

7.0 APPENDICES

Appendix A: Property Specific Land Budget

PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT				COMMUNITY & EDUCATION					OPEN SPACE						TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
		ARTERIAL ROAD			OTHER	GOVERNMENT SCHOOL	EXISTING NON-GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	ICP COMMUNITY FACILITIES	LOCAL INDOOR RECREATION (ICP LAND)	SERVICE OPEN SPACE			CREDITED OPEN SPACE		REGIONAL OPEN SPACE		
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE						CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	METROPOLITAN OPEN SPACE		
PROPERTY																		
1	9.62	-	0.27	-	-	-	-	-	-	-	-	1.67	-	-	-	-	7.68	79.86%
2	10.88	-	-	0.21	-	-	-	-	-	-	-	-	-	-	1.00	-	9.67	88.86%
3	13.63	-	-	0.04	-	-	-	-	-	-	-	6.70	-	-	-	-	6.88	50.49%
4	12.31	-	-	-	-	-	-	-	-	-	4.04	1.05	-	-	-	-	7.22	58.64%
5	11.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11.34	100.00%
6	11.61	-	-	-	-	-	-	-	-	-	5.92	0.84	-	-	-	-	4.85	41.78%
7	10.71	-	-	-	-	-	-	-	-	-	4.29	0.10	-	-	1.00	-	5.32	49.68%
8	12.07	-	-	-	-	-	-	-	-	-	5.65	-	-	-	-	-	6.42	53.21%
8a	1.00	-	-	-	-	-	-	-	-	-	1.00	-	-	-	-	-	0.00	0.00%
9	12.86	-	-	-	-	-	-	-	-	-	9.07	0.10	-	-	0.12	-	3.57	27.74%
9a	1.93	-	-	-	-	-	-	-	-	-	1.93	-	-	-	-	-	0.00	0.00%
10	16.47	-	-	-	-	3.50	-	-	1.20	-	0.36	0.77	-	2.09	-	-	8.55	51.92%
11	9.14	-	-	0.03	-	-	-	-	-	-	-	-	-	3.18	-	-	5.94	64.94%

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		ARTERIAL ROAD			OTHER	GOVERNMENT SCHOOL	EXISTING NON-GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	ICP COMMUNITY FACILITIES	LOCAL INDOOR RECREATION (ICP LAND)	SERVICE OPEN SPACE			CREDITED OPEN SPACE		REGIONAL OPEN SPACE		
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE						CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	METROPOLITAN OPEN SPACE		
12	1.01	-	-	0.09	-	-	-	-	-	-	-	-	-	-	-	-	0.92	91.12%
13 - E	0.18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.18	100.00%
13 - R	12.37	-	-	0.24	-	-	-	-	-	-	0.59	-	-	4.73	-	-	6.81	55.07%
14	14.91	-	-	-	-	5.58	-	-	-	-	2.27	-	-	-	0.85	-	6.21	41.64%
15	14.18	-	-	0.12	-	2.82	-	-	-	2.50	-	-	-	-	-	-	8.73	61.60%
16	13.26	-	-	-	-	-	-	-	-	-	4.02	-	-	-	-	-	9.24	69.69%
17	9.27	-	-	-	-	-	-	-	-	-	3.79	2.43	-	-	-	-	3.05	32.91%
18	0.73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.73	100.00%
19	8.64	-	-	0.60	-	-	-	-	-	-	3.78	-	-	-	-	-	4.27	49.37%
20	1.72	-	-	0.25	-	-	-	-	-	-	-	-	-	-	-	-	1.47	85.74%
21	13.79	-	-	1.64	-	-	-	-	-	-	-	-	-	-	1.00	-	11.15	80.88%
22 - E	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13	100.00%
22 - R	11.87	-	-	0.82	-	-	-	-	-	-	6.01	-	-	-	-	-	5.04	42.46%
23	12.21	-	-	0.80	-	-	-	-	-	-	6.70	-	-	-	-	-	4.71	38.55%
24	13.14	-	-	1.25	-	-	-	-	-	-	-	-	-	-	-	-	11.89	90.50%
25	12.60	-	-	0.96	-	-	-	-	-	-	-	-	-	-	1.00	-	10.64	84.41%
26	14.93	-	-	0.56	-	-	-	-	-	-	-	-	-	-	-	-	14.37	96.27%
27	17.19	-	-	0.01	-	-	-	-	-	-	6.33	0.47	-	-	-	-	10.38	60.41%

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28	22.36	-	3.32	-	-	-	-	-	-	-	14.88	-	-	-	-	-	4.16	18.60%
29	3.63	-	-	-	-	-	-	-	-	-	3.63	-	-	-	-	-	0.00	0.00%
30	12.34	-	-	-	-	-	-	-	-	-	5.68	-	-	-	-	-	6.67	54.02%
31	18.84	-	-	-	-	-	-	-	-	-	14.73	-	-	-	-	-	4.11	21.83%
31a	1.01	-	-	-	-	-	-	-	-	-	1.01	-	-	-	-	-	0.00	0.00%
32	11.95	-	1.92	-	-	-	-	-	-	-	0.14	-	-	-	1.00	-	8.89	74.39%
33	12.29	-	-	-	-	-	-	-	-	-	-	0.41	-	6.09	-	-	5.78	47.04%
34	19.86	-	-	-	-	-	-	-	-	-	3.53	-	-	-	0.50	-	15.84	79.72%
35	15.53	-	-	0.70	-	-	-	-	-	-	6.79	0.07	-	-	-	-	7.96	51.24%
36	11.95	-	4.93	-	-	-	-	-	-	-	-	0.10	-	-	-	-	6.92	57.92%
37	14.65	-	-	-	-	-	-	-	-	-	-	3.64	-	3.91	-	-	7.11	48.50%
38	11.29	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	10.29	91.14%
39	12.02	-	-	0.21	-	-	-	2.60	-	-	-	-	-	-	-	-	9.21	76.61%
40	16.38	-	2.18	-	-	-	-	-	-	-	-	2.98	-	-	-	-	11.22	68.51%
41	11.94	-	0.01	-	-	-	-	-	-	-	-	-	-	-	1.00	-	10.93	91.55%
42	11.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11.90	100.00%
43	13.34	-	-	1.32	-	-	-	-	-	-	3.09	-	-	-	0.50	-	8.43	63.22%
44	8.10	-	-	-	-	-	-	-	-	-	1.22	-	-	-	-	-	6.88	84.97%

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45	9.00	-	-	-	-	3.50	-	-	0.80	-	-	-	-	-	-	-	4.70	52.21%
46	8.99	-	-	-	-	-	-	-	-	-	-	-	-	4.77	-	-	4.22	46.92%
47	9.01	-	-	0.25	-	-	-	-	-	-	-	-	-	4.63	-	-	4.13	45.84%
48	9.02	-	-	2.04	-	-	-	-	-	-	-	-	-	-	-	-	6.99	77.44%
49	2.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.11	100.00%
50	2.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.95	100.00%
51 - E	0.49	-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.44	89.92%
51 - R	2.57	-	-	0.29	-	-	-	-	-	-	-	-	-	-	-	-	2.27	88.56%
51a	0.20	-	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
52	8.93	-	2.13	-	-	-	-	-	-	-	-	-	-	-	0.76	-	6.04	67.67%
53	8.18	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	7.18	87.77%
54	1.61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.61	100.00%
55	7.00	-	4.72	0.03	-	-	-	-	-	-	-	-	-	-	-	-	2.24	32.06%
56	2.29	-	-	0.06	-	-	-	-	-	-	-	-	-	-	-	-	2.24	97.54%
57	2.28	-	-	-	-	-	-	-	-	-	-	-	-	-	0.50	-	1.78	78.02%
58	2.30	-	0.60	-	-	-	-	-	-	-	-	-	-	-	-	-	1.70	73.92%
59	1.88	-	1.85	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	1.27%
60	2.61	-	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-	2.37	90.93%

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61	1.79	-	0.94	-	-	-	-	-	-	-	-	-	-	-	-	-	0.85	47.42%
62 (not used)																		
63	11.99	-	-	0.57	-	-	-	-	-	-	-	-	1.11	-	-	-	10.31	85.99%
64	11.98	-	-	0.38	-	-	-	-	-	-	-	0.85	-	-	1.00	-	9.75	81.38%
65	16.46	-	-	-	-	-	-	-	-	-	-	2.33	0.72	-	1.27	-	12.14	73.75%
66	29.95	-	-	-	-	-	-	-	-	-	5.12	1.46	1.39	-	0.62	-	21.35	71.31%
66a	1.73	-	-	0.03	-	-	-	-	-	-	1.24	0.07	-	-	-	-	0.40	22.96%
67	66.00	-	-	1.17	-	-	-	-	-	-	46.32	5.45	2.36	-	-	-	10.70	16.21%
67a	1.40	-	-	-	-	-	-	-	-	-	1.40	-	-	-	-	-	0.00	0.00%
68	67.42	-	-	0.53	-	-	-	-	-	-	5.98	9.64	10.25	3.80	1.30	-	35.92	53.28%
69	64.17	-	-	0.72	-	3.50	-	-	0.80	-	7.75	2.00	-	2.20	1.53	-	45.68	71.18%
70	4.08	-	-	-	-	-	-	-	-	-	2.63	-	-	-	-	1.45	0.00	0.00%
SUB-TOTAL	893.44	0.00	23.30	15.95	0.00	18.90	0.00	2.60	2.80	2.50	190.86	43.16	15.83	35.40	16.96	1.45	523.73	58.62%
ROAD RESERVE																		
R1 (Taylors Rd)	3.86	3.60	0.10	-	-	-	-	-	-	-	-	0.16	-	-	-	-	0.00	0.00%
R2 (Vere Ct)	1.37	-	-	-	1.33	-	-	-	-	-	-	0.04	-	-	-	-	0.00	0.00%
R3 (Sinclairs Rd)	6.45	-	0.14	-	5.86	-	-	-	-	-	0.44	-	-	-	-	-	0.00	0.00%

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R4 (Monaghans Ln)	1.15	-	-	-	1.15	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
R5 (Reed Ct)	1.49	0.36	-	-	1.12	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
R6 (Deanside Ct)	2.49	-	0.16	-	2.32	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
R7 (Gray Ct)	1.51	-	-	-	1.51	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
R8 (Neale Rd)	3.86	1.07	0.78	-	1.93	-	-	-	-	-	-	0.08	-	-	-	-	0.00	0.00%
R9 - E	5.94	2.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.24	54.57%
R9 - R	3.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.90	100.00%
SUB-TOTAL	32.01	7.73	1.19	0.00	15.23	0.00	0.00	0.00	0.00	0.00	0.44	0.29	0.00	0.00	0.00	0.00	7.14	22.31%
TOTALS PSP 1080	925.45	7.73	24.49	15.95	15.23	18.90	0.00	2.60	2.80	2.50	191.30	43.44	15.83	35.40	16.96	1.45	530.87	57.36%

Appendix B: Deanside Homestead Complex – Design Principles and Guidelines

The principles of design related to heritage conservation areas are founded on the need to recognise the important contribution the heritage place makes to the identity of the landscape and acknowledge the need to increase the local population's knowledge of its significance by encouraging public engagement. It is achieved by ensuring new development does not adversely impact on the setting of the heritage place and identifying opportunities for it to be successfully interpreted.

