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Supplementary Report to the Craigieburn West Landscape Character Assessment

For the Greenvale North PSP – True
North NH4 Estate

28th June 2023

THIS REPORT HAS BEEN REQUESTED BY URBIS PTY LTD ON BEHALF OF
SATTERLEY PROPERTY GROUP.

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Appendix A —Panorama photos

Quality Assurance

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1 INTRODUCTION

The Subject Area is located to the north of Greenvale Reservoir, approximately 22km north of the Melbourne CBD.

The Subject Area is part of, and is located at, the most easterly extent of the True North Estate being developed by Satterley Property Group.

The Mt Aitkin Hill Conference and Events Centre abuts the Subject Area to the north and the Aspect residential development is located to the west, separated from the Subject Area by Yuroke Creek.

Greenvale Reservoir and its surrounds, including parklands, are located immediately to the south.

The Subject Area occupies the central part of the Greenvale North PSP area (refer to **Figure 1**).

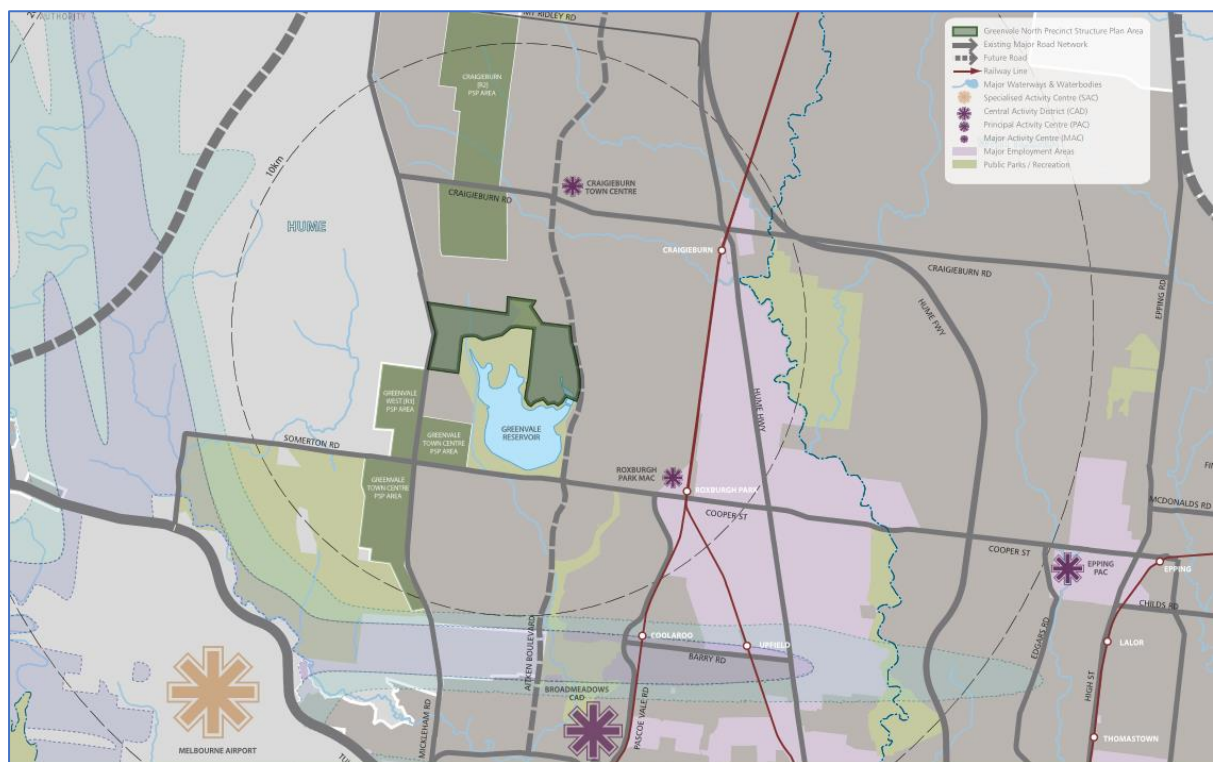


Figure 1 – Location of the Greenvale North PSP (Source: PSP report).

2 PURPOSE AND APPROACH

2.1 Purpose of the Study

The purpose of the assessment for the Subject Area is to undertake an:

“Assessment of the landscape and visual setting including key features, quality, character, views and vistas, and linkages, and recommendations for design outcomes to guide future urban development”.

The outcomes of the landscape assessment are to:

- Inform built form controls in the PSP based on any landscape features, views, slope, aspect, vegetation, etc;
- Identify any interventions that are required to respond to slope etc (e.g., how subdivision and buildings can respond to slope, etc through subdivision or building design / setbacks, planting design etc, location of open space, like street orientation, retaining wall height and look and or location);
- Recommend how the PSP can respond to visual impact of views into the development from surrounding areas e.g., tree planting to screen development from views looking onto it from the west (e.g., trees along creek etc). Demonstrate, if possible, that this development will not have any greater impact than the surrounding developments; and
- Recommend how the PSP can, if possible, facilitate views from the development to any key features through street direction or the location of open space etc., particularly from key publicly accessible locations, and demonstrate that views will not be unacceptably impacted.

2.2 Approach to the Study

A Landscape Character Assessment report (Landscape Report) was prepared by Spiire for the Craigieburn West PSP in 2019 (Refer to **Figure 2**). Although this PSP did not include the Subject Area within its boundaries, the Landscape Report did (refer to **Figure 3**).

A Supplementary Report to the Landscape Report is required, focusing on any changed conditions subsequent to 2019, as well as any potential visual impacts of the proposed development on the Subject Area on views from the Aspect Estate.

