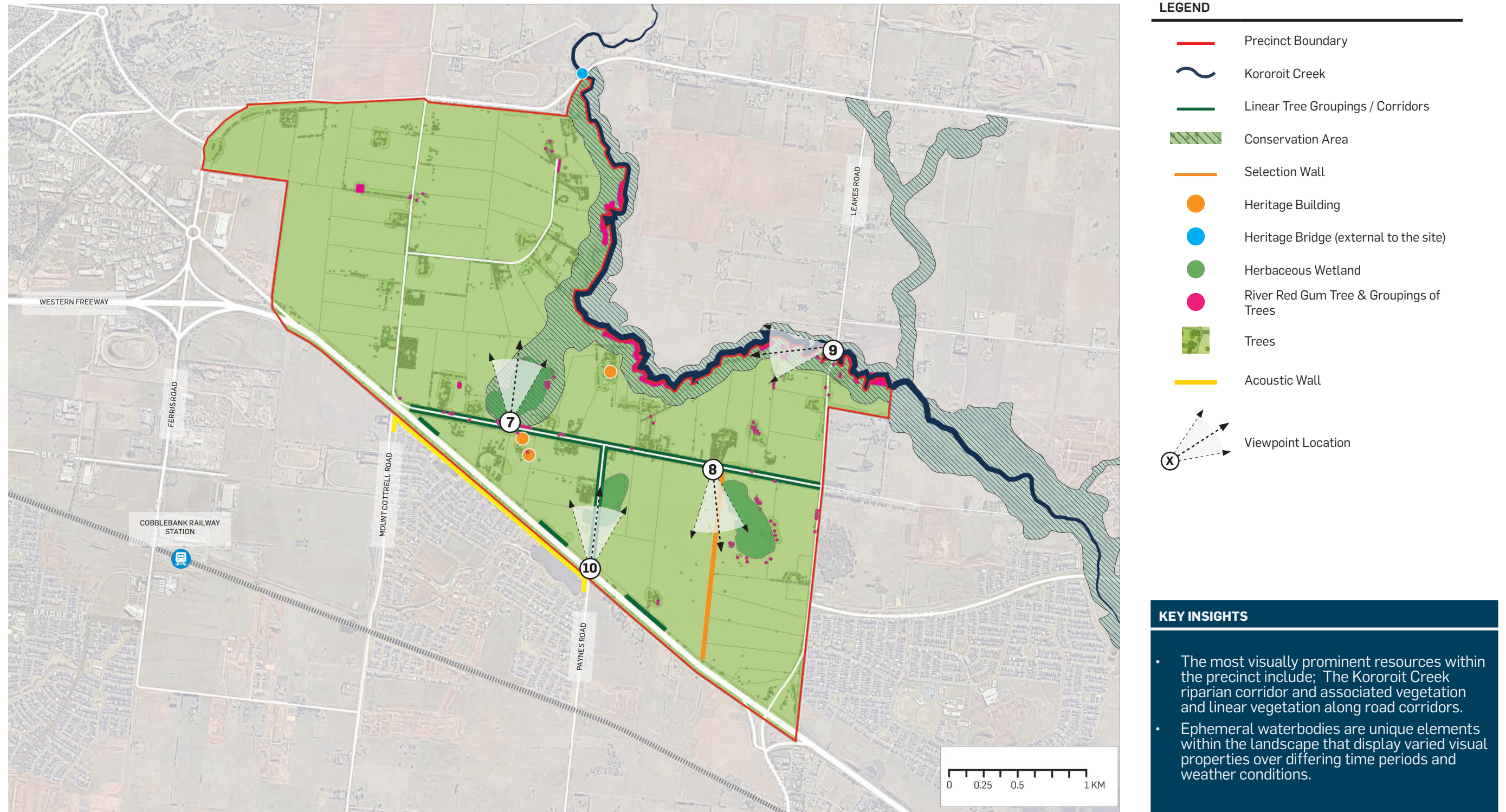


FIGURE 17 VISUAL AND SCENIC RESOURCES



## 4.4 VISUAL LANDSCAPE CHARACTER AREAS

Landscape Character Area as previously described, relates to the main features that are present across a site or landscape including the combination of built, natural and physical features which are visible. Retention of distinctive LCA's may contribute to the 'sense of place' and can inform design development.

The landscape character areas shown in Figure 22 were defined by an analysis of consistent visual character across the precinct.

The visual character of the precinct is broadly homogeneous throughout and has been formed as a result of cultural modification, underlying geology, soils, and settlement patterns. It includes a gentle north-west to south-east underlying cross fall broadly to Kororoit Creek and visually consistent attributes.

While the precinct is largely homogeneous, an area of mixed character along the north-eastern boundary of the precinct around Kororoit Creek and surrounding escarpment is present and consists of a combination of scenic natural attributes, contrasting with rural or residential development.

Visual landscape character areas within the precinct are:

### CREEK CORRIDOR

The Kororoit Creek riparian corridor defines the northern boundary of the site, being the lowest form on the basalt plains. The creek extends from a ridge line at the western edge to a shallow flood plain on the eastern side of the site along Leakes Road. Riparian vegetation and ephemeral waterbodies and wetlands characterise this zone.

### PASTORAL LANDSCAPE

The area is a highly culturally modified landscape, with the area gradually sloping west to east with gentle ridge lines at the west. Open areas of pastoral landscapes, grazing and livestock, intermittent remnant vegetation, isolated residences, heritage places such as the Selection Wall, and access to distant views are all features of the character areas. The landscape is highly modified with scattered agricultural landscape uses and high level of vegetation clearance.