More specifically the principles and guidelines relating to heritage conservation at the Deanside Homestead Complex are:

PRINCIPLES	GUIDELINES
Principle 1 Conserve and protect the fabric of the features (buildings, structures, trees, dry stone walls, and driveway) that contribute to the significance of the place	<ul style="list-style-type: none"> a. Select appropriate entrance locations to the site and destinations to steer users to more robust areas and away from more sensitive areas. b. Identify shared path locations along the Kororoit Creek corridor, urban interfaces and areas that will have minimal impact but will arouse interest to users, identifying items of interest along the way. c. Locate places for recreation and low-impact infrastructure to maintain positive connections between heritage place and residential development. d. Consider the need for signs (directional and interpretive) and how they should be designed and placed. e. Retain and promote areas of vegetation to maintain an open space quality to enable retention/conservation of the historic plantings, dry stone walls and archaeological features.
Principle 2 Heritage site to be visible from public spaces and local streets	<ul style="list-style-type: none"> a. Provide an appropriate area of open space between the Deanside Homestead Complex and the former mansion site in order to maintain a physical and visual connection. b. Maintain a sense of open space around the heritage site by providing an open space buffer that is sensitively landscaped to promote a historical landscape setting through consideration of view lines within site and edge plantings.
Principle 3 Nearby development (including medium density housing as relevant) to contribute to the protection of local features and social values of the heritage conservation area	<ul style="list-style-type: none"> a. Maintain historic vegetation and enhance aesthetic character by incorporating similar species types in surrounding parks, creek lines, school, nature strips and in private gardens but are considerate of the Growling Grass Frog Conservation Area. b. Ensure development in heritage interface areas does not visually dominate as a result of its scale, form or siting. c. Encourage sympathetic and high quality development that does not diminish or detract from the heritage place's significance, visual setting and streetscape character. d. Promote an interpretative design approach for surrounding new development that is complementary in form, scale detailing and materials to the significant heritage features but is clearly contemporary in design. e. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing. f. Ensure that the front elevation of new houses and other development directly faces the street.

Appendix C: Local Town Centre Guidelines

PRINCIPLE	GUIDELINES
Principle 1 Provide every neighbourhood with a viable Local Town Centre as a focus of the community with a fine-grained, closely spaced distribution pattern.	<ul style="list-style-type: none"> • Deliver a fine-grained distribution pattern of highly accessible Local Town Centres generally on a scale of one Local Town Centre for every neighbourhood of 8,000 to 10,000 people. • Locate Local Town Centres with a distribution pattern of around one Local Town Centre for every square mile (2.58km²) of residential development. • Deliver a network of economically viable Local Town Centres including a supermarket and supporting competitive local shopping business, medical, leisure, recreation and community needs while allowing opportunities for local specialisation.
Principle 2 Locate Local Town Centres on a connector street intersection with access to an arterial road and transit stop.	<ul style="list-style-type: none"> • Locate the Local Town Centre on or with close proximity to an arterial/connector intersection and ensure that the Local Town Centre is central to the residential catchment that it services while optimising opportunities for passing trade. • Locate the Local Town Centre adjacent to future railway stations or other forms of transit stops to benefit the Local Town Centre and to offer convenience for public transport passengers. • Other Local Town Centre locations may be considered where the location results in the Local Town Centre being central to the residential catchment that it serves and/or the location incorporates natural or cultural landscape features such as rivers and creeks, tree rows, topographic features or other heritage structures which assist in creating a sense of place.
Principle 3 Locate Local Town Centres in an attractive setting so that most people live within a walkable catchment of a Local Town Centre and relate to the centre as the focus of the neighbourhood.	<ul style="list-style-type: none"> • Ensure that 80-90% of households are within a 1km walkable catchment of a local or higher order Town Centre. • Locate Local Town Centres in attractive settings and incorporate natural or cultural landscape features such creeks and waterways, linear open space, pedestrian and cycle links and areas of high aesthetic value. • The design of the Local Town Centre should respect/enhance existing views and vistas to and from the Local Town Centre location.

PRINCIPLE	GUIDELINES
<p>Principle 4</p> <p>Provide a full range of local community and other facilities including a supermarket, shops, medical and recreation uses.</p>	<ul style="list-style-type: none"> • Land uses should be located generally in accordance with the locations and general land use terms identified on the Local Town Centre Concept Plan. • Promote designs which encourage a high degree of community interaction and provision of a vibrant and viable mix of retail, recreation and community facilities. • Encourage clustering of uses in precincts such as a 'medical precinct' where similar or synergistic uses should be sited together to promote stronger trading patterns. • Encourage smaller grain scale individual tenancies and land ownership patterns to attract participation of local business investment and encourage opportunities for greater diversity. • Incorporate flexible floor spaces (including floor to ceiling heights) into building design to enable localised commercial uses to locate amongst the activity of the Local Town Centre. • The Local Town Centre should generally be anchored by one full line supermarket and supported by specialty stores unless otherwise noted on the Local Town Centre Concept Plan. • Supermarkets and other commercial or community anchors or secondary anchors within the Local Town Centre should generally be located diagonally opposite one another across the main street and/or town square to promote pedestrian desire lines that maximise movement within the public realm. • A small access mall that address a supermarket/other 'large box uses' may be considered as part of the overall design. Such access malls may have a limited number of internalised shops. The primary access to the mall should be from the main street and/or the town square. • Active building frontages should address the main street and town square to maximise exposure to passing trade, and promote pedestrian interaction. • Provide retail and/or office at ground level, and office, commercial and residential above ground level in Mixed use precincts • Locate childcare, medical centres and specialised accommodation (e.g. aged care/nursing home, student accommodation, and serviced apartments) within and at the edge of the Local Town Centre to contribute to the activity of the centre and so these uses are close to the services offered by the centre. • Locate car parking areas centrally to development sites and to the rear and or side of street based retail frontages. • Design car parking areas to accommodate flexible uses and allow for long term development opportunities. • Provide public toilets in safe and accessible locations within the managed area of the property.

PRINCIPLE	GUIDELINES
Principle 5 Focus on a public space as the centre of community life.	<ul style="list-style-type: none"> • Provide a public space which acts as the central meeting place within the Local Town Centre. This space may take the form of a town square, town park, public plaza space, public market place or a similar locally responsive option designed to function as the identifiable 'centre' or 'heart' with a distinctive local character for both the Local Town Centre and the broader residential catchment. • Locate the public space in a position where the key uses of the Local Town Centre are directly focused on it to ensure that it is a dynamic and activated place. • Design flexible and adaptable public spaces so that a range of uses can occur within them at any one time. Such uses may include people accessing daily shopping and business needs as well as social interaction, relaxation, celebrations and temporary uses (such as stalls, exhibitions and markets) • Design the public space so that it is well integrated with pedestrian and cycle links around and through the Local Town Centre so that it acts as a 'gateway' to the activity of the centre. • The main public space or town square should have a minimum area of 500square metres. Smaller public spaces which are integrated within the built form design, surrounded by active frontages and facilitate high levels of pedestrian movement are also encouraged. • Footpath widths within and around the public space as well as along the main street should be sufficient to provide for universal access as well as outdoor dining and smaller gathering spaces.
Principle 6 Integrate local employment and service opportunities in a business friendly environment.	<ul style="list-style-type: none"> • Provide a variety of employment and business opportunities through the provision of a broad mix of land uses and commercial activities. • Provide a range of options and locations for office based businesses. • Provide services and facilities to support home based and smaller businesses within the Local Town Centre. • Consider appropriate locations for small office/home office ('SOHO') housing options which maximise the access and exposure to the activity of the Local Town Centre. • Consider using these uses to sleeve loading areas and car parks where feasible.
Principle 7 Include a range of medium and high density housing and other forms of residential uses within and surrounding the Local Town Centre.	<ul style="list-style-type: none"> • Provide medium and high density housing in and around the Local Town Centre for passive surveillance and contributions to the life and amenity of the centre. • Provide medium and high density housing in locations of high amenity in and around the Local Town Centre, connected to the activity of the Local Town Centre through strong pedestrian and cycle links. • Provide a range of housing types for a cross section of the community (such as retirement living) in and around the Local Town Centre. • Provide specialised accommodation (such as aged/nursing care, student accommodation and serviced apartments) at the edge of or adjacent to Local Town Centres with strong pedestrian and cycle links to the central activity area. • Design the Local Town Centre to avoid potential land use conflicts between residential and commercial uses by focusing on retail operations on the main street and around the town square and locating residential uses predominantly at the edge and/or on upper levels. • Refer to the Small Lot Housing Code for further information about housing requirements for small lots around Local Town Centres.

PRINCIPLE	GUIDELINES
<p>Principle 8</p> <p>Design the Local Town Centre to be pedestrian friendly and accessible by all modes including public transport, while enabling private vehicle access.</p>	<ul style="list-style-type: none"> • Use universal design principles in the design of all public spaces • Design the Local Town Centre to provide easy, direct and safe access for pedestrians, cyclists, public transport modes, private vehicles, service and delivery vehicles with priority given to pedestrian movement, amenity, convenience and safety. • Provide a permeable network of streets, walkways and public spaces that provide linkages throughout the centre and designated pedestrian crossing points. • Design the main and other streets to comply with the relevant cross sections found within the precinct structure plan. • A speed environment of 40km/h or less should be designed for the length of the main street. • Provide public transport infrastructure facilities in convenient locations for commuters. • Provide bus stops in accordance with the <i>Department of Transport Public Transport Guidelines for Land Use and Development</i>, to the satisfaction of the Department of Transport. • Provide bicycle parking within the street network and public spaces in highly visible locations and close to key destinations. • Design supermarket and other 'large format' buildings so they do not impede on the movement of people around the Local Town Centre. • Locate key buildings to encourage pedestrian movement along the length of the street and through public spaces. • Design buildings so they have a positive relationship with and interface to the public street network. • Design car parking areas to ensure passive surveillance and public safety through adequate positioning and lighting. • Provide dedicated pedestrian routes and areas of landscaping within off street car park areas. • Provide on-street car parking to encourage short stay/convenience uses. • Group and limit the number of car park access crossovers. • Design heavy vehicle access points to limit the pedestrian/vehicle conflict. Loading and deliveries should be located to the rear and or side of street based retail frontages. • All streets, public spaces and car parks to be lit to Australian standards and with pedestrian friendly (generally white) light. Lighting should be designed to avoid unnecessary spill to the side or above.