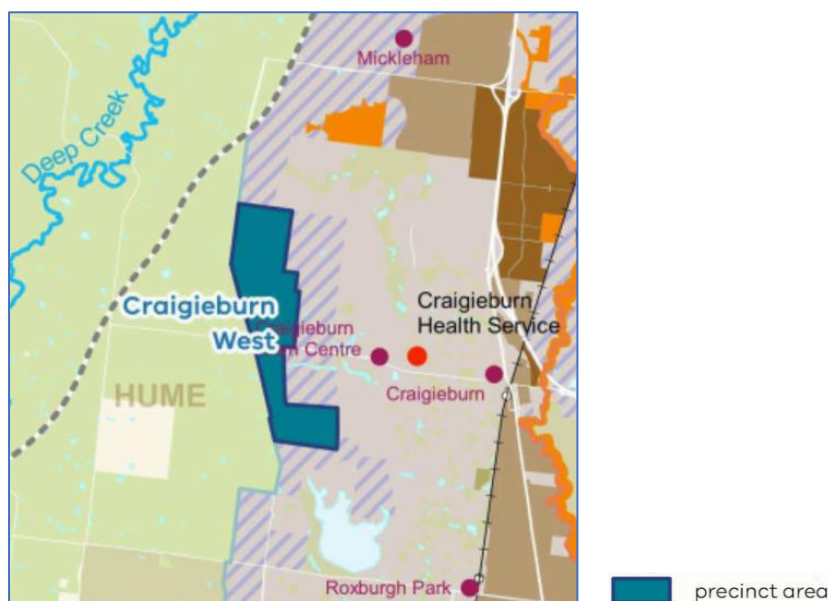


Figure 2 – Location of the Craigieburn West PSP area (PSP report).



Figure 3 - Extent of Landscape Report Study Area (Source: Spiire).

3 STRATEGIC CONTEXT

The Subject Area is identified in the Craigieburn West PSP as the Greenvale North Investigation Area (refer to **Figure 4**).



Figure 4 - Extract – Craigieburn West Precinct Structure Plan (Source: PSP report)

Within the Greenvale North PSP, the Subject Area is identified as an Investigation Area (refer to **Figure 5**).



Figure 5 - The Subject Area shown as an Investigation Area within the Greenvale North PSP (Source PSP report).

The Aspect development to the west of the Subject Area, which is included within the Greenvale North PSP area, is now largely complete, as is the part of the True North Estate immediately to the east of the Subject Area (refer to **Figure 6**).

A plan showing a typical form of development that may occur on the Subject Area is shown in **Figure 7**.



Figure 6 - Entire extent of True North development including the Subject Area (Source: Satterley).

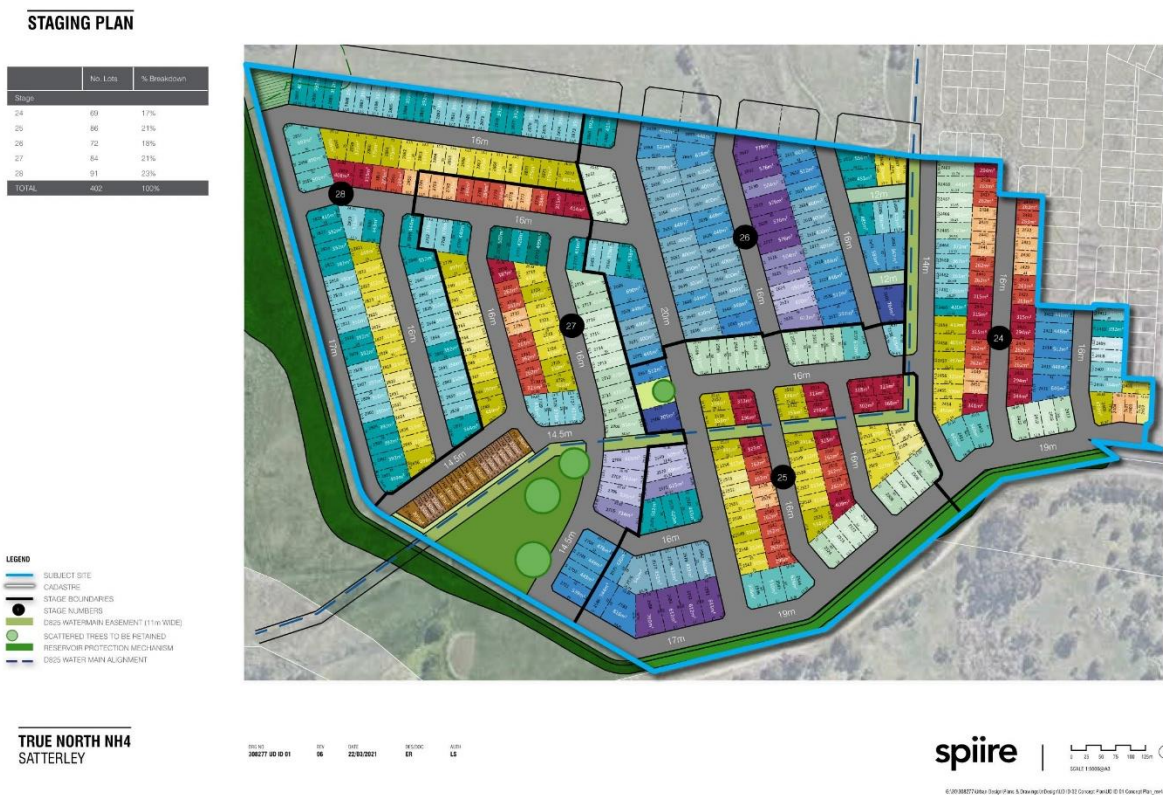


Figure 7 – Typical form of development for the Subject Area (Source: Spiire).

4 LANDSCAPE REPORT REVIEW AND UPDATE

As previously noted, the study area boundary for the Landscape Report was different to that for the Craigieburn West PSP and included the Subject Area (Shown as land parcel 44 in **Figure 8**).

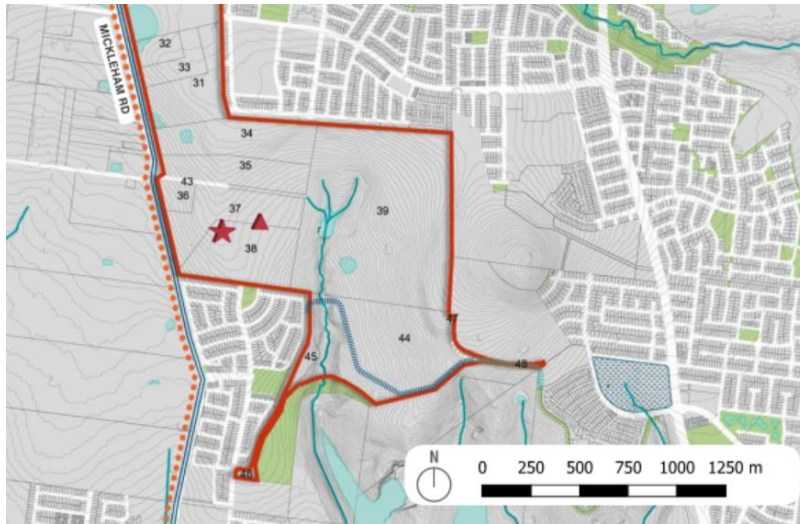


Figure 8 - Extent of Landscape Report study area. (Source: Spiire).