### RURAL SMALL HOLDINGS

This includes smaller units of pastoral or agricultural use, hobby farms, equine developments and mixed intensive horticulture and agriculture and isolated dwellings, with sporadic, semi-rural urban patterns along key roads.

### INFRASTRUCTURE AND COMMERCIAL

The Western Freeway forms the southern boundary of the precinct and is a highly visible infrastructure element unique to the precinct comprising of four lanes separated by a large vegetated median strip. Located approximately halfway along the precinct's southern edge is a small commercial development that is similarly unique to the precinct and consists of a BP truckstop, a McDonald's and cafe with associated hardstand.



FIGURE 18 VIEW 11 - KOROROIT CREEK CORRIDOR



FIGURE 19 VIEW 12 - RURAL SMALL HOLDINGS ON JUDD COURT

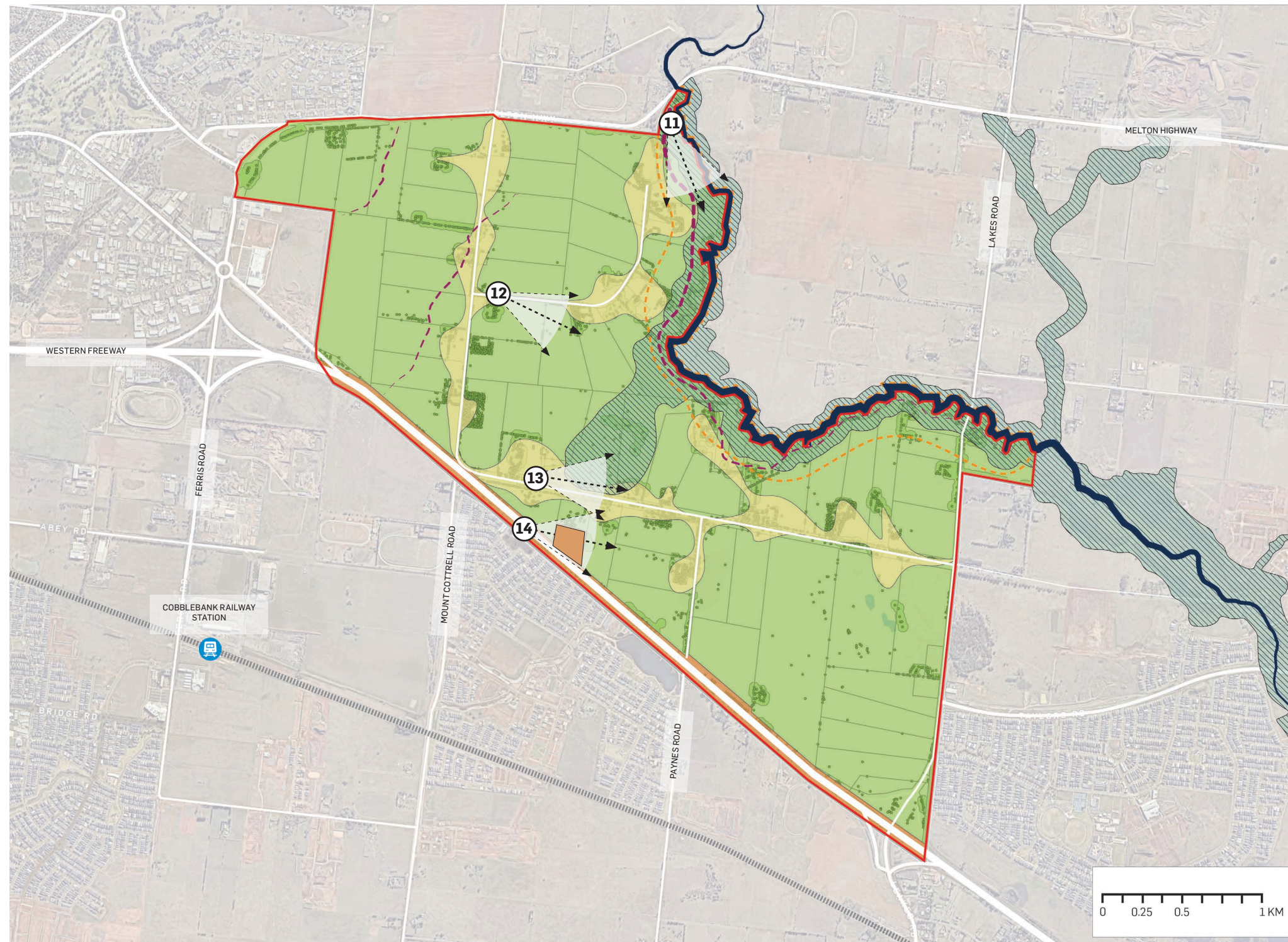


FIGURE 20 VIEW 13 - PASTORAL LANDSCAPE OPPOSITE BEATTYS ROAD



FIGURE 21 VIEW 14 - INFRASTRUCTURE ADJACENT TO WESTERN FREEWAY





LEGEND	
	Precinct Boundary
	Kororoit Creek
	Ridgeline
	Conservation Area
	Trees
	Pastoral landscapes
	Rural Small Holdings
	Infrastructure and Commercial
	Mixed Character Area

#### KEY INSIGHTS

- The Kororoit Creek Riparian Corridor and VCA is the most unique and visually significant part of the precinct.
- The location and arrangement of existing rural small holdings VCA creates linear visual features in some views.