PRINCIPLE	GUIDELINES
<p>Principle 9 Create a sense of place with high quality engaging urban design.</p>	<ul style="list-style-type: none"> • Design developments to complement and enhance the character of the surrounding area by responding to key visual cues associated with the topography and other natural features of the Local Town Centre location and its surrounds. • Minimise amenity and noise impacts resulting from the mix of uses by maintaining appropriate separation and transitional areas between retail and housing activities using open space, road networks and community facilities. • Design each building to contribute to a cohesive and legible character for the Local Town Centre as a whole. • Designate sites in prominent locations (such as at key intersections, surrounding public spaces and terminating key view lines and vistas) for significant buildings or landmark structures. • Design corner sites, where the main street meets an intersecting and/or arterial road to: <ul style="list-style-type: none"> » Provide built form that anchors the main street to the intersecting road. This can be achieved through increased building height, scale and articulated frontages; » Incorporate either 2 storey building or 2 storey elements (such as awnings and roof lines); » Provide an active ground floor frontage and active floor space component to the main street frontage; and • Provide a consistent covered walkway or verandah for weather protection in the design of building frontages on major pedestrian routes. • Align built form with the property boundary to define the street edge. • Provide visually rich, interesting and well articulated street facing facades and all visible side or rear facades finished in suitable materials and colours that contribute to the character of the Local Town Centre. • Use materials and design elements which are compatible with the environment and landscape character of the broader precinct. • The design and siting of supermarkets and other 'large format retail uses' should provide an appropriate response to the entire public domain. This includes but is not limited to car parking areas, predominantly routes and streets. • Design supermarket and secondary anchors with frontages that directly address the main street and/or town square so that the use integrates with and promotes activity within the main street and public spaces/thoroughfares. • Design supermarkets or large format retail uses with a direct frontage to the main street using clear glazing to allow view lines into the store from the street. (Planning permits for buildings and works should condition against the use of "white washed" or frosted glass windows, excessive window advertising and obtrusive internal shelving or 'false walls' offset from the glazing). • Secondary access to the supermarket from car parking areas should only be considered where it facilitates convenient trolley access and does not diminish the role of the primary access from the main street and or town square. • Retail uses along street frontages should generally include access points at regular intervals to encourage activity along the length of the street. • Retail and commercial buildings within the Local Town Centre should generally be built to the property line. • Public spaces should be oriented to capture north sun and protect from prevailing winds and weather.

PRINCIPLE	GUIDELINES
Principle 9 Cont'd...	<ul style="list-style-type: none"> Landscaping of all interface areas should be of a high standard as an important element to complement the built form design. Mechanical plant and service structure roofs should be included within roof lines or otherwise hidden from view. Urban art should be incorporated into the design of the public realm. Street furniture should be located in areas that are highly visible and close to or adjoining pedestrian desire lines/ gathering spaces and designed to add visual interest to the Local Town Centre. Wrapping or sleeving of car parking edges with built form, to improve street interface, should be maximised. Car parking areas should provide for appropriate landscaping with planting of canopy trees and dedicated pedestrian thoroughfares. Screening of centralised waste collection points should minimise amenity impacts on adjoining areas and users of the centre. Where service areas are accessible from car parks, they should present a well designed and secure facade to public areas. Mechanical plant and service structure roofs should be included within roof lines or otherwise hidden from view.
Principle 10 Create a sense of place with high quality engaging urban design.	<ul style="list-style-type: none"> The Local Town Centre should promote the localisation of services which will contribute to a reduction of travel distance to access local services and less dependence on private vehicles. The Local Town Centre should be designed to be sympathetic to its natural surrounds by: <ul style="list-style-type: none"> » Investigating the use of energy efficient design and construction methods for all buildings; » Including Water Sensitive Urban Design principles such as integrated stormwater retention and reuse (e.g. toilet flushing and landscape irrigation); » Promoting safe and direct accessibility and mobility within and to and from the Local Town Centre; » Including options for shade and shelter through a combination of landscape and built form treatments; » Ensuring buildings are naturally ventilated to reduce the reliance on plant equipment for heating and cooling; » Promoting passive solar orientation in the configuration and distribution of built form and public spaces; » Grouping waste collection points to maximise opportunities for recycling and reuse; » Promoting solar energy for water and space heating, electricity generation and internal and external lighting; and » Investigating other opportunities for the built form to reduce greenhouse gas emissions associated with the occupation and the ongoing use of buildings. Ensure the Local Town Centre and building design has an inbuilt capacity for growth and change to enable adaptation and the intensification of uses as the needs of the community evolve.

Appendix D: Design Principles Conservation Areas

Design Principles: Conservation Areas in Urban Areas

These have been adapted from principles in Start with the Grasslands – Design Guidelines to support native grasslands in urban areas (2013) Victorian National Parks Association, and ideas from Melbourne’s Native Grasslands: Guiding Landscapes and Communities in Transition (2015) Royal Botanic Gardens.

These principles acknowledge that in existing and new urban areas, it is generally preferable to encourage appropriate access to conservation areas so that these places are understood and valued by the broader population. Experience has shown that it is in most cases impossible to exclude people from Conservation Areas in the city and suburbs, and that well considered access leads to improved conservation outcomes.

1. Early Planning

EMBED the needs of the grasslands into land-use planning and design processes to ensure they are protected and integrated before, during and after changes to the surrounding environment.

CLARIFY current and future land-ownership, as well as resources and funding for on-going improvements.

ESTABLISH implementation, management, and maintenance agreements between responsible authorities, and neighbouring properties not currently under development.

2. Collaborate

SHARE knowledge between experts, field technicians, traditional landowners, and developers to maximise outcomes for the grasslands.

ENGAGE EARLY with existing and emerging communities, current site users, and local government, to improve perceptions and create a sense of stewardship over the grasslands.

3. Integrate

PROTECT the local features within a development area to retain niches for ecosystem biodiversity.

LOCATE places for recreation and low-impact infrastructure adjacent to grasslands to create and maintain positive connections between the grassland(s) and the everyday activities of the local community.

- **HOW TO:** *A bus stop and/or community facility adjacent to visitor information at the entry to a grassland.*

CONNECT the grasslands to the broader landscape and green infrastructure to create new habitat, enhance biodiversity, strengthen open space connections, and create opportunities for the local community to have a sense of ownership of the grasslands.

- **HOW TO:** *Creating a shared path network and habitat corridors which links the grassland not only to other grasslands, but also other types of open space.*

4. Maintenance

DESIGN for maintenance with an understanding of site-specific management regimes and long-term resources to retain longevity of the grasslands and the designed spaces within.

Recognise that maintenance resources should be flexible to adapt to varying **USE PRESSURES** on the grasslands as a result of changes within, and surrounding, the grasslands.

ROUTES around and within the grassland should not impact on high quality grassland areas, and where possible, should but multi-functional and considerate of fire brigade access.

HOW TO: *Creating multi-purpose paths to function as a walking trail, fire break, and for maintenance vehicle access can reduce the amount of disturbances to the grasslands.*

MATERIAL selection and placement within and around the grassland should be high quality, considerate of fire, and sensitive to fauna and flora patterns, yet cost effective for long-term maintenance and replacement.

5. Communicate

BRANDING of grasslands, whether in built form or published material, should be considerate of the target audience/s while being portrayed in a positive and cared-for context.

TECHNIQUES which are engaging and informative will help reduce the negative perceptions of grasslands.

- **HOW TO:** *Art installations which can also function as habitat, story-telling to explain the importance of natural and controlled burning of the grasslands, and interpretive signage to explain the changing landscape.*

WEB-based resources and social media should be considered as opportunities to reach a larger audience to inform and educate about the grasslands and associated community events.

In greenfield developments, tools should be available at the point of sale for **PROSPECTIVE RESIDENTS** to engage people in the experience of grasslands and what they offer to the community.

- **HOW TO:** *Providing information packages, and grassland planting displays in display homes.*

6. Encourage Access

INTERFACE TREATMENTS should not only allow the community to be closer to the grasslands upon passing-by, but should also invite them in to discover the grassland.

- **HOW TO:** *Indigenous buffer planting, clear entry points, inviting footpaths, low fencing and engaging signage.*

Landscape treatments within the grasslands should be designed to **ENCOURAGE PASSIVE RECREATION** in and through the areas identified as having low-conservation value, rather than restricting users to the perimeter.

- **HOW TO:** *Providing seating and picnicking areas, and walking tracks for discovery and/or connectivity to the surrounding street network*

As grasslands are generally exposed open spaces, designing to create comfortable **MICROCLIMATES** in response to changing climatic conditions will encourage more passive use of the grasslands.

- **HOW TO:** *Providing shade and wind protection through designing with topography and vegetation.*

Promote grassland pockets through encouraging grassland palettes to be **INTEGRATED INTO PRIVATE LANDSCAPES**, particularly within front setbacks where it can contribute to the public realm.

- **HOW TO:** *Providing residents with information on 'low maintenance plants for the home' can include native and indigenous grassland species.*

SEEK opportunities to create new grassland areas within new and existing open spaces. Though these areas may not have the complexity of existing remnant grasslands, they allow for greater contact with the community.

- **HOW TO:** *Creating a 'sensory grassland' planting theme within and around playspaces encourages natural play while also allowing children and adults to establish a connection with those species.*

7. Provide Cues to Care

VISIBLE non-grassland elements associated with the grassland (such as planting, furniture, fencing, buffers, etc.) which are encountered by the public, should show signs of being cared for and valued to help create a positive perception of the grassland.

Cues to Care can occur at a range of **SCALES**, such as designing a high visibility entrance, to providing access roads to the grassland.

8. Monitor

DETERMINE the effectiveness of early planning processes through to maintenance actions to identify strengths and weaknesses of approach and trigger responsive actions.

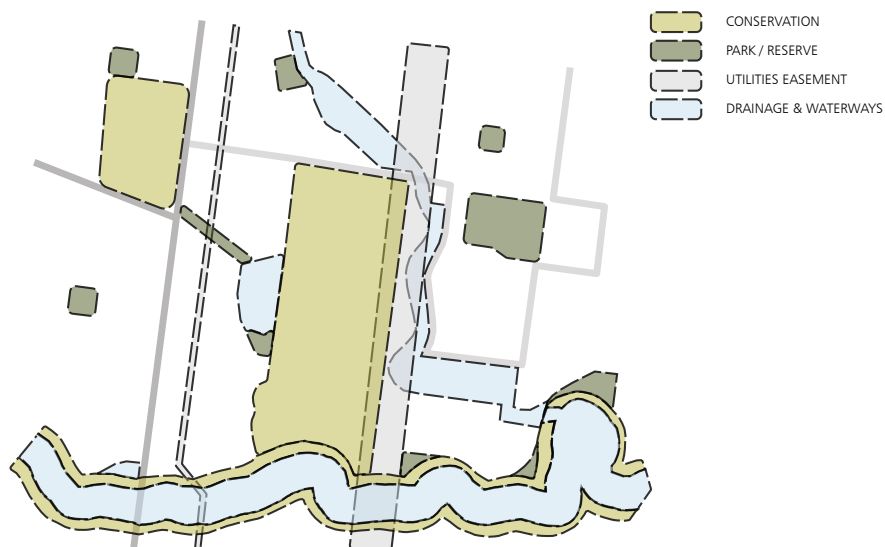
IDENTIFY the trajectory of the grassland and observe the change in quality and uses.

UPDATE current information available to the public and stakeholders so they are aware of such changes, and to provide an opportunity for them to understand and be a part of future decisions on the grassland.

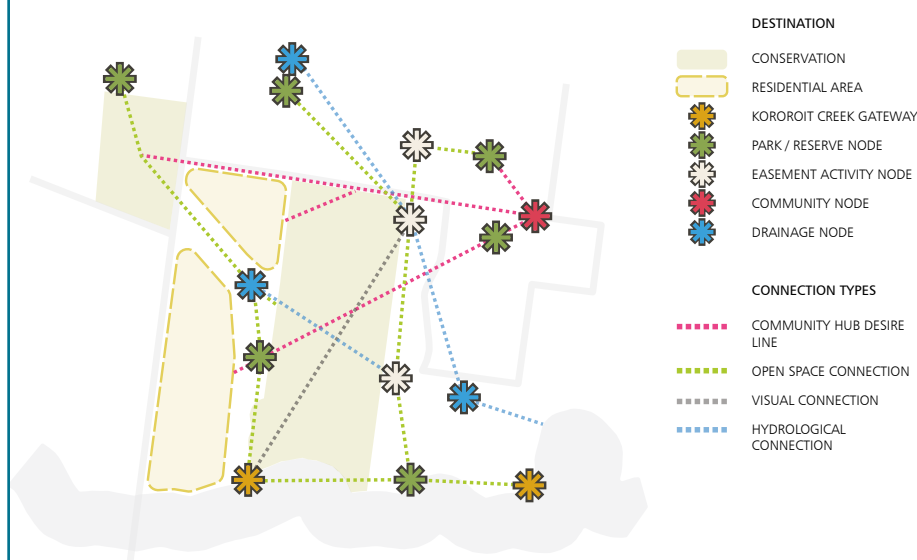
Appendix E: Conservation Area Organising Elements

Plans showing the key 'organising elements' have been developed to explain the key influences on the design of detailed Conservation Area Concept Plans developed for Nature Conservation Areas 1 and 2, as included in this PSP.