4.1 Existing Conditions

Comparative analysis of aerial photography for 2018 and 2023 is instructive in defining changes to the Subject Area and the surrounding setting (refer to **Figure 9** and **Figure 10**).

4.1.1 Land Use

The land use to the east of the Subject Area has changed from “cleared pasture lands” to normal density residential uses.

The land use of the Subject Area remains unchanged as “cleared pasture lands”.

4.1.2 Vegetation

Whereas the surface vegetation was already highly modified prior to recent development occurring, significant trees have been retained within open space areas of the residential developments.

A number of large trees remain within the Subject Area.

4.1.3 Water Form

Major waterways, such as Yuroke Creek, and water bodies, such as Greenvale Reservoir, remain unchanged. A small dam remains within the Subject Area and a number of dams are located to the south and north of the Subject Area.

4.1.4 Vertical Elements

No new visually prominent vertical elements have been added to the setting apart from small light poles located along streets at the outer perimeter of the True North Development to the east of the Subject Area.

4.1.5 Geology and Slope Analysis

No change has occurred to the Subject Area. On adjacent areas, localised grading for roads and benching for housing sites has occurred. However, the overall average gradients for hills and broader slopes remain unchanged, with the majority of the Subject Area being steeper than 12%.

The earthworks associated with residential development have changed the surface, but not underlying soils and geology.

Refer to the following section for reservoir protection bunds.

4.1.6 Reservoir Bunds

The construction of bunds to prevent stormwater run-off into Greenvale Reservoir from developed upstream catchments has been completed after the preparation of the Landscape Report. The bunds are located on the reservoir side of adjacent residential streets and are typically of a low profile (2m) and regular form with a grassed surface.



Figure 9 - Aerial photo of Subject Area and surrounds – 2008 (Source: Google Earth)



Figure 10 - Aerial photo of Subject Area and surrounds – 2023 (Source: Nearmap).

4.2 Landscape Character

The Subject Area is primarily located in Landscape Character Unit 2 – Hills and Valleys (refer to **Figure 11**).

The Landscape Report describes the character unit as having the following attributes:

- *Typified by rolling hills and deep valleys.*
- *Undulating landforms of predominantly cleared pasture lands.*
- *Deeper valleys that exhibit notable changes in vegetation species composition, with several areas of native re-vegetation.*
- *Aitken Hill Conference Centre with a highly modified landscape incorporating many well establish trees and manicured lawns and gardens.*
- *Significant old farm buildings and infrastructure such as stockyards.*

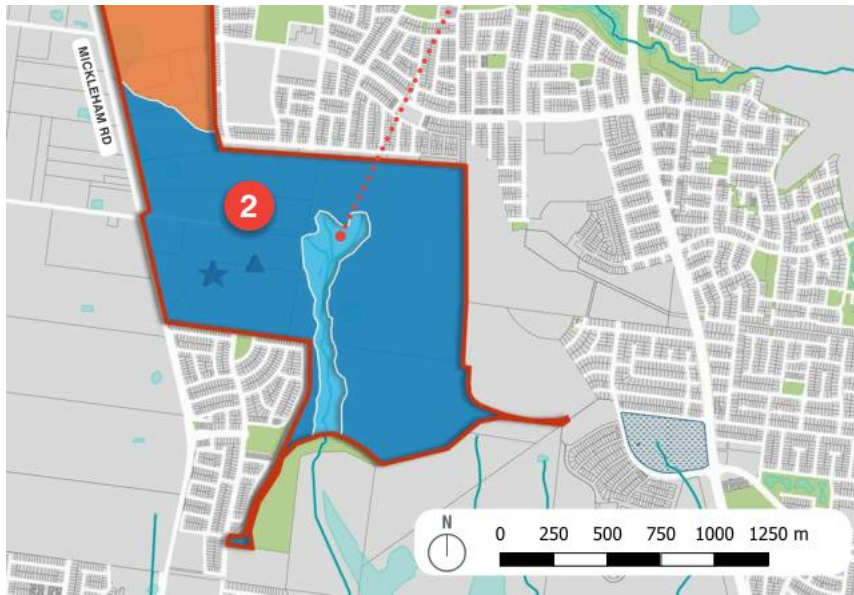


Figure 11 - Landscape Character Unit 2 – Hills and Valleys (Source: Spiire).

Landscape Character Unit 03 -Waterways and Water Bodies, including Yuroke Creek, a tributary of Greenvale Reservoir, flows north to south through the western part of the Subject Area.

However, the landscape character of Greenvale Reservoir and its surrounding reserve has not been defined, as it falls outside of the PSP area.

The Report describes the character unit as having the following attributes:

- *Typified by the natural waterways on the site and the man-made dams mostly used for farming purposes.*
- *The ephemeral Aitken Creek channel, only distinguishable from its surrounds by the slightly darker green vegetation that runs along its length.*
- *Dams constructed for farming purposes scattered throughout the site.*
- *A number of dams along the Aitken Creek alignment which may contribute to the lack of water within its alignment.*
- *Yuroke Creek running in a north south direction on the southern portion of the site, with a large portion of this waterway having been re-vegetated with native species.*

It is noted that although Yuroke Creek is identified as a waterway landscape character unit, that there is no reflection of any associated landscape values in the design response for the Greenvale North Investigation Area.

4.3 Key Views and View Lines

The Landscape Report identified both long views to the CBD and Yarra Ranges within the broader study area, as well as localised views such as framed views along tree lined roadways.

Key views identified in, or immediately adjacent to, the Study Area are to the Melbourne CBD skyline, Mt Macedon, the Pyrete Range (Lerderderg State Park) and glimpses of Greenvale Reservoir (refer to **Figure 12**).

The majority of views are afforded from the most elevated point in the northeast corner of the Subject Area.