FIGURE 22 VISUAL LANDSCAPE CHARACTER AREAS



## 4.5 VIEWS FROM INTERNAL LOCATIONS

Given the relatively homogenous elevation, visual character of the site and limited extent and isolated nature of unique or visually significant features, there are few specific views identified for retention or protection. The value of views depends on their predominant scenic quality.

Notwithstanding, we have identified views from elevated locations which offer the prospect of either short term localised views towards the riparian corridor and its associated vegetation and more expansive views towards distant features or compositions.

Due to the relatively flat and open nature of the precinct, long distance views across the precinct and to external geographic features are possible and include:

- Mt Kororoit
- Mt Cottrell
- the Macedon Ranges.

While the precinct visually appears predominately flat, the north-western corner is the precinct's most elevated area and allows for views east to Kororoit Creek and potential panoramic views to the Melbourne CBD skyline (Figure 29).

KEY INSIGHTS

- Kororoit Creek is the most significant visual resource of the site.
- The escarpment allows for clear views of Kororoit Creek.
- The flat and open nature of large areas of the precinct allow for views across the precinct to external geographical features.
- The north-western part of the precinct provides some access to potential panoramic views of the Melbourne CBD skyline.



FIGURE 23 KEY VIEWS FROM WITHIN THE SITE





FIGURE 24 VIEW 15 - VIEW TO MOUNT COTTRELL FROM MOUNT COTTRELL RD



FIGURE 25 VIEW 16 - VIEW TO MT KOROROIT FROM KOROROIT CREEK STREAMSIDE RESERVE



FIGURE 26 VIEW 17 - VIEW TO MOUNT KOROROIT AND SPENCER'S ROCKS LOOKOUT WITH LINEAR TREE GROUPINGS ON PAYNES ROAD



FIGURE 27 VIEW 18 - HERBACEOUS WETLAND WITH THE MACEDON RANGES IN THE DISTANCE



FIGURE 28 VIEW 19 - VIEW TO MOUNT KOROROIT FROM MOUNT COTTRELL ROAD



FIGURE 29 VIEW 20 - VIEW EAST TO MELBOURNE CBD





**FIGURE 30** VIEW 21 A - VIEW NORTH ALONG CREEK CORRIDOR TOWARDS MT KOROROIT FROM UPPER EMBANKMENT SHOWING RIPARIAN VEGETATION



**FIGURE 31** VIEW 21 B - VIEW SOUTH-EAST ALONG CREEK CORRIDOR FROM UPPER EMBANKMENT SHOWING RIPARIAN VEGETATION



**FIGURE 32** VIEW 22 - VIEW EAST OF KOROROIT CREEK MEANDER AND SURROUNDING RIPARIAN VEGETATION



**FIGURE 33** VIEW 23 - VIEW SOUTH OF KOROROIT CREEK





FIGURE 34 VIEW 24 - VIEW NORTH TOWARDS MT KOROROIT WITH KOROROIT CREEK RIPARIAN CANOPY



FIGURE 35 VIEW 25 - VIEW NORTH TOWARDS MT KOROROIT WITH KOROROIT CREEK RIPARIAN CANOPY



FIGURE 36 VIEW 26 - VIEW NORTH EAST OF RIPARIAN VEGETATION



FIGURE 37 VIEW 27 - VIEW SOUTH EAST OF RIPARIAN VEGETATION FROM LEAKES ROAD



## 4.6 EXTERNAL VIEWS TO THE SITE

Views from surrounding adjacent roads and public spaces are available into and across expansive areas of the site. Views across the site are available due to its relatively even topography and lack of built forms or stands of vegetation to block views. Isolated screening elements present surrounding the precinct boundary and include:

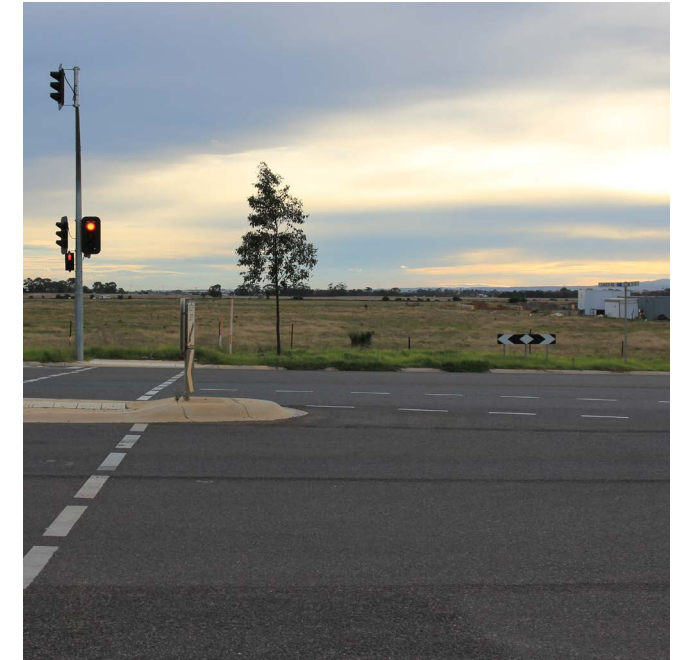
- Topographical features to the north-east of the precinct when viewed from Melton Highway.
- Linear tree groupings along Melton Highway to the north of the precinct which filters views into the precinct at certain locations such as east of the Melton Highway and Mount Cottrell Road intersection and around the Melton Highway and Federation Drive intersection.