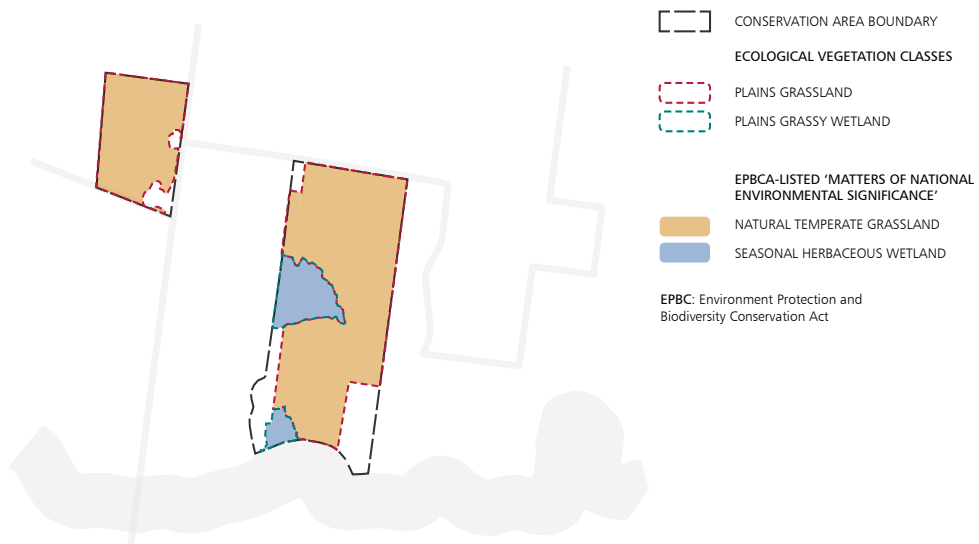
Open space network



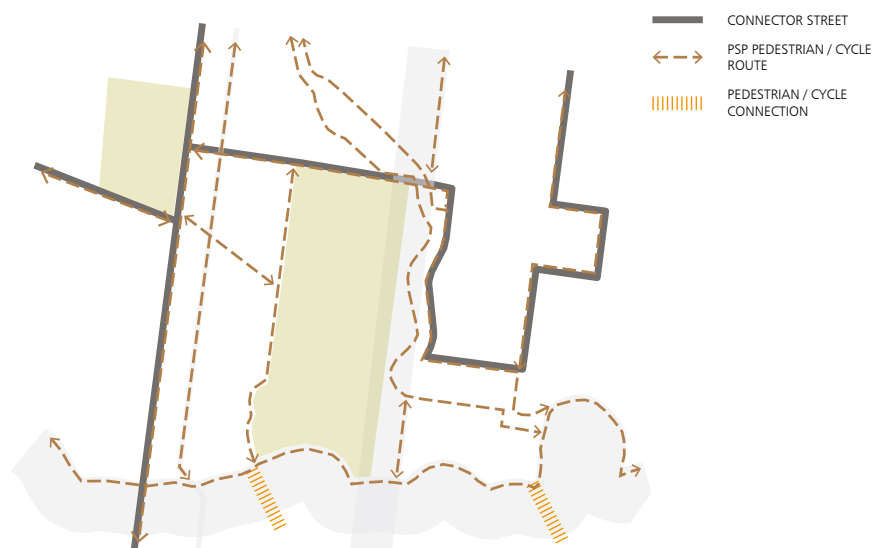
Placemaking, connections & desire lines



Vegetation



Road network & pedestrian/cycle movement

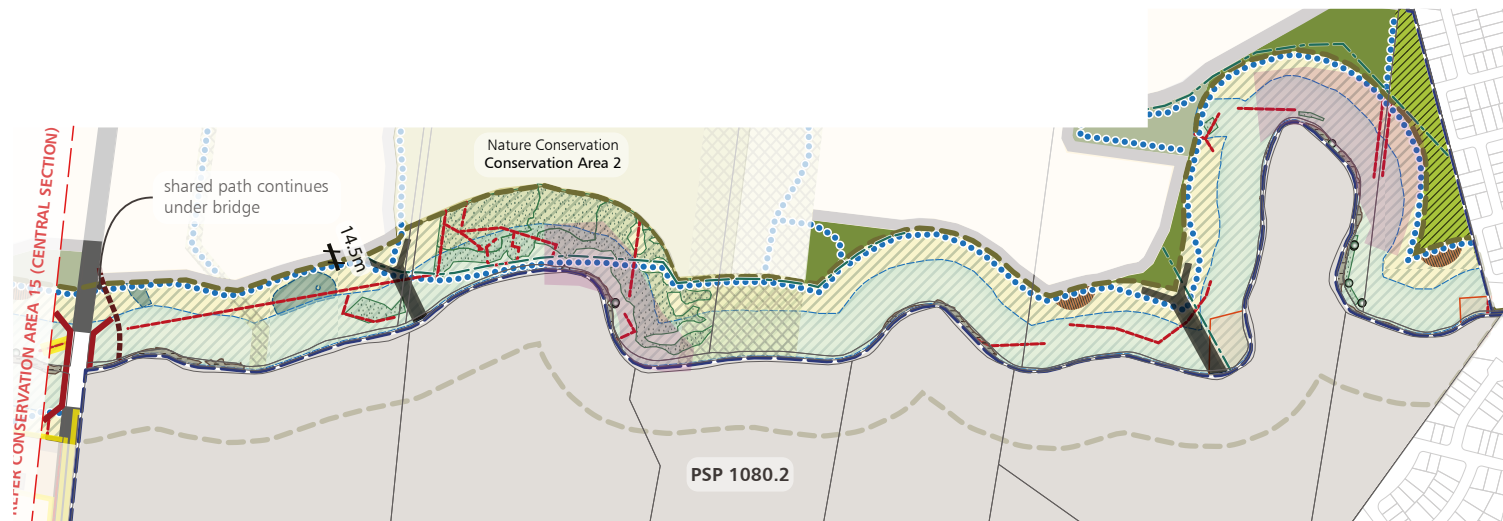


Appendix F: Conservation Area Concept Plans

Figure 5 Conservation Area 15 (Eastern Section) - Conservation Area Concept Plan

Kororoit Precinct Structure Plan

1:10,000 @ A4



precinct boundary

growing grass frog conservation area (GGFCA) *

scattered trees

native vegetation

existing GGF wetland

area of Aboriginal cultural values

dry stone wall (to be retained)

proposed heritage overlay

other historic site

waterway corridor in conservation area

stormwater management in conservation area

waterway / stormwater management

local park

clarkes road stream side reserve

residential (adjacent house lots to front onto conservation area)

utilities easement

sewer connection (indicative)

pedestrian / cycle bridge (approximate location)

road bridge

possible bridge widening (alternative location)

shared path (indicative)

connector street

local access street (contributes to fire buffer where adjacent to GGFCA)

NOTES:

- The conservation objectives of the conservation area are:
 - Maintain and improve the current site quality and extent of native vegetation in the conservation area.
 - Growing Grass Frog persists in the conservation area.
- Water management locations provide for the construction and maintenance of stormwater treatment infrastructure, including retarding basins, treatment wetlands, swales, sediment ponds and bio-retention systems. Maintenance activities may include works such as de-silting, spreading sediment, controlling weeds and reconstructing wetlands.
- Passive recreation locations provide for low intensity passive recreation, where compatible with the functioning and management objectives of the conservation area. Associated infrastructure may include BBQs, picnic areas, tables, shelters, playgrounds and lighting. Passive recreation locations are likely to include some potential Growing Grass Frog habitat (e.g. grassy areas with sparse tree/shrub cover) that should be managed in accordance with the Department of Environment, Land, Water & Planning's Growing Grass Frog habitat management standards.
- The balance of the conservation area provides for the creation, enhancement and management of habitat for the Growing Grass Frog and protects strategically important areas for the Growing Grass Frog from incompatible land-uses and infrastructure. It also provides for the protection of native vegetation.
- Low intensity passive recreational infrastructure, such as walking paths, shared trails, boardwalks and footbridges may be sited outside passive recreation locations, where appropriately located and designed and compatible with the functioning and management objectives of the conservation area to the satisfaction of the Department of Environment, Land, Water & Planning. Where an indicative location is shown, the final location and design must be to the satisfaction of the Department of Environment, Land, Water & Planning.
- Development or works, other than shown in this plan or associated with the conservation of the Growing Grass Frog or native vegetation, are not generally suitable within the conservation area. Any proposed development or works requires the approval of the Department of Environment, Land, Water & Planning.
- Lighting must be designed and baffled to prevent light spill and glare into the conservation area outside the identified passive recreation areas.
- Any planting and revegetation must be to the satisfaction of the Department of Environment, Land, Water & Planning.
- A Fire Management Plan is to be prepared for the conservation area to the satisfaction of the Country Fire Authority.
- Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values.
- The conservation area is to be designed and managed as a 'dog on-lead' area, in areas that are publicly accessible.