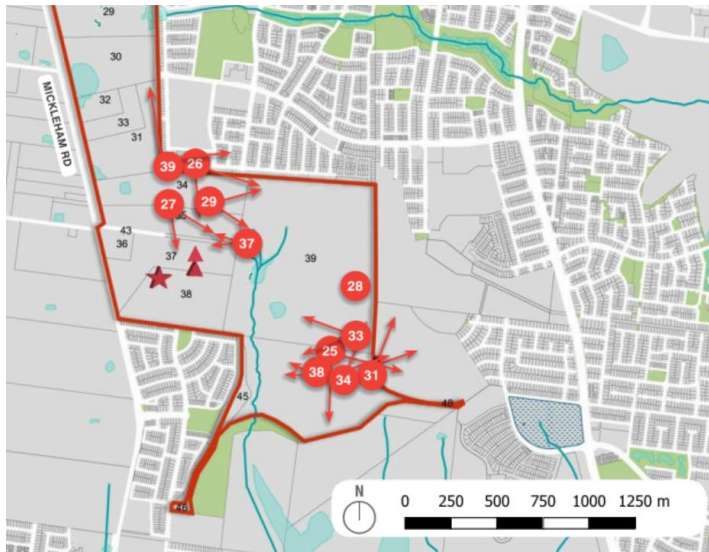


Figure 12 - Key viewpoints in or adjacent to the Subject Area (Source: Spiire).

Views from adjacent areas, such as the Aspect development to the west, have not been assessed.

However, the following recommendation from the Landscape Report could apply to views from adjacent areas, such as the Aspect development, as well as the study area itself:

“Views to the existing urban fabric detract rather than add to the landscape character of the site and consideration should be given to how these views are reduced rather than retained.”

4.4 Edge Conditions

The Landscape Report identifies two edge conditions for the Subject Area and adjacent study area boundaries (refer to **Figure 13**):

- Greenvale Reservoir interface.
- Mickleham Road interface.

“Softer transitional character[s]” are recommended to minimise the impact of new development and to maintain the character of the urban-rural interfaces.

Existing and future residential interfaces are not identified as specific conditions.

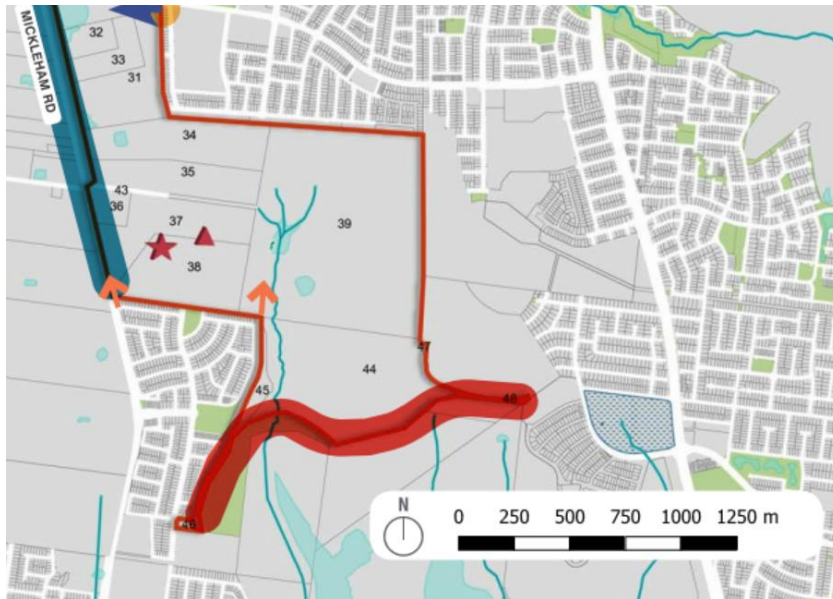


Figure 13 - Edge Conditions Plan (Source: Spiire).

4.5 Opportunities and Constraints

The Landscape Report identifies the following opportunities and constraints relevant to the Subject Area:

4.5.1 Opportunities

- To retain and protect existing River Red Gums and other significant trees by incorporating trees into open space, road reserves, widened road medians or easements where possible - subject to an arborist's assessment.
- To re-use existing site rock within hardscape elements to maintain the local character of the site.
- To consider the introduction of landscape features such as; tree avenues, garden beds or topography to frame desired views, soften views to existing urban fabric and enhance the landscape character.

4.5.2 Constraints

- Steep slopes; development on steep slopes generally requires large retaining walls, increasing the bulk and prominence of housing.
- Natural drainage lines can be a constraint to development due to the need to limit vehicle crossing points to ensure continuity and habitat value.

4.6 Relevant Local Case Studies

Given the primary attributes of the Subject Area, case studies relating to the following conditions will be of greatest relevance:

- Incorporation of existing vegetation within reserves/urban fabric.
- Relevant Case Study: Plenty River Estate, Doreen.
- Development of linear reserve along drainage lines – Yuroke Creek.

- *Relevant Case Study:* Highlands Estate, Craigieburn.
- Roads oriented to maximise views.
- *Relevant Case Study:* Aspect Estate, Greenvale.
- Interfaces with public open space adjacent reserves – Greenvale Reservoir Reserve.
- *Relevant Case Study:* Quarry Hills Bushland Park, South Morang.

4.7 Objectives and recommendations

Objectives and recommendations of relevance to the Subject Area are outlined following:

4.7.1 Vegetation

4.7.1.1 Objective:

Retain existing vegetation to preserve the landscape character of the site.

4.7.1.2 Relevant Recommendations:

Large significant trees identified as having high retention value to be incorporated into the public realm, open space, road reserves, widened road medians or easements where possible.

4.7.1.3 Comment:

There are only a limited number of large existing trees on the Subject Area, but these should be retained in future open space reserves.

4.7.2 Landscape Character

4.7.2.1 Objective:

Establish a sense of place by retaining and enhancing key features/characteristics of the landscape character types.

Protect and enhance natural waterways and drainage corridors.

4.7.2.2 Relevant Recommendations:

Utilise local materials such as site rock within hardscape elements and features. Examples include paths, retaining walls, play elements, wayfinding, public art or garden bed features.

Incorporate natural waterways and drainage corridors into open space.

4.7.2.3 Comment:

Given the slope of the Subject Area, there is likely to be a significant requirement for retaining walls. Local rock should be used wherever possible to reinforce local geological character.

Planting of the open space reserve along Yuroke Creek has the potential to provide visual buffering between the Aspect development and development on the Subject Area.

4.7.3 Interface/Edge Treatments

4.7.3.1 Objective:

Create a complementary and sensitive interface to the adjacent existing landscape character.



4.7.3.2 *Relevant Recommendations:*

Consider integration of proposed Melbourne Water bunds into public open space to enable significant views to the reservoir and city – subject to further investigation and co-ordination with Melbourne Water.

4.7.3.3 *Comment:*

The reservoir reserve has the potential to be a significant open space asset for the future residents of the Subject Area. Management and design solutions should be developed to facilitate safe access and appropriate visual and environmental buffering.