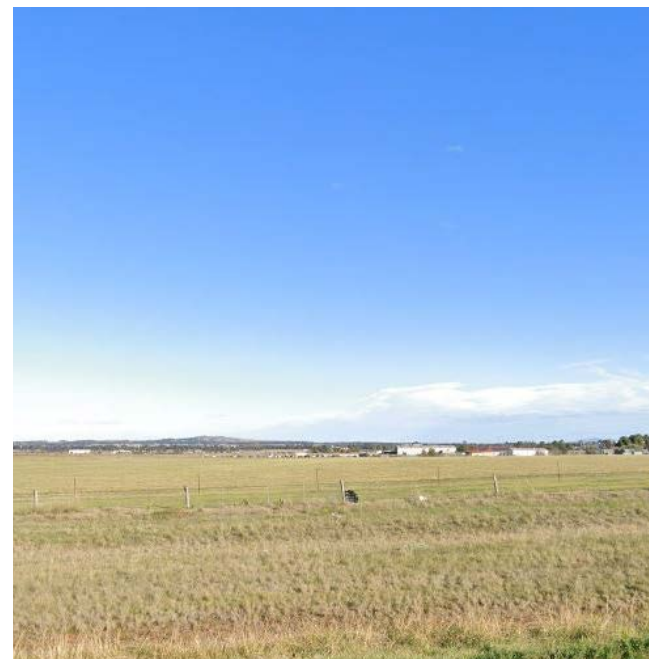
**FIGURE 38** VIEW 28 - VIEW FROM WESTERN FREEWAY AT THE INTERSECTION OF MOUNT COTTRELL ROAD AND BEATTYS ROAD