Proposals are subject to future funding & detail design by land manager

Areas outside the GGFCA have been masked to highlight the GGFCA

*GGFCA is within an area of Aboriginal cultural heritage sensitivity (not shown on plan)

Figure 6 Conservation Area 15 (Central Section) - Conservation Area Concept Plan

Kororoit Precinct Structure Plan

1:10,000 @ A4

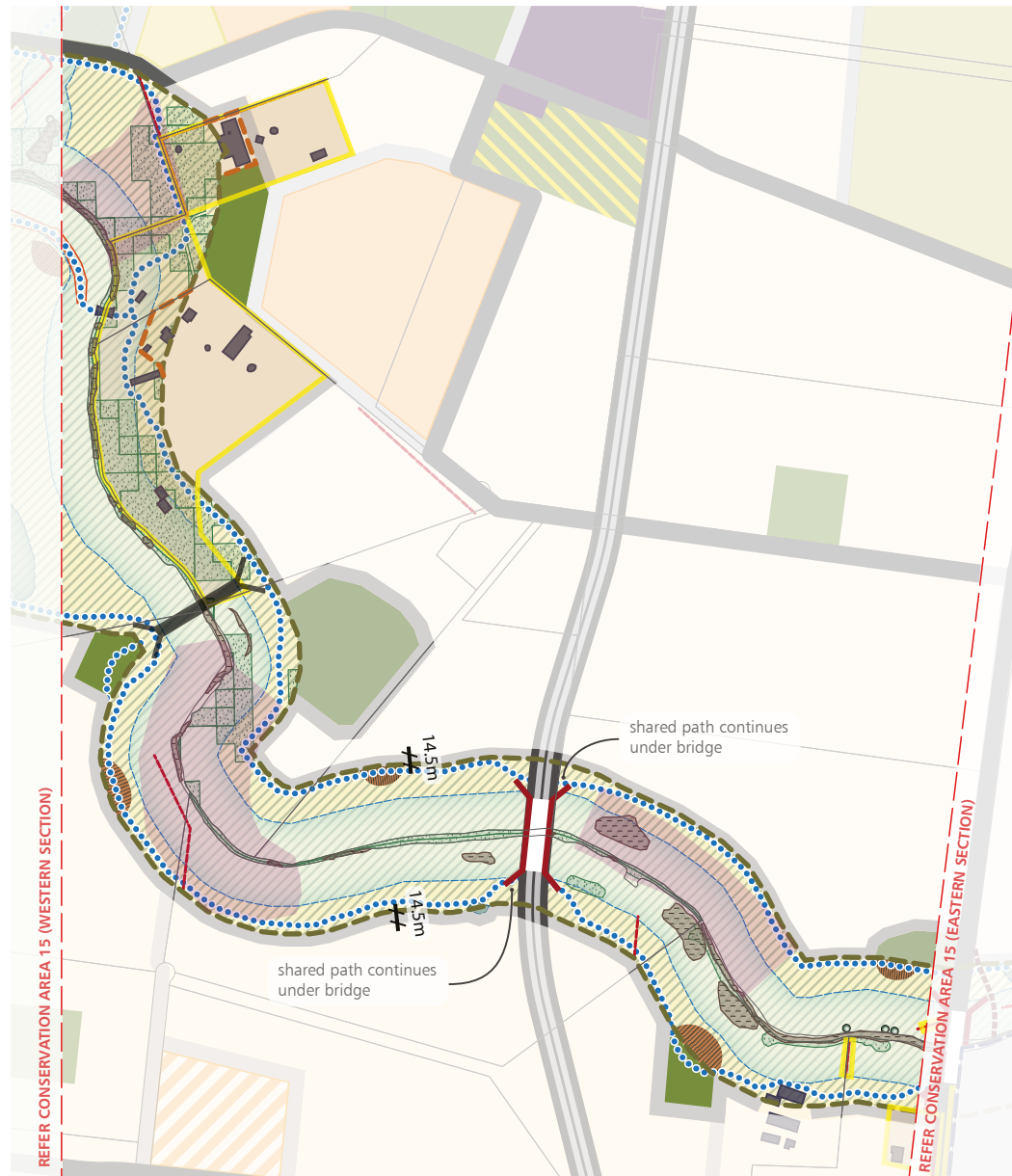


- growing grass frog conservation area (GGFCA) *
- revision to GGFC boundary
- scattered trees
- native vegetation
- existing GGF wetland
- area of Aboriginal cultural values
- dry stone wall (to be retained)
- deanside historical access track
- proposed heritage overlay
- existing structure
- waterway / stormwater management
- waterway corridor in conservation area
- stormwater management in conservation area
- local park
- proposed passive recreation node
- residential (adjacent house lots to front onto conservation area)
- pedestrian / cycle bridge (approximate location)
- road bridge
- shared path (indicative)
- arterial road
- connector street (contributes to fire buffer where adjacent to GGFC)
- local access street (contributes to fire buffer where adjacent to GGFC)

· Proposals are subject to future funding & detail design by land manager

· Areas outside the GGFC have been masked to highlight the GGFC

· *GGFC is within an area of Aboriginal heritage sensitivity (not shown on plan)



NOTES:

1. The conservation objectives of the conservation area are:
 - a. Maintain and improve the current site quality and extent of native vegetation in the conservation area.
 - b. Growling Grass Frog persists in the conservation area.
2. Water management locations provide for the construction and maintenance of stormwater treatment infrastructure, including retarding basins, treatment wetlands, swales, sediment ponds and bio-retention systems. Maintenance activities may include works such as de-silting, spreading sediment, controlling weeds and reconstructing wetlands.
3. Passive recreation locations provide for low intensity passive recreation, where compatible with the functioning and management objectives of the conservation area. Associated infrastructure may include BBQs, picnic areas, tables, shelters, playgrounds and lighting. Passive recreation locations are likely to include some potential Growling Grass Frog habitat (e.g. grassy areas with sparse tree/shrub cover) that should be managed in accordance with the Department of Environment, Land, Water & Planning's Growling Grass Frog habitat management standards.
4. The balance of the conservation area provides for the creation, enhancement and management of habitat for the Growling Grass Frog and protects strategically important areas for the Growling Grass Frog from incompatible land-uses and infrastructure. It also provides for the protection of native vegetation.
5. Low intensity passive recreational infrastructure, such as walking paths, shared trails, boardwalks and footbridges may be sited outside passive recreation locations, where appropriately located and designed and compatible with the functioning and management objectives of the conservation area to the satisfaction of the Department of Environment, Land, Water & Planning. Where an indicative location is shown, the final location and design must be to the satisfaction of the Department of Environment, Land, Water & Planning.
6. Development or works, other than shown in this plan or associated with the conservation of the Growling Grass Frog or native vegetation, are not generally suitable within the conservation area. Any proposed development or works requires the approval of the Department of Environment, Land, Water & Planning.
7. Lighting must be designed and baffled to prevent light spill and glare into the conservation area outside the identified passive recreation areas.
8. Any planting and revegetation must be to the satisfaction of the Department of Environment, Land, Water & Planning.
9. A Fire Management Plan is to be prepared for the conservation area to the satisfaction of the Country Fire Authority.
10. Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values.
11. The conservation area is to be designed and managed as a 'dog on-lead' area, in areas that are publicly accessible.

Figure 7 Conservation Area 15 (Western Section) - Conservation Area Concept Plan

Kororoit Precinct Structure Plan

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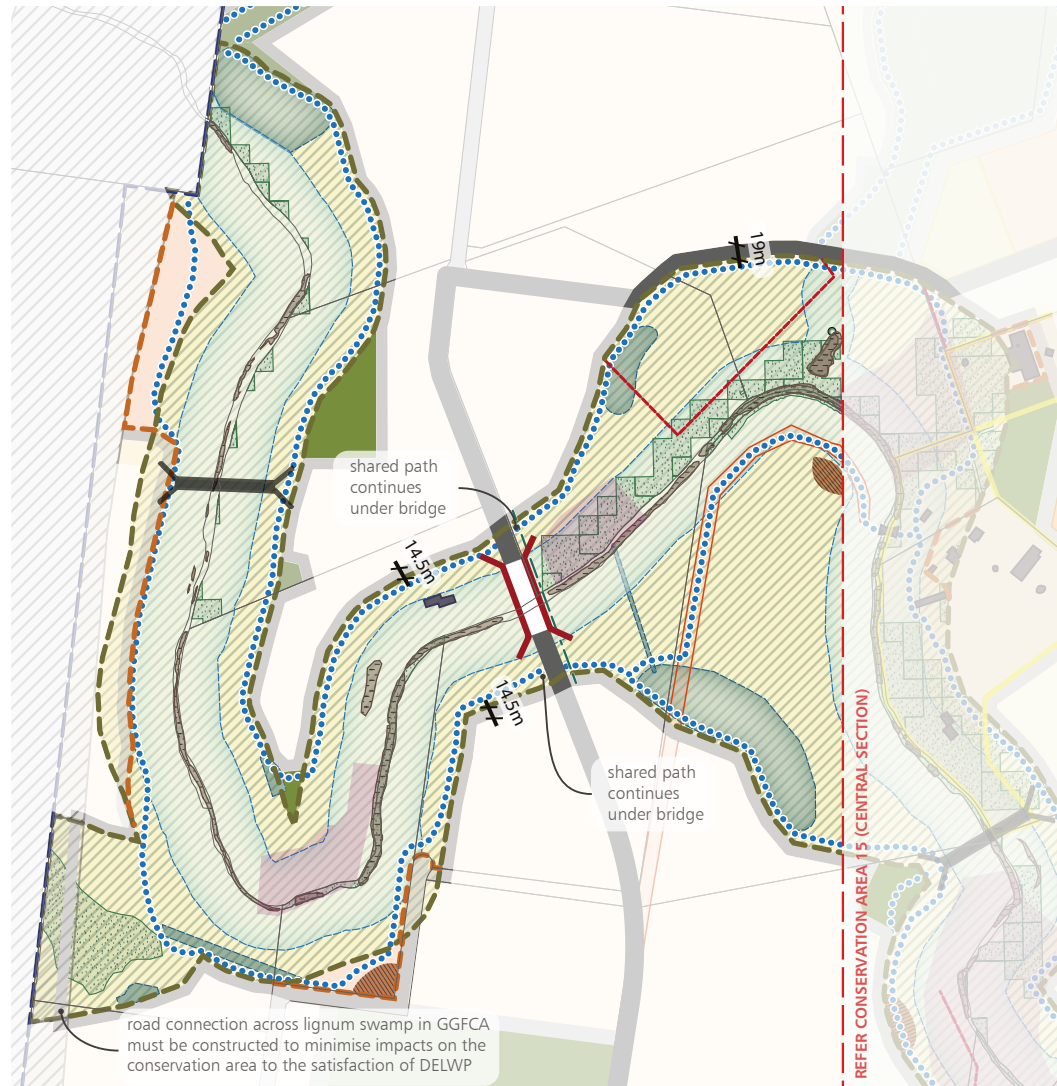
- precinct boundary
- growing grass frog conservation area (GGFCA) *
- revision to GGFCA boundary
- scattered trees
- native vegetation
- existing GGF wetland
- area of Aboriginal cultural values
- deanside historical access track
- proposed heritage overlay
- existing structure
- waterway / stormwater management
- waterway corridor in conservation area
- stormwater management in conservation area
- sewer connection (indicative)
- local park
- proposed passive recreation node
- residential (adjacent house lots to front onto conservation area)
- pedestrian / cycle bridge (approximate location)
- road bridge
- shared path (indicative)
- connector street (contributes to fire buffer where adjacent to GGFCA)
- local access street (contributes to fire buffer where adjacent to GGFCA)

· Proposals are subject to future funding & detail design by land manager

· Proposed boundary change subject to approval by DELWP

· Areas outside the GGFCA have been masked to highlight the GGFCA

· *GGFCA is within an area of Aboriginal cultural



NOTES:

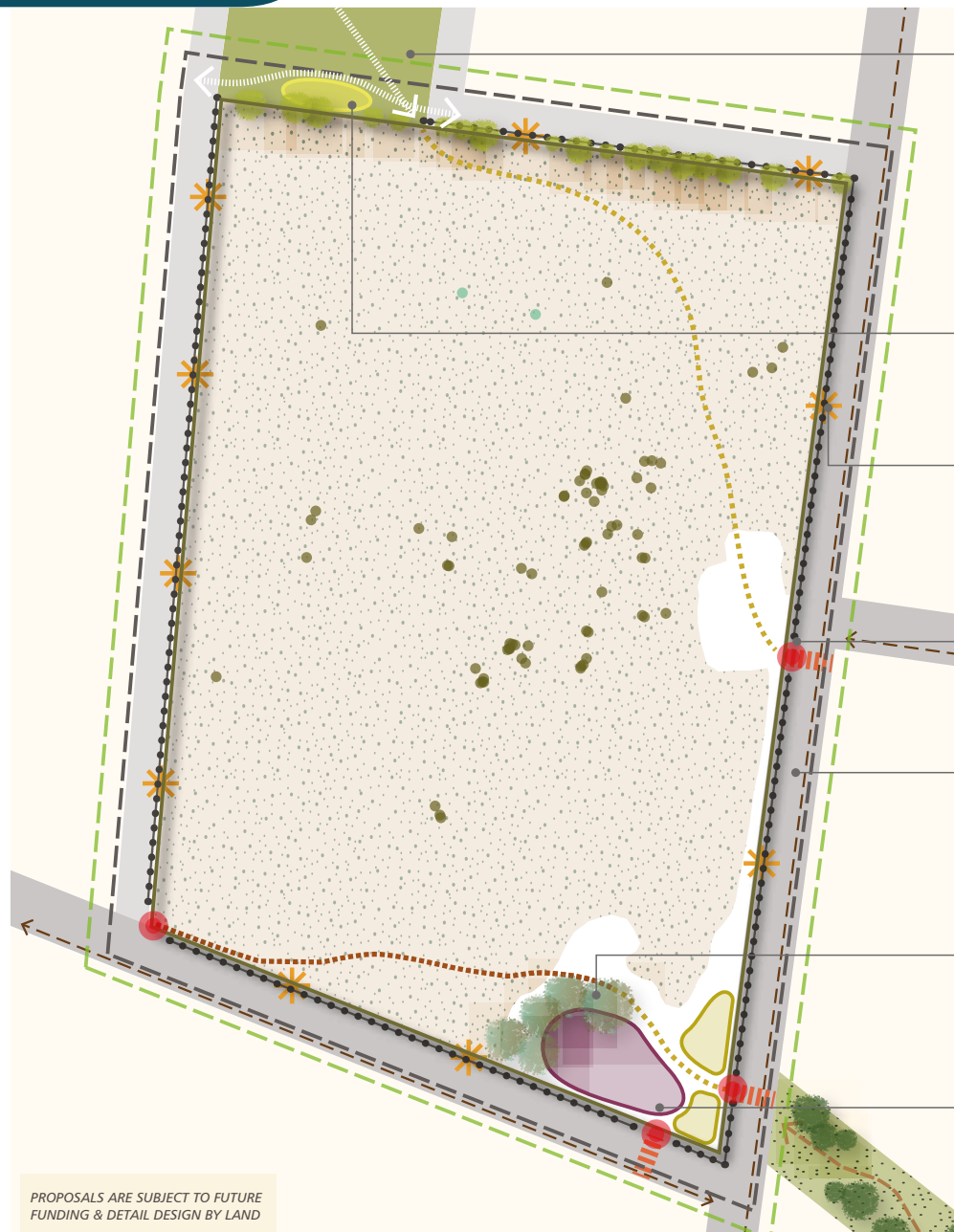
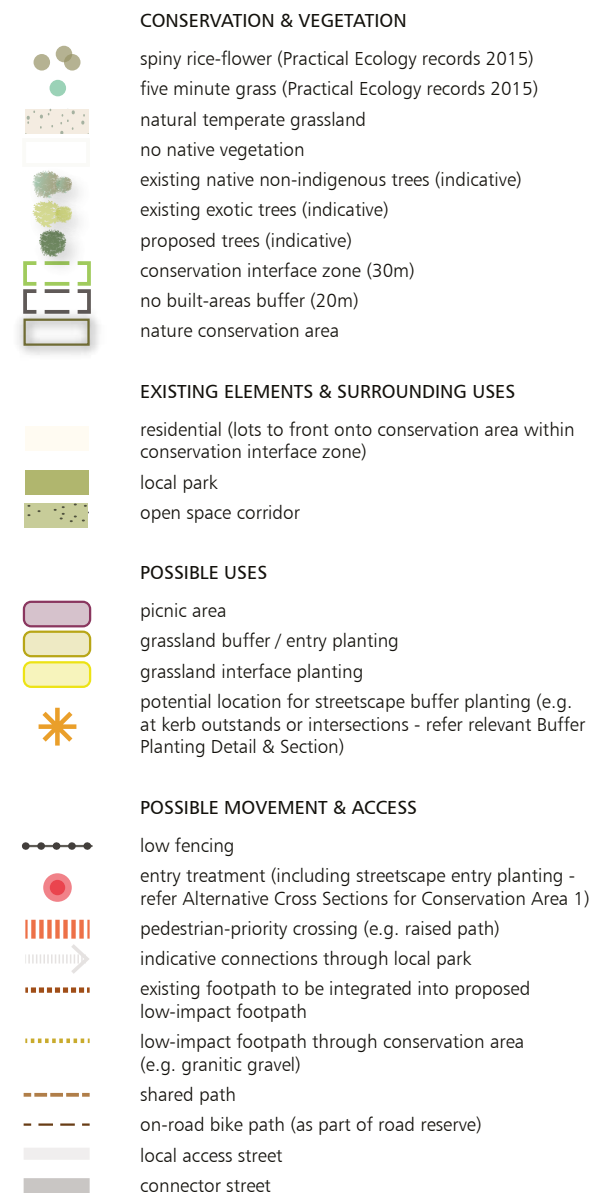
1. The conservation objectives of the conservation area are:
 - a. Maintain and improve the current site quality and extent of native vegetation in the conservation area.
 - b. Growing Grass Frog persists in the conservation area.
2. Water management locations provide for the construction and maintenance of stormwater treatment infrastructure, including retarding basins, treatment wetlands, swales, sediment ponds and bio-retention systems. Maintenance activities may include works such as de-silting, spreading sediment, controlling weeds and reconstructing wetlands.
3. Passive recreation locations provide for low intensity passive recreation, where compatible with the functioning and management objectives of the conservation area. Associated infrastructure may include BBQs, picnic areas, tables, shelters, playgrounds and lighting. Passive recreation locations are likely to include some potential Growing Grass Frog habitat (e.g. grassy areas with sparse tree/shrub cover) that should be managed in accordance with the Department of Environment, Land, Water & Planning's Growing Grass Frog habitat management standards.
4. The balance of the conservation area provides for the creation, enhancement and management of habitat for the Growing Grass Frog and protects strategically important areas for the Growing Grass Frog from incompatible land-uses and infrastructure. It also provides for the protection of native vegetation.
5. Low intensity passive recreational infrastructure, such as walking paths, shared trails, boardwalks and footbridges may be sited outside passive recreation locations, where appropriately located and designed and compatible with the functioning and management objectives of the conservation area to the satisfaction of the Department of Environment, Land, Water & Planning. Where an indicative location is shown, the final location and design must be to the satisfaction of the Department of Environment, Land, Water & Planning.
6. Development or works, other than shown in this plan or associated with the conservation of the Growing Grass Frog or native vegetation, are not generally suitable within the conservation area. Any proposed development or works requires the approval of the Department of Environment, Land, Water & Planning.
7. Lighting must be designed and baffled to prevent light spill and glare into the conservation area outside the identified passive recreation areas.
8. Any planting and revegetation must be to the satisfaction of the Department of Environment, Land, Water & Planning.
9. A Fire Management Plan is to be prepared for the conservation area to the satisfaction of the Country Fire Authority.
10. Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values.
11. The conservation area is to be designed and managed as a 'dog on-lead' area, in

Figure 8 Conservation Area 1- Detailed Conservation Area Concept Plan

Kororoit Precinct Structure Plan

1:3,500 @ A4

0 10 20 50 100m 200m



PROPOSALS ARE SUBJECT TO FUTURE
FUNDING & DETAIL DESIGN BY LAND

RESPONSE TO DESIGN PRINCIPLES (refer Appendix F)

SEEK opportunities to create new grassland areas within adjacent open space (such as local parks) to promote grassland biodiversity while protecting existing grasslands.

LOCATE recreational opportunities adjacent to the grasslands (such as a fenced dog off-lead area) to maintain positive connections between the grasslands and every day activities of the local community.

INTEGRATE the grasslands into the broader open space network by **CONNECTING** the local park with the grassland. Connections can be ecological, movement, uses etc.

grassland planting can be used to provide an attractive **INTERFACE TREATMENT** to encourage the community to be closer to, and discover, the grassland. Using planting as buffers will help keep out weeds, and enhance the streetscape character.

ENCOURAGE ACCESS through areas of lower-conservation value to acknowledge 'desire lines' and to enable low impact exploration of the grasslands.

non-grassland elements associated with the grassland (such as planting, furniture, fencing, buffers, etc.) which are encountered by the public should display **CUES TO CARE** (signs of being cared for and valued) to help create a positive perception of the grassland.

consider retaining existing trees, and integrate where possible to create comfortable **MICROCLIMATES** to encourage passive uses within the grasslands.

provide opportunities for **PASSIVE RECREATION** in areas of low-conservation value and ensure location is accessible. For example, locating a picnic area at the junction of connector streets, or terminating the open space corridor.

Notes to Conservation Area 1 – Detailed Conservation Area Concept Plan

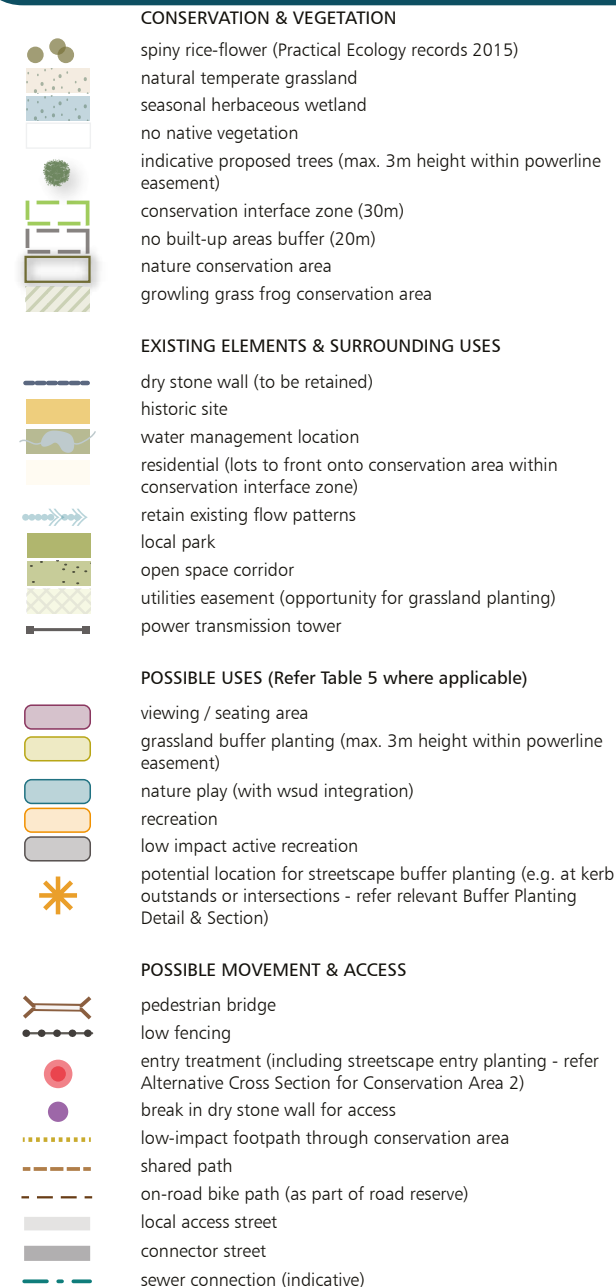
1. The conservation objectives of the conservation area are:
 - a. Maintain and improve the current site quality and extent of native vegetation
 - b. in the conservation area.
 - c. The composition, structure and function of Natural Temperate Grassland of
 - d. the Victorian Volcanic Plain improves in the conservation area.
 - e. The population of Spiny Rice-flower is self-sustaining in the conservation area.
 - f. Golden Sun Moth persists in the conservation area if populations are confirmed.
 - g. Striped Legless Lizard persists in the conservation area if populations are confirmed.
2. The conservation area will provide primary habitat for Golden Sun Moth (population not confirmed); and Striped Legless Lizard (population not confirmed) and will include management of native grassland values.
2. Development or works, other than shown in this plan or associated with the conservation of matters of national environmental significance or native
3. vegetation, are not generally suitable within the conservation area. Any proposed development or works requires the approval of the Department of Environment, Land, Water & Planning.
4. Any planting and revegetation must be to the satisfaction of the Department of Environment, Land, Water & Planning.
5. A Fire Management Plan is to be prepared for the conservation area to the satisfaction of the Country Fire Authority.
6. Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values.