5 SUPPLEMENTARY ANALYSIS OF LANDSCAPE AND VIEWS

5.1 Introduction

The Aspect development has been identified as a being sensitive to future development within the Subject Area which may interrupt views to the Melbourne Central Business District (CBD) or the water surface of Greenvale Reservoir.

Four viewpoints (VP) along the eastern edge of the Aspect development have been selected as being representative of the most typical exposed views, due to their mostly unrestricted visibility to the east and southeast.

Photography has been taken from the pedestrian path along the west side of Yuroke Creek as this is likely to be an access way into a future linear open space area along the creek, located between the Subject Area and the Aspect development. Additionally, views from the path are open and not filtered by vegetation like the footpath to the west of Ambition Drive, immediately adjacent to the residences. As such, images from this location could be considered worst case. Both the pedestrian path, assuming a future recreational use, and the residences, are considered to be high sensitivity visual uses.

5.2 Topography

The Subject Area is located on the southwestern foot slope of Mt Aitkin. With a maximum elevation of approximately 235m, it sits above the adjacent Aspect development to the west, which has a maximum elevation of approximately 213m. With an average east to west fall of approximately 6% across the Subject Area, most of the site overlooks the Aspect development. The Subject Area is relatively flat north to south, with an average fall of 1.2%.

The eastern part of the Aspect Development has similar slope gradients to the Subject Area, with an average fall of approximately 5% west to east but with a steeper gradient than the Subject Area of approximately 4.6% north to south. As a point of reference, DDA requirements for access ramp gradients are in the order of 5-6%, the same as the average east to west slopes of both the Subject Area and the Aspect development.

Elevation profiles are instructive in conveying variances in topography as well as in determining slope. Exaggerated profiles have been used to demonstrate the relationship between the Subject Area and the Aspect development (refer to **Figure 15**, **Figure 17**, **Figure 19** and **Figure 21**).

5.2.1 Relationship of Subject Area landform to VP1 and the Aspect Development

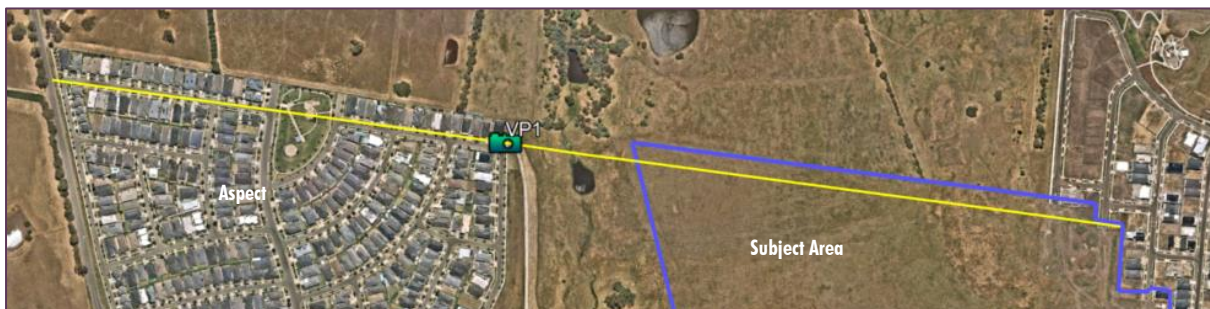


Figure 14 – Location of elevation profile for VP1 through Subject Area (Source: Google Earth).

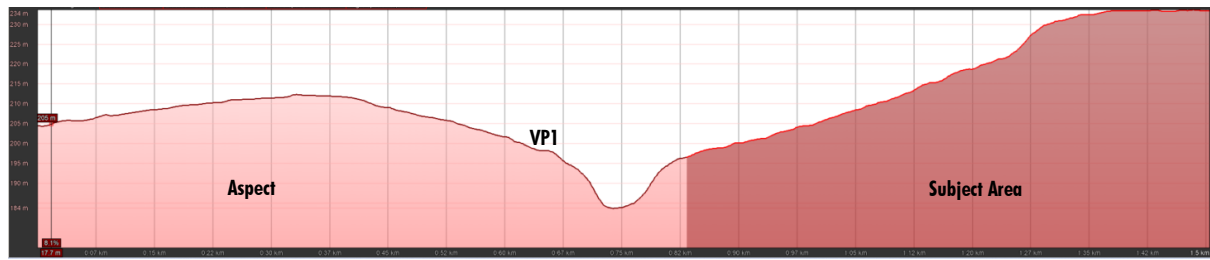


Figure 15 - Elevation profile – VP1 and Subject Area (Source: Google Earth).

5.2.2 Relationship of Subject Area landform to VP2 and the Aspect Development

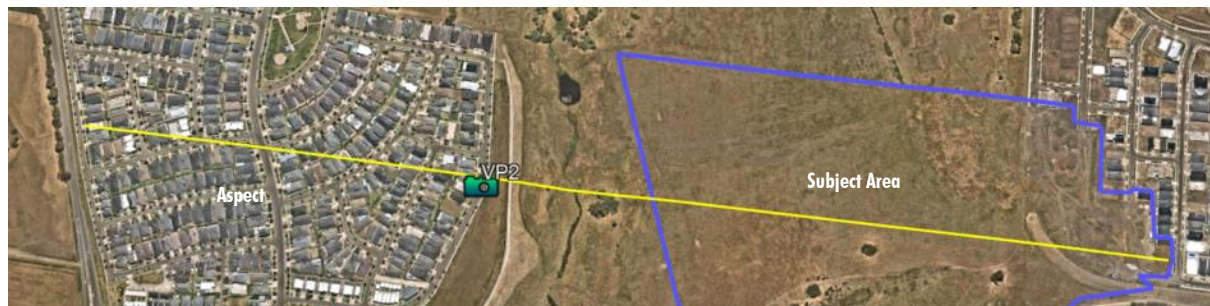


Figure 16 - Location of elevation profile for VP2 through Subject Area (Source: Google Earth).