**FIGURE 39** VIEW 29 - VIEW FROM ENTRANCE TO PAYNES ROAD



**FIGURE 40** VIEW 30 - VIEW WEST FROM INTERSECTION OF TAYLORS ROAD AND LEAKES ROAD



**FIGURE 41** VIEW 31 - EXPANSIVE VIEWS ACROSS THE PRECINCT FROM MELTON HIGHWAY

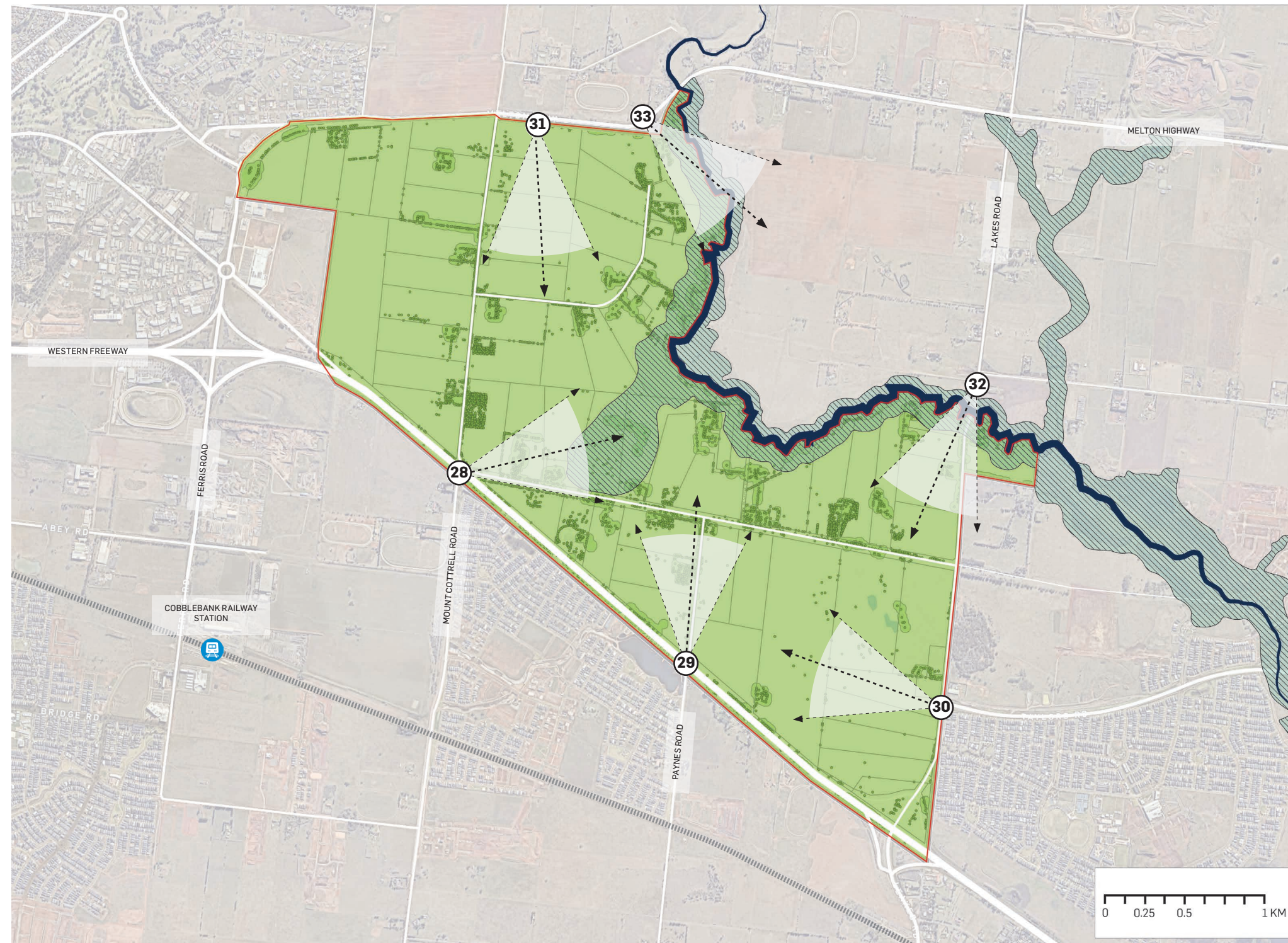


**FIGURE 42** VIEW 32 - SOUTH-WEST VIEW TOWARDS THE PRECINCT FROM INTERSECTION OF LEAKES ROAD AND TARLETONS ROAD



**FIGURE 43** VIEW 33 - VIEW SOUTH-EAST FROM THE MELTON HIGHWAY





#### LEGEND

- Precinct Boundary
- ~ Kororoit Creek
- Conservation Zone
- Trees
- Viewpoint Location

#### KEY INSIGHTS

- Surrounding views into the precinct are generally open and expansive and often allow for long distance views across the precinct.
- The majority of the views will be from moving situations from adjacent major roads.
- Parts of Kororoit Creek corridor are visible in external views.
- Views into and across peripheral parts of the precinct area available from road intersections including from 'entry nodes' related to neighbouring growth area centres.

FIGURE 44 EXTERNAL VIEWS INTO THE PRECINCT



## 4.7 ZONES OF VISIBILITY

The precinct is predominately open in nature resulting from large areas of cleared land due to agricultural uses which allows for expansive views over large areas of the precinct.

Linear tree groupings associated with internal roads (predominately Beattys Road) creates moderate levels of visibility due to the screening effects of mature vegetation.

Kororoit Creek is of low visibility from the majority of the precinct. As a result, close physical proximity is required to observe the creek from within the precinct, although riparian elements associated with the creek are visible from locations within the precinct.

The escarpment surrounding the creek corridor allows for long distance views within the precinct over the creek corridor and UFZ, and long distance views beyond the precinct. Maintaining access to elevated view places and potential long distance views for example from along the creek's escarpment, will provide positive visual amenity for the future community.

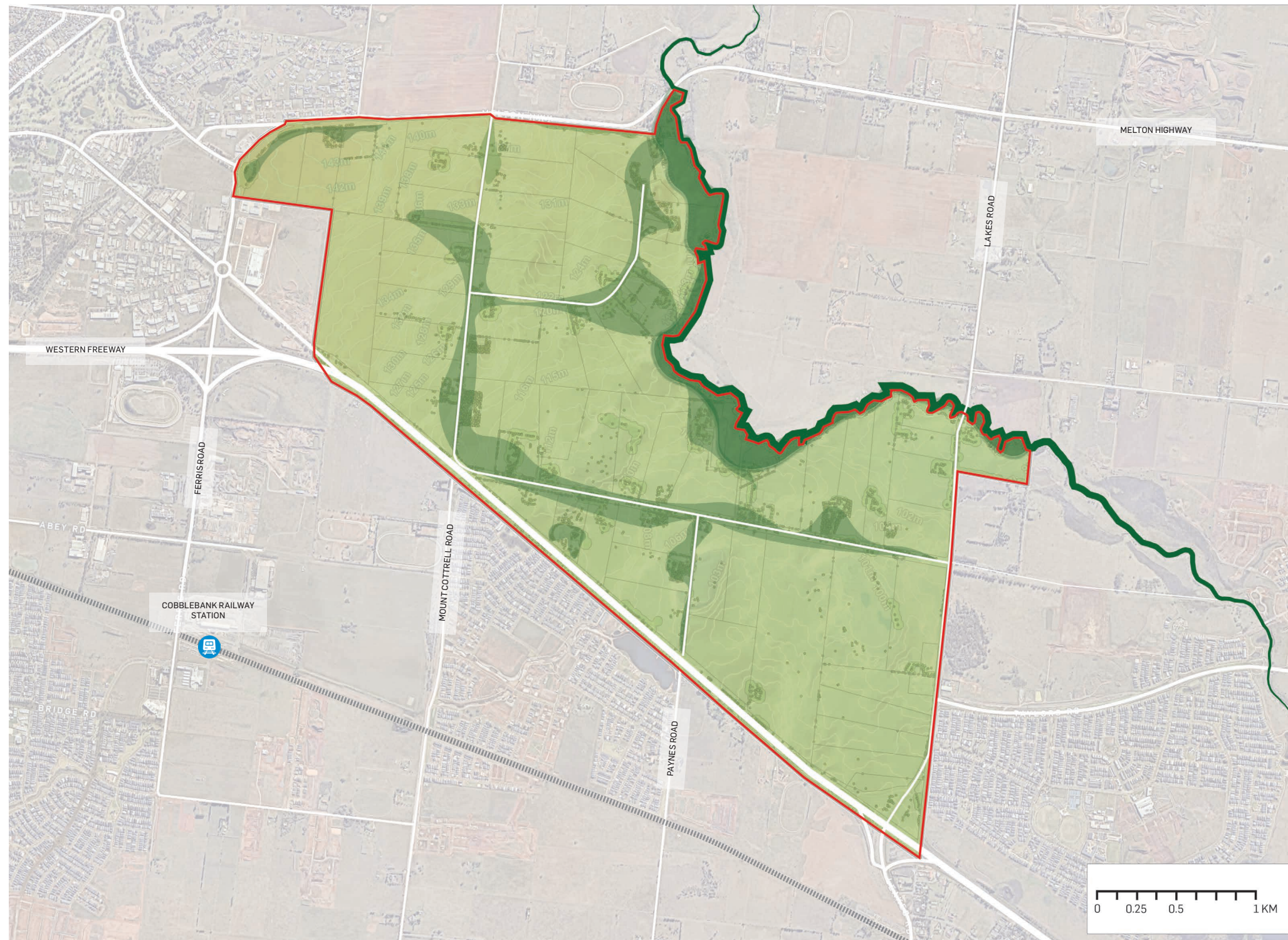


FIGURE 45 LIMITED VISIBILITY OF LOW LYING KOROROIT CREEK UNTIL THE VIEWER IS IMMEDIATELY ADJACENT TO IT.