Figure 9 Conservation Area 2 - Detailed Conservation Area Concept Plan

Kororoit Precinct Structure Plan

1:7,000 @ A4

0 5 10 25 50m



RESPONSE TO DESIGN PRINCIPLES (refer Appendix F)

potential to provide low-impact infrastructure at entry points along connector street to **INTEGRATE** every-day uses with the grassland (such as interpretive signage, bus stop, seat etc.).

PROTECT existing historic dry stone walls to retain historic values and niches for wildlife. Provide access points only along areas of less significance

provide opportunities for **PASSIVE RECREATION** along powerline easement which considers site characteristics such as topography. For example, providing seating and rocky rises to enhance view lines to creek corridor.

LOCATE recreational opportunities adjacent to the grasslands (such as a fenced dog off-lead area) to maintain positive connections between the grasslands and every day activities of the local community.

grassland planting can be used to buffer significant species from shared path, and provide an attractive **INTERFACE TREATMENT** to allow the community to be closer to grassland flora.

SEEK opportunities to create new grassland areas within adjacent open space, such as retarding basins and local parks. For example, designing for nature play by integrating sensory grassland planting with water sensitive urban design.

providing tree planting where possible to create comfortable **MICROCLIMATES** will encourage more passive uses adjacent to the grasslands.

ENCOURAGE ACCESS through areas of low-conservation value to acknowledge 'desire lines' and to enable low impact exploration of the grasslands.

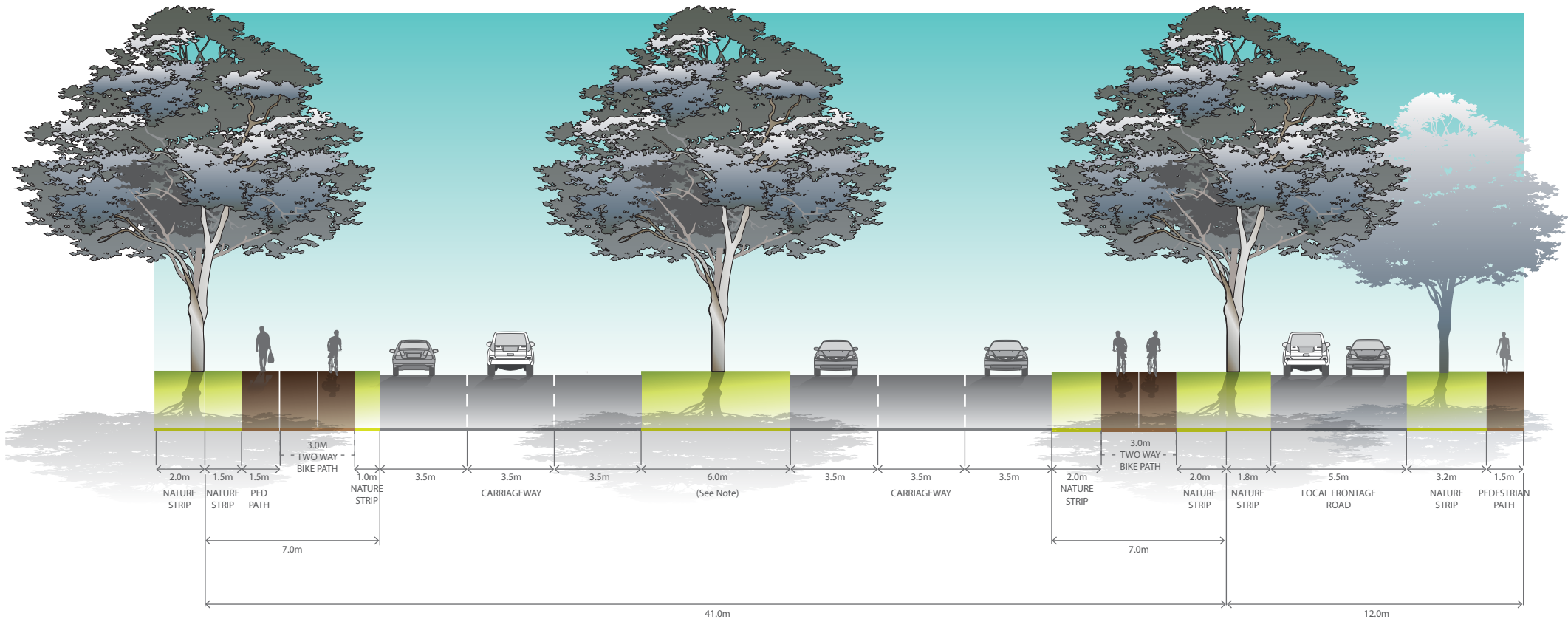
opportunity for interpretive signage and/or installations at southern footpath entry to **COMMUNICATE** the historic and conservation values of site.

Notes to Conservation Area 2 – Detailed Conservation Area Concept Plan

1. The conservation objectives of the conservation area are:
 - a. Maintain and improve the current site quality and extent of native vegetation in the conservation area.
 - b. The composition, structure and function of Seasonal Herbaceous Wetlands (freshwater) of the Temperate Lowland Plains improves in the conservation area.
 - c. The composition, structure and function of Natural Temperate Grassland of the Victorian Volcanic Plain improves in the conservation area.
 - d. The population of Spiny Rice-flower is self-sustaining in the conservation area.
 - e. Golden Sun Moth persists in the conservation area.
 - f. Striped Legless Lizard persists in the conservation area.
 - g. There is no substantial negative change to the population of Small Golden Moths Orchid in the conservation area.
2. The conservation area will provide primary habitat for Golden Sun Moth (population not confirmed); and Striped Legless Lizard (population not confirmed) and will include management of native grassland values.
3. Development or works, other than shown in this plan or associated with the conservation of matters of national environmental significance or native vegetation, are not generally suitable within the conservation area. Any proposed development or works requires the approval of the Department of Environment, Land, Water & Planning.
4. Any planting and revegetation must be to the satisfaction of the Department of Environment, Land, Water & Planning.
5. A Fire Management Plan is to be prepared for the conservation area to the satisfaction of the Country Fire Authority.
6. Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values.

Appendix G: Cross Sections

Note that cross sections in this Appendix which are 'typical' (ie. not designed for a particular location) are not referenced specifically on Plan 8.

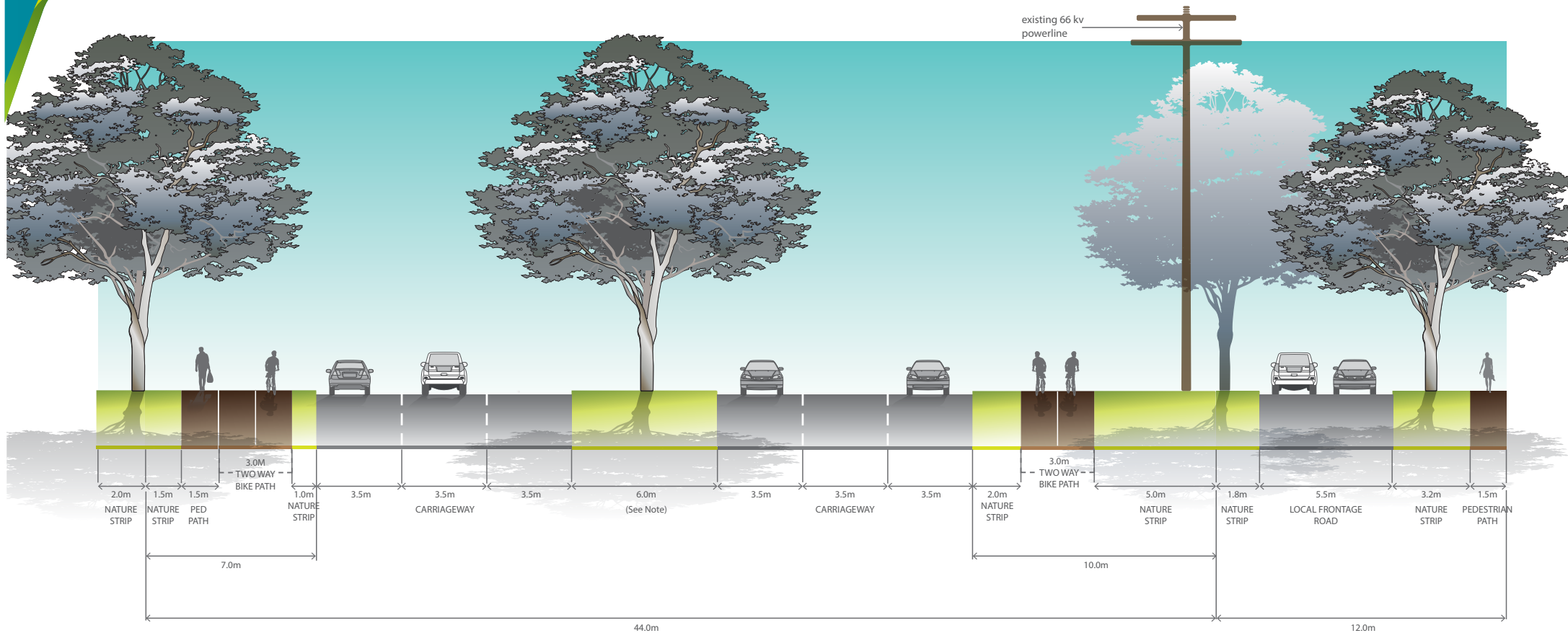


NOTES:

- Includes typical residential interface both sides
- Minimum street tree mature height 15 metres
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerb as per Figure 008 in Engineering Design and Construction Manual for Subdivision in Growth Areas.
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers, else small tree <100mm ϕ trunk at double spacing)
- Frontage road widths may vary subject to detailed design