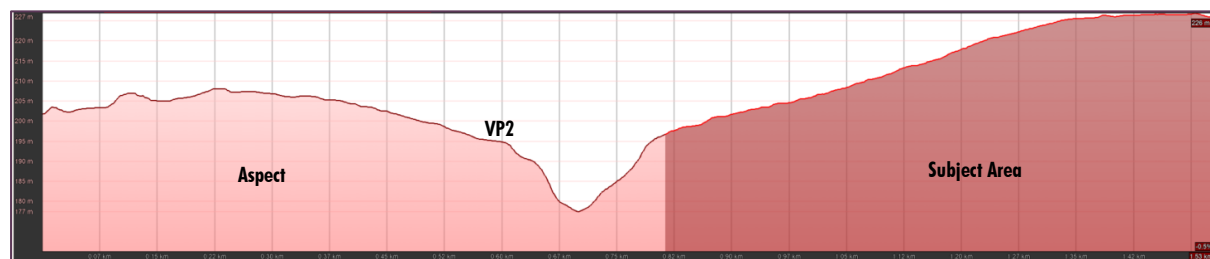


Figure 17 - Elevation profile – VP2 and Subject Area (Source: Google Earth).

5.2.3 Relationship of Subject Area landform to VP3

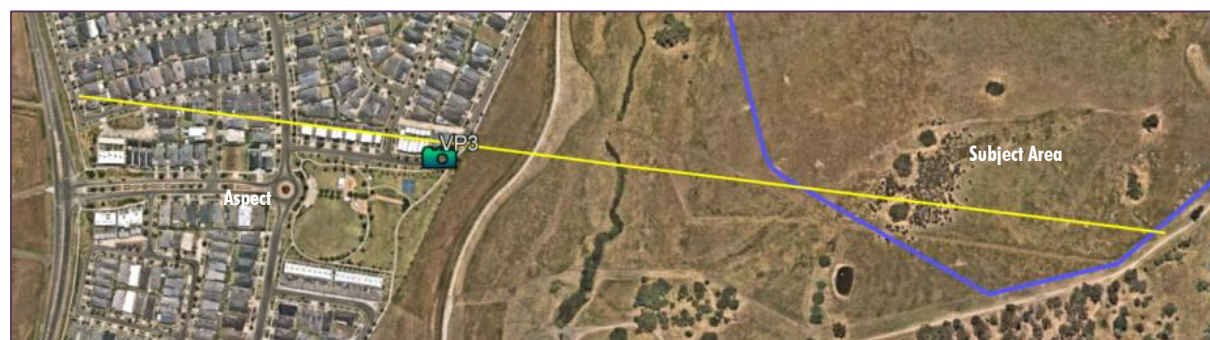


Figure 18 - Location of elevation profile for VP3 through Subject Area (Source: Google Earth).

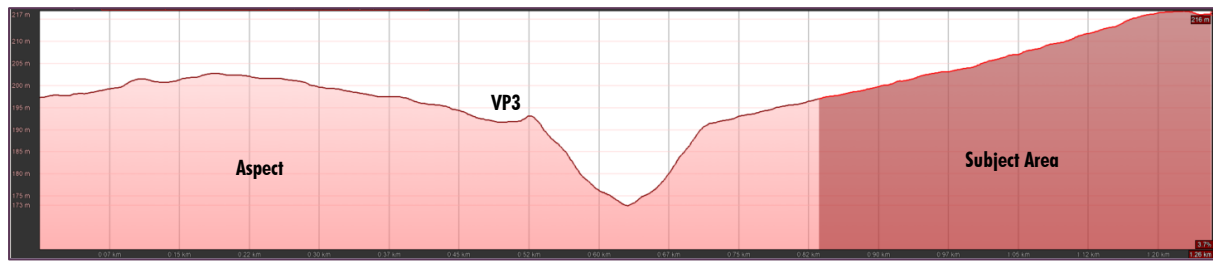


Figure 19 - Elevation profile – VP3 and Subject Area (Source: Google Earth).

5.2.4 Relationship of Subject Area landform to VP4



Figure 20 - Location of elevation profile for VP4 through Subject Area (Source: Google Earth).

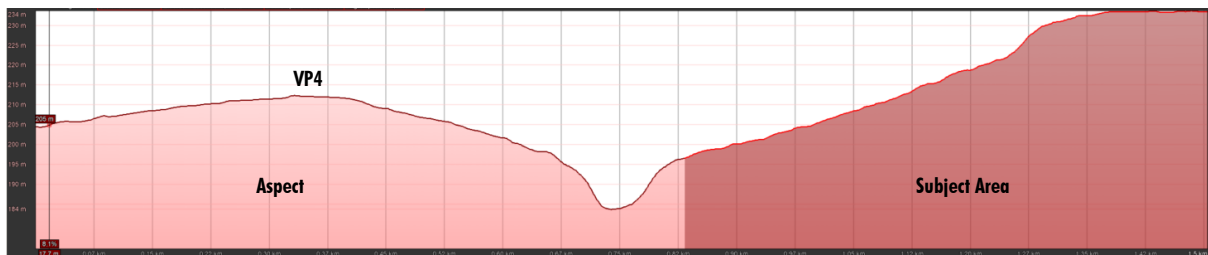


Figure 21 - Elevation profile – VP4 and Subject Area (Source: Google Earth).

5.2.5 Landform of the Aspect development

The Aspect development has a slight rise that runs north to south centrally for its entire extent, which sits approximately 6 to 8m above its eastern and western boundaries. As a result, the western part of the Aspect development would have no visual exposure to the eastern part of the development as well as the Subject Area (refer to **Figure 23** and **Figure 25**)



Figure 22 – Location of east to west elevation profile through the northern part of the Aspect development (Source: Google Earth).

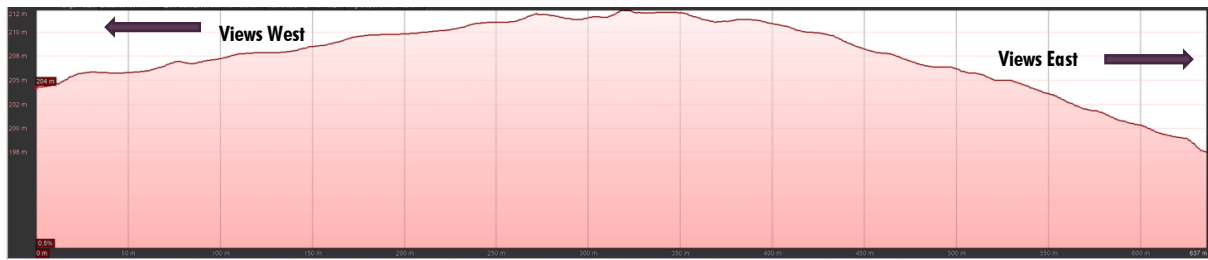


Figure 23 – Elevation profile through the northern part of the Aspect development demonstrating that elevated topography provides visual separation between the eastern and western parts of the development (Source: Google Earth).