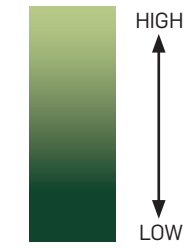
FIGURE 46 MODERATE VISIBILITY ALONG BEATTYS ROAD RESULTING FROM MATURE ROADSIDE VEGETATION





## LEGEND

### VISIBILITY



## KEY INSIGHTS

- The majority of the precinct is highly visible from surrounding roads, adjacent areas of development and adjacent landscapes.
- The zone of lowest visibility is located along Kororoit Creek due to changes in topography and levels unique to this section of the precinct.

FIGURE 47 APPROXIMATE ZONES OF VISIBILITY WITHIN THE PRECINCT



## 5.0 VISUAL CONSTRAINTS

Due to the openness and relatively flat nature of the precinct the main visual constraints to development in our opinion, relate to Kororoit Creek, its riparian corridor and associated vegetation and immediately surrounding topography. Visual constraints are limitations or boundaries within which development should not occur. Views to these features should be protected and physical access maintained so that these unique parts of the site can be appreciated by future communities.

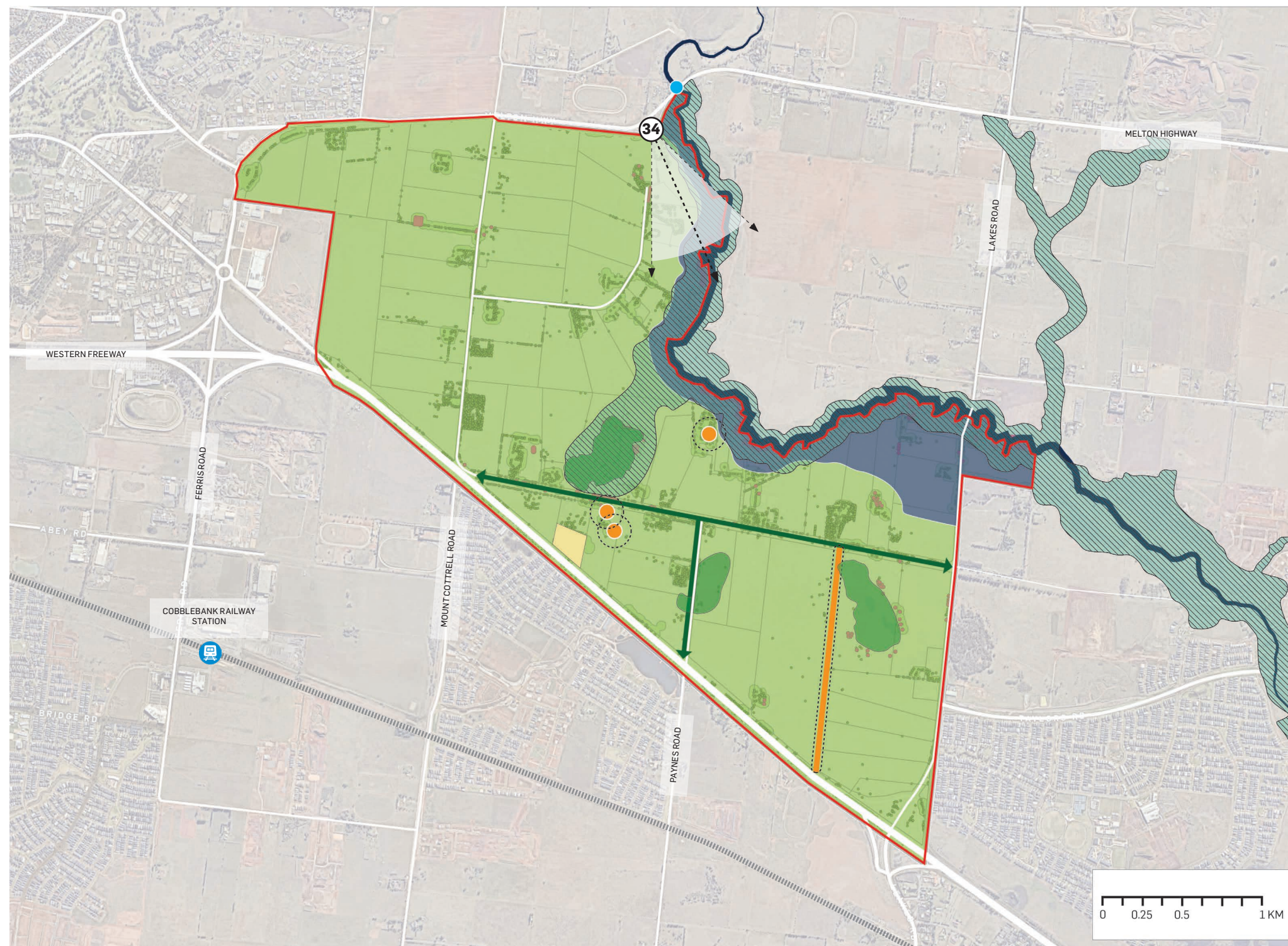
Constraints include:

- Changes in topography surrounding Kororoit Creek.
- The Conservation Area.
- The Urban Flood Zone (UFZ) to the north-east of the precinct has been identified as a high hazard area for flooding. Future development should not interfere with the free passage or temporary storage of floodwater.
- Mature linear tree groupings that form a distinct visual element with sight lines that are unique within the precinct to be maintained.
- Isolated heritage items within the precinct which require adequate and appropriate surrounding clearance to ensure they remain visually unique and landscape features.



FIGURE 48 VIEW 34 - UFZ AND KOROROIT CREEK EMBANKMENT





#### LEGEND

- Precinct Boundary
- ~ Kororoit Creek
- ↔ Vegetation
- Conservation Area
- Trees
- Infrastructure
- Urban Flood Zone
- Wetland
- Selection Wall
- Heritage Building
- Heritage Bridge (external to the site)
- Viewpoint Location

#### KEY INSIGHTS

- The largest and most significant constraint within the precinct is associated with Kororoit Creek and conservation area.
- The majority of the precinct has limited existing physical and visual constraints due to its highly modified and open nature.
- The majority of the precinct constraints have ability to become precinct opportunities due to their visual, ecological or heritage nature.

FIGURE 49 VISUAL AND LANDSCAPE CONSTRAINTS



## 6.0 OPPORTUNITIES

### 6.1 GENERAL CONSIDERATIONS

Analysis of existing views and landscape features present opportunities to shape the layout and massing of future development.

Considerations include:

- Maintain existing levels and landform where possible, including natural topography along the creek escarpment and wetlands which will help retain topographical interest and diversity as well as landscape features.
- Maintain existing vegetation where possible including any visually significant groupings or lines of trees along roads.
- Encourage the alignment of roads to create view corridors towards the riparian corridor and in relation to significant distant visual features such as the Melbourne CBD skyline.
- Identify visually significant individual native trees to maintain and protect as visual markers throughout the precinct, such as River Red Gums.
- Where possible prohibit built-form along any prominent high points (such as the escarpment along Kororoit Creek) so that structures are not located on the skyline when viewed from lower points such as the creek corridor.
- Limit any significant built-form (ie multi-storey buildings) that may interrupt identified prominent views or vistas, particularly if situated within future recreation areas.
- Recommend low height and spatially well separated development around the precinct boundary to encourage the creation of view opportunities above and between built form.
- Create edge roads around identified wetlands to preserve them and create amenity space.

### 6.2 VISUAL AND LANDSCAPE OPPORTUNITIES

Analysis of existing visual and landscape features of the precinct present opportunities that include:

- Low density / large lot residential (with appropriate setbacks, spatial separations and building heights) at select locations around the northern boundary adjacent to Melton Highway could provide for designed view lines to external significant features identified such as Mt Kororoit and the Macedon Ranges) to be incorporated into the indicative layout plan.
- Locating a large open space area adjacent to Kororoit Creek within the UFZ area would provide a valuable high amenity resource to future residents.
- Maintaining a large open, accessible public space area to the north along Melton Highway would protect views to Mt Kororoit, Kororoit Creek and riparian vegetation. This area would serve as valued amenity for future residents.
- Linear views to Kororoit Creek can be made available, particularly where they would reinforce visual or landscape elements within the precinct such as the Selection Wall or linear tree plantings along Paynes Road. The use of smaller linear open spaces along these sight lines could be explored in order to allow for clear views and added amenity.
- The use of a shared path around the boundary of the Conservation Area would serve multiple roles including:
  - allowing for pedestrian and cycle movement across the precinct
  - visual amenity through the use of planting along the route which still allows for views of riparian vegetation and the creek corridor
  - acting as an important visual and physical buffer between residential development and the conservation zone
  - potential to link to external heritage items such as the bridge over Kororoit Creek
- Build upon existing linear tree groups (including Beattys Road and Paynes Road) to create distinctive sight lines and core visual corridors, particularly if they link with proposed future activity centres such as Rockbank North.
- Preservation of heritage items to act as visual markers for their potential to organise open space around them to provide amenity value for residents and character to any proposed development.
- Create key access points into the precinct which may be centred around unique elements such as the Selection Wall or vegetative elements such as a linear vegetation stands along Beattys Road to help define the precinct as its own distinct development.
- Create internal view lines from public locations with high use such as proposed shared paths with views towards visual features including the creek corridor, riparian vegetation, heritage places and wetlands.
- Consideration of proposed future crossings (such as the over freeway crossings proposed within the Rockbank Structure Plan should also be considered).