Figure 24 - Location of east to west elevation profile through the central part of the Aspect development (Source: Google Earth).

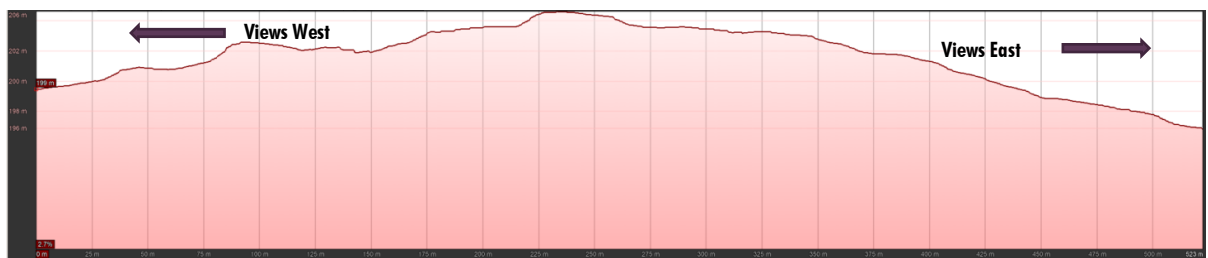


Figure 25 - Elevation profile through the central part of the Aspect development demonstrating that elevated topography provides visual separation between the eastern and western parts of the development (Source: Google Earth).

5.3 Views to the CBD and Reservoir

The most visually exposed part of the Aspect development with views to the Subject Area, the CBD and Greenvale Reservoir, is the eastern part where the topography slopes to the east and south, particularly the residences along Ambition Drive and Destination Park.

The most elevated and sensitive part of the Aspect development, Hilltop Park, also has views to the Subject Area.

All of these locations also have views to the CBD and views of varying degrees of exposure to Greenvale Reservoir.

Figure 26 shows the significant separation between the Aspect development and the Subject Area and the role that the Yuroke Creek valley plays in affording views south to the CBD and the Greenvale Reservoir.

The visual assessment focusses on the potential for development on the Subject Area to block existing views to the CBD and Greenvale Reservoir. It does not consider relevant the visual impact of a development of a similar character to the Aspect development on views from existing residences. This is due to there being no reasonable expectation that land with developable attributes at the urban growth fringe would be left undeveloped. Additionally, it is widely accepted that there are no rights to a view, unless the landscape is of high scenic quality.

Photo simulations utilising massing models of likely future built form, and with typical street tree spacings of canopy trees at one per lot, have been prepared for VP1 and VP2, based on the initial subdivision plans for the Subject Area. Building setbacks match those existing in the eastern part of the True North development and maximum building height has been modelled at 9m above ground level at the highest point.

Photo simulations have not been prepared for other viewpoints as the analysis for all viewpoints, and the photo simulations prepared for VP1 and VP 2, demonstrate that development on the Subject Area will not result in any existing CBD or reservoir views being impacted.



Figure 26 – Oblique aerial view north (1 horizontal to 2 vertical) showing the significant separation between the Aspect development and the Subject Area.

5.3.1 Viewpoint 1 (VP1) Analysis

Given its location to the north of the Aspect development on Ambition Drive, and relative position to the Subject Area, VP1 will have the most potentially existing constrained views of any of the viewpoints along the eastern edge of the Aspect development.

The angle of the view along the Yuroke Creek valley to the CBD is a relatively narrow 4 degrees (approximately). However, the Subject Area is set well to the east of the line of view and any development on the Subject Area will not interrupt CBD Views (refer to **Figure 27** and **Figure 29**).

Given CBD views from VP1 are not interrupted, it is clear from **Figure 27**, that views from more southerly viewpoints VP2, and VP3 to the CBD will also not be interrupted.



Figure 27 - View cone from VP1 to the CBD (Source: Google Earth).

Views from VP1 to the water surface of Greenvale Reservoir are already confined to the southwestern part by the blocking effect of elevated topography to the south of the Subject Area, within the reservoir reserve (refer to **Figure 28**). Areas of green in the viewshed analysis mapping indicate locations that are visible from views from an upper floor level. A less extensive area would be visible from the ground floor level.

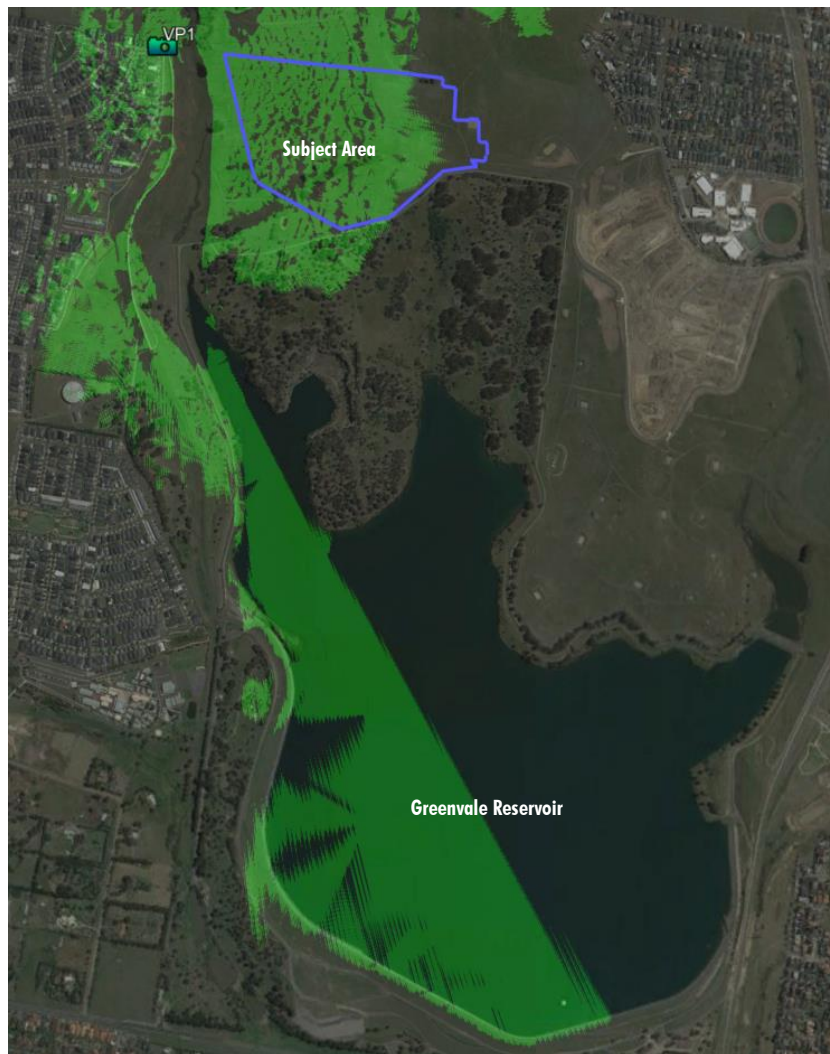


Figure 28 - Viewshed analysis for views from VP1 to the water surface of Greenvale Reservoir (Source: Google Earth).