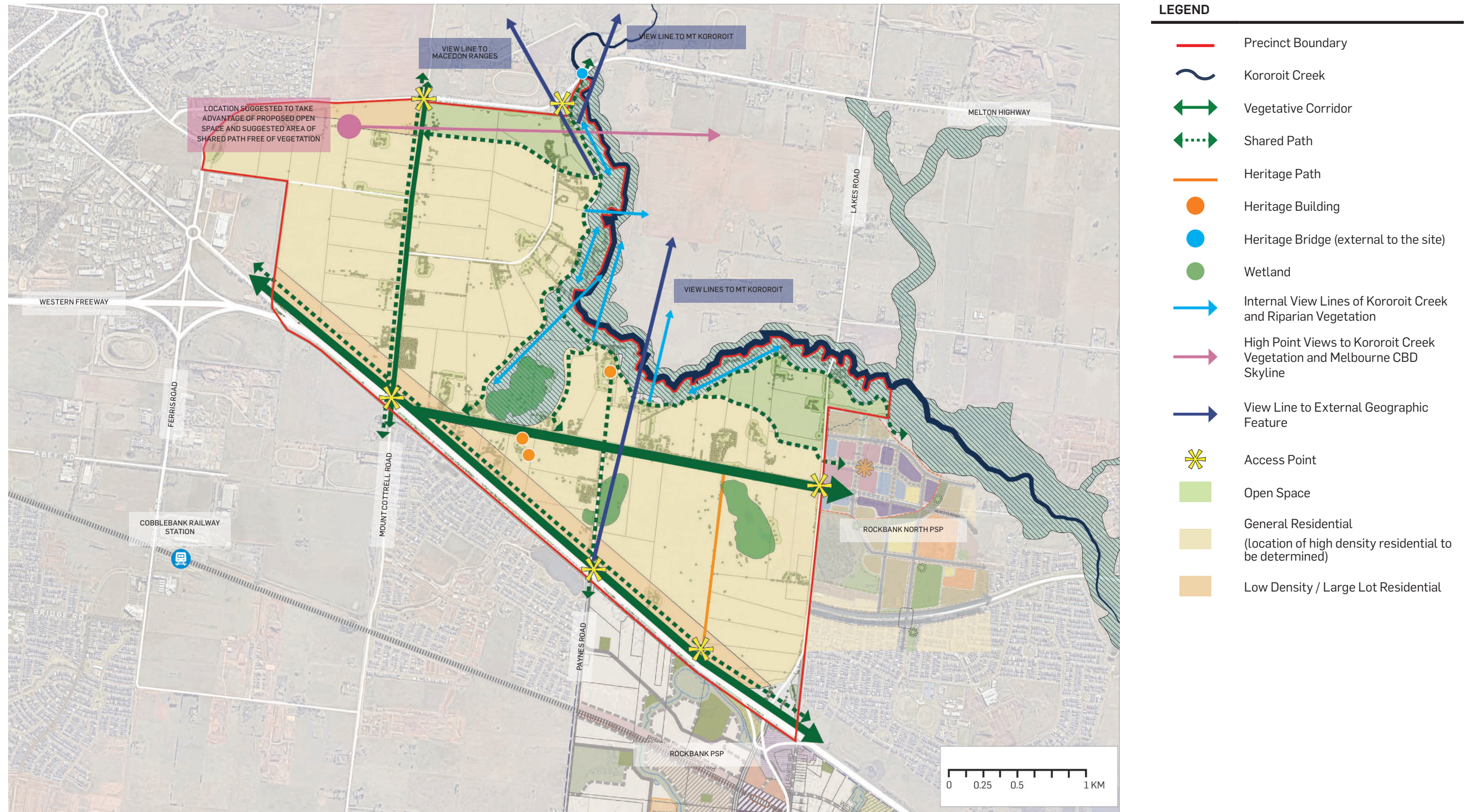


FIGURE 50 VISUAL AND LANDSCAPE OPPORTUNITIES



## 7.0 DESIGN PRINCIPLES

### 7.1 VIEWS AND VISTAS

- Retention of notable views and vistas should be allowed for in future development designs, both within the precinct (such as view corridors) and to visually prominent locations outside of the precinct.
- Consideration of views and vistas to inform public open space locations by creating long distance views which provide dual purpose of amenity space and view protection / creation.
- Views into the precinct, particularly to/of open spaces and the riparian corridor to be encouraged through appropriate building densities and scales along the precinct boundary to discourage an built-form visual wall when travelling along roads or freeways bounding the precinct.

### 7.2 LINEAR TREE PLANTING AND VEGETATIVE CORRIDORS

- Maintain existing linear tree groupings, particularly along Beattys Road and Paynes Road and enhance where possible with further planting in available gaps, ensuring canopies are continuously joined as much as possible.
- Secondary linear tree planting along select secondary roads with views towards Kororoit Creek with views that terminate at the riparian vegetation to provide visual amenity and provide visual links to the creek corridor.

### 7.3 RIPARIAN AND CONSERVATION ZONE INTERFACES

- Provide protection to riparian and conservation zone boundaries through appropriate use of paths, ensuring appropriate width and supplemental planting to provide amenity value, transport link and a buffer zone between ecological areas and urban development.
- Shared paths should have appropriate drainage channels and species selection to compliment existing planting, with any runoff being appropriately filtered if coming into contact with the creek corridor.
- Educational wayfinding / trail along riparian and conservation zone in order to provide amenity value and educational interest.

### 7.4 HERITAGE ITEMS

- Provide sufficient visual curtilage around heritage items so that they are physically and visually separated from new surrounding built form (curtilage around items or places to be determined during design development of proposed surrounding built form in conjunction with a heritage specialist).
- Any required alterations or additions to heritage items should be visually recessive and complement the heritage significance of the place or item (to be undertaken in conjunction with a heritage specialist).



**FIGURE 51** PATHS, AMENITY SPACES AND FILTRATION DRAINAGE AS BUFFERS BETWEEN URBAN DEVELOPMENT



**FIGURE 52** RECREATIONAL PATHS AND DISCRETE AMENITY SPACES IN ECOLOGICALLY SENSITIVE AREAS