Figure 29 - Panoramic view from VP1 of the Subject Area, the CBD and Greenvale Reservoir.

5.3.2 Viewpoint 2 (VP2) Analysis

VP2 is located on Ambition Drive approximately 200m to the south of VP1 on a slight bend in the road which affords more open views to the CBD and Greenvale Reservoir. Additionally, the Yuroke Creek valley is slightly broader and less confined than near VP1.

As already demonstrated in **Figure 27**, development on the subject site will not interrupt the view cone to the CBD.

Views from VP2 to the water surface of Greenvale Reservoir are already confined to the southwestern part by the blocking effect of elevated topography to the south of the Subject Area, within the reservoir reserve (refer to **Figure 30**).

Development on the Subject Area will be well offset to the east of the line of view and will not interrupt existing views to the CBD or views to the surface of Greenvale Reservoir (refer to **Figure 31**).



Figure 30 - Viewshed analysis for views from VP2 to the water surface of Greenvale Reservoir (Source: Google Earth).



Figure 31 - Panoramic view from VP2 of the Subject Area, the CBD and Greenvale Reservoir.

5.3.3 Viewpoint 3 (VP3) Analysis

VP3 is located on a corner of Ambition Drive at its most south-easterly extent, adjacent to Destination Park.

The Yuroke Creek valley widens further at this location, resulting in expansive views to the reservoir and the heavily vegetated slope to its immediate north. However, as for VP1 and VP2, views from VP3 to the water surface of Greenvale Reservoir are already confined to the southwestern part by the blocking effect of elevated topography to the south of the Subject Area (refer to **Figure 32**).

Development on the Subject Area will be well offset to the east and almost behind the line of view and will not interrupt existing views to the CBD or views to the surface of Greenvale Reservoir (refer to **Figure 33**).



Figure 32 - Viewshed analysis for views from VP3 to the water surface of Greenvale Reservoir (Source: Google Earth).



Figure 33 - Panoramic view from VP3 of the Subject Area, the CBD and Greenvale Reservoir.

5.3.4 Viewpoint 4 (VP4) Analysis

VP4 is located in Hilltop Park, on the most elevated topography within the Aspect development. From this location, 360 degrees views are afforded over the surrounding landscape. Given its higher elevation than VP1, VP2 and VP3, a larger amount of the surface of Greenvale Reservoir is visible (refer to **Figure 34**). However, existing built-form results in sporadic blocking of views, depending on viewer location.

The Subject Area is located to the east and is visually separated from views to the reservoir and the CBD (refer to **Figure 35**). As a result, development on the Subject Area will not interrupt existing views to the CBD or reservoir.



Figure 34 - Viewshed analysis for views from VP4 to the water surface of Greenvale Reservoir (Source: Google Earth).



Figure 35 - Panoramic view from VP4 of the Subject Area, the CBD and Greenvale Reservoir.

5.4 Views to the Subject Area

As previously discussed, the impact of a residential development of a similar character, being developed on the Subject Area adjacent to an existing development in an urban growth fringe area, is not considered relevant in the determination of landscape and visual impact assessment.

However, it is a reasonable expectation that any proposed development is executed in such a way as to reduce the visual prominence of built form when viewed from external viewpoints. Therefore, colour, texture and articulation of built form is important, as are the type, location and scale of landscape elements and treatments.

Given the Subject Area is still in the early planning phase, final subdivision arrangements and landscape guidelines or concepts have not been developed. However, it is reasonable to assume that the built form and landscape treatments would be like the eastern parts of the True North development, as well as those already executed for the Aspect development.

The primary tree canopy throughout the Aspect development is confined to street tree plantings, where they are located at typical spacings of 10 to 15m. Whereas most residences are located on double loaded streets, with most streets being aligned perpendicular to the slope, which results in views to the east being mostly blocked or filtered by vegetation or built form, residences along the single loaded Ambition Drive are singled loaded. As a result, there is no built form to interrupt views, only vegetation. However, the existing vegetation results in filtered views of varying degrees to the Subject Area, dependant on viewing location and elevation (refer to **Figure 36**).

As the trees continue to establish, the canopies will progressively link together, with the base of the canopy gradually lifting in height above the ground. This will result in less elevated views from locations near to the trees becoming more open, and views from elevated locations, such as the upper levels of residences becoming more filtered or screened.

Based on the typical design treatment of open space areas and water courses in residential developments, it is highly likely that the reservation along Yuroke Creek will be planted with a range of indigenous plant species, including canopy trees. As a result, views into the Subject Area from the Aspect development will be further screened.



Figure 36 – View southeast from the corner of Ambition Drive showing the filtering effect of trees on views.

6 Conclusion

Future development on the Subject Area will not interfere in any way with views from the Aspect development to the Melbourne CBD skyline or the water surface of Greenvale Reservoir.

The visual impact of a development of a similar character to the Aspect development on views from existing residences is not considered relevant, as there is no reasonable expectation that land with developable attributes at the urban growth fringe would be left undeveloped. Additionally, it is widely accepted that there are no rights to a view, unless the landscape is of high scenic quality.

However, any proposed development should be executed in such a way as to reduce the visual prominence of built form as viewed from external viewpoints.

Future residential development on the Subject Area will be of a similar form, scale and character as the development that is currently occurring on the stages of the True North development to the east, as well as that which has already occurred at the Aspect development. Existing landscape along the eastern edge of the Aspect development, in conjunction with future landscaping along the Yuroke Creek open space reserve and the Subject Area, will further screen views.

APPENDIX A – PANORAMA PHOTOS



Panoramic view from VP1 of the Subject Area, the CBD and Greenvale Reservoir.



Panoramic view from VP2 of the Subject Area, the CBD and Greenvale Reservoir.



Panoramic view from VP3 of the Subject Area, the CBD and Greenvale Reservoir.



Panoramic view from VP4 of the Subject Area, the CBD and Greenvale Reservoir.