Section 1

Primary Arterial Road 6 lane (41.0m) 80km/h

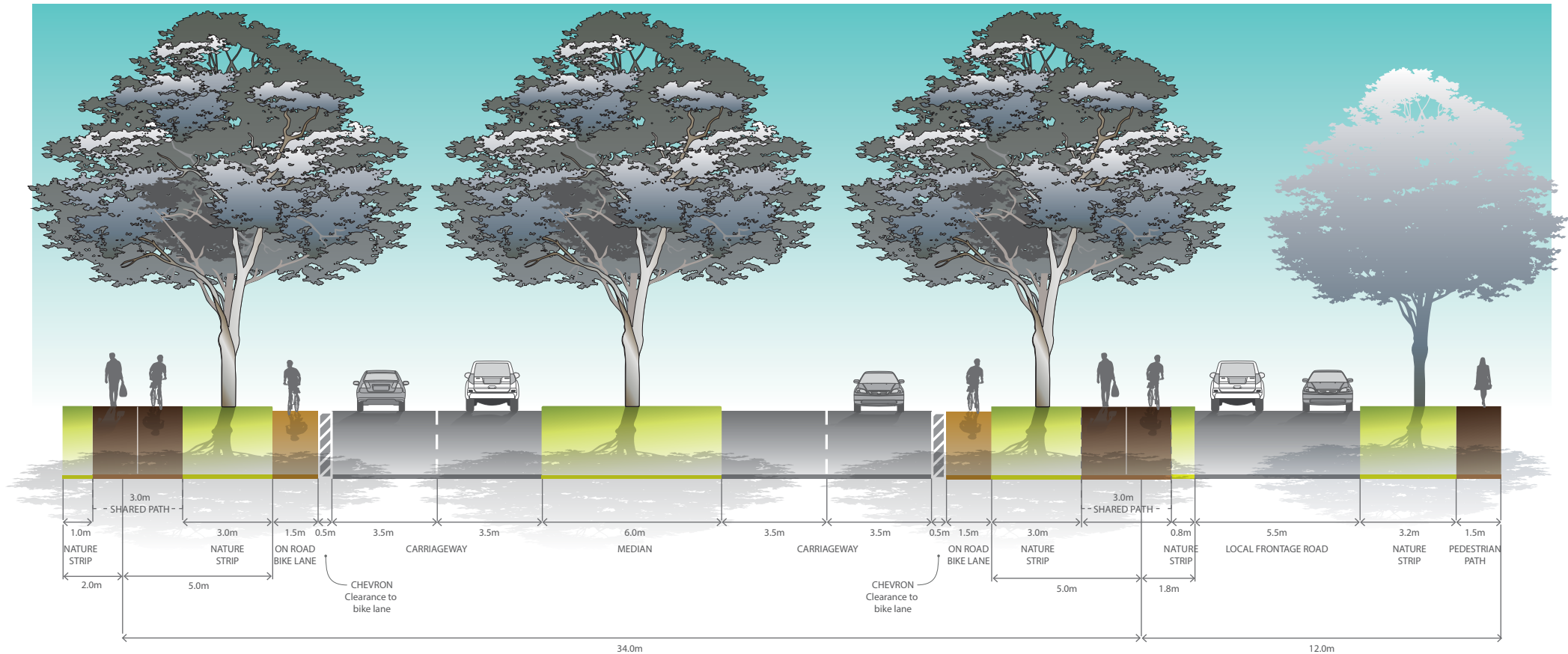


NOTES:

- Includes typical residential interface both sides
- Minimum street tree mature height 15 metres
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerb as per Figure 008 in Engineering Design and Construction Manual for Subdivision in Growth Areas.
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers, else small tree <100mm Ø trunk at double spacing)
- Existing power lines to be relocated where necessary
- Frontage road widths may vary subject to detailed design

Section 2

Primary Arterial Road 6 lane (44.0m) 80km/h
66Kv Power poles

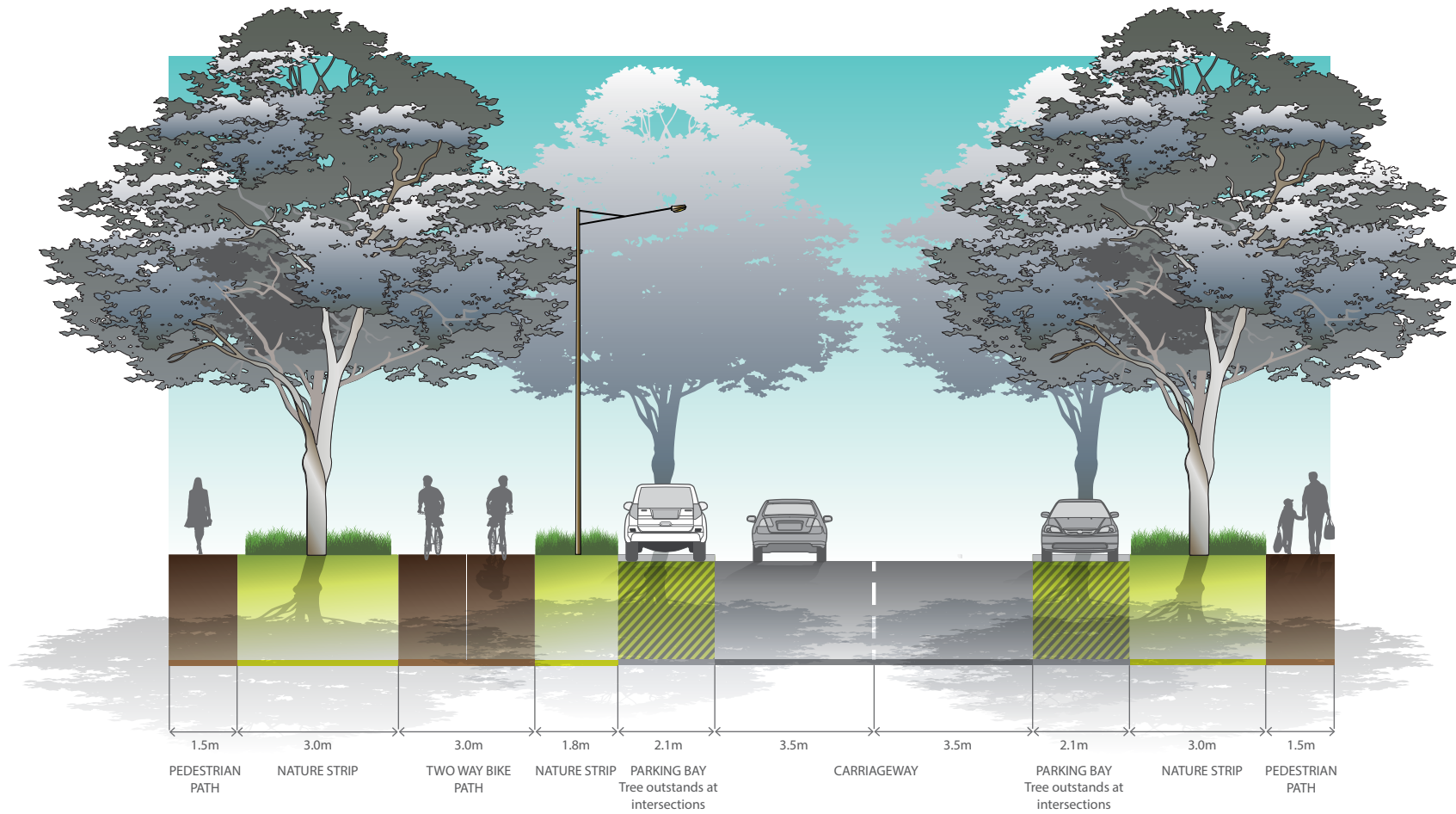


NOTES:

- Includes typical residential interface both sides
- Minimum street tree mature height 15 metres
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerb as per Figure 008 in Engineering Design and Construction Manual for Subdivision in Growth Areas.
- Frontage road widths may vary subject to detailed design

Section 3

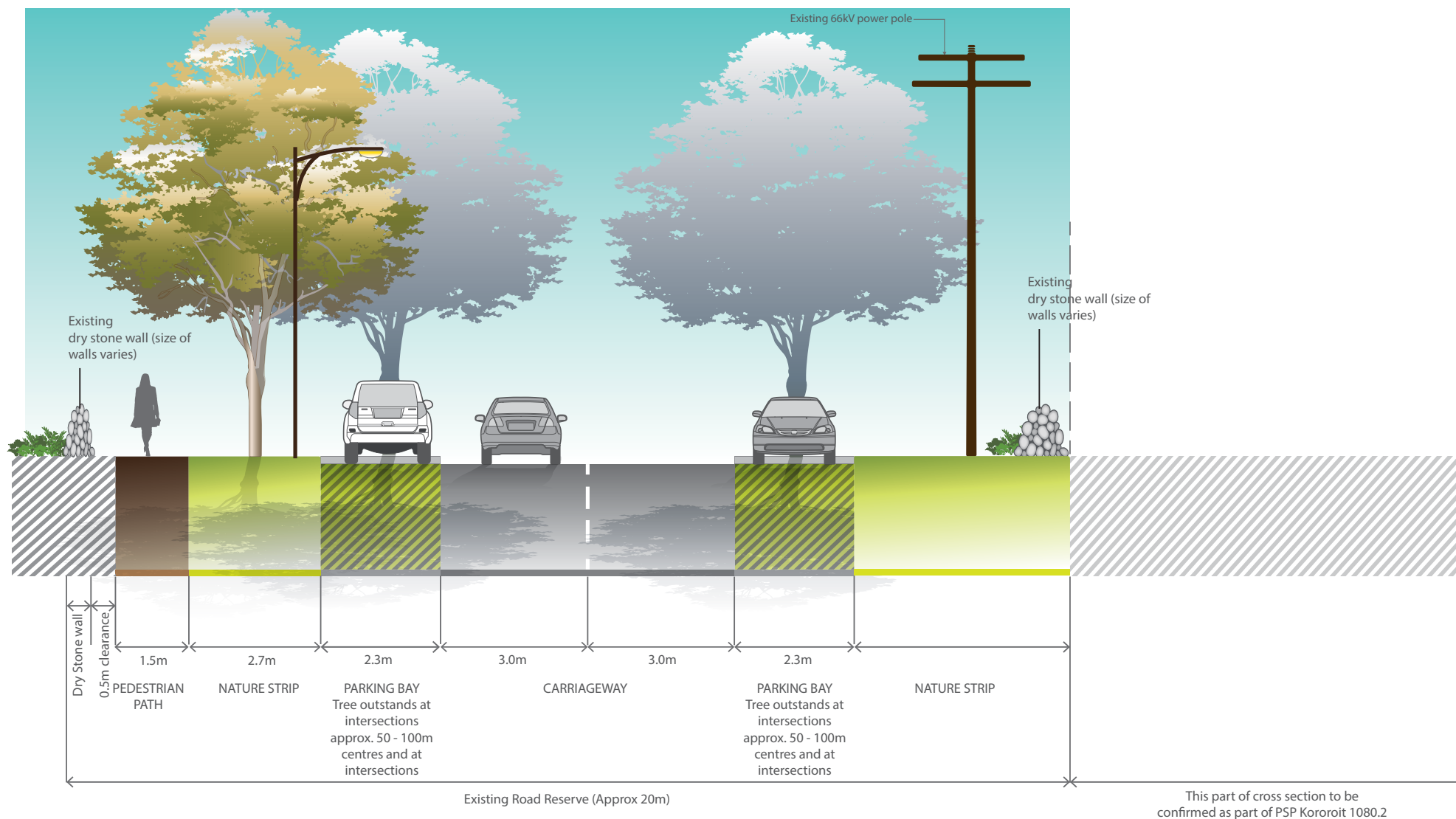
Secondary Arterial Road 4 lane (34.0m) 60km/h



NOTES:

- Minimum street tree mature height 15 metres
- All kerbs are to be B2 Barrier Kerb as per Figure 008 in Engineering Design and Construction Manual for Subdivision in Growth Areas.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.

Section 4
Connector Street (25.0m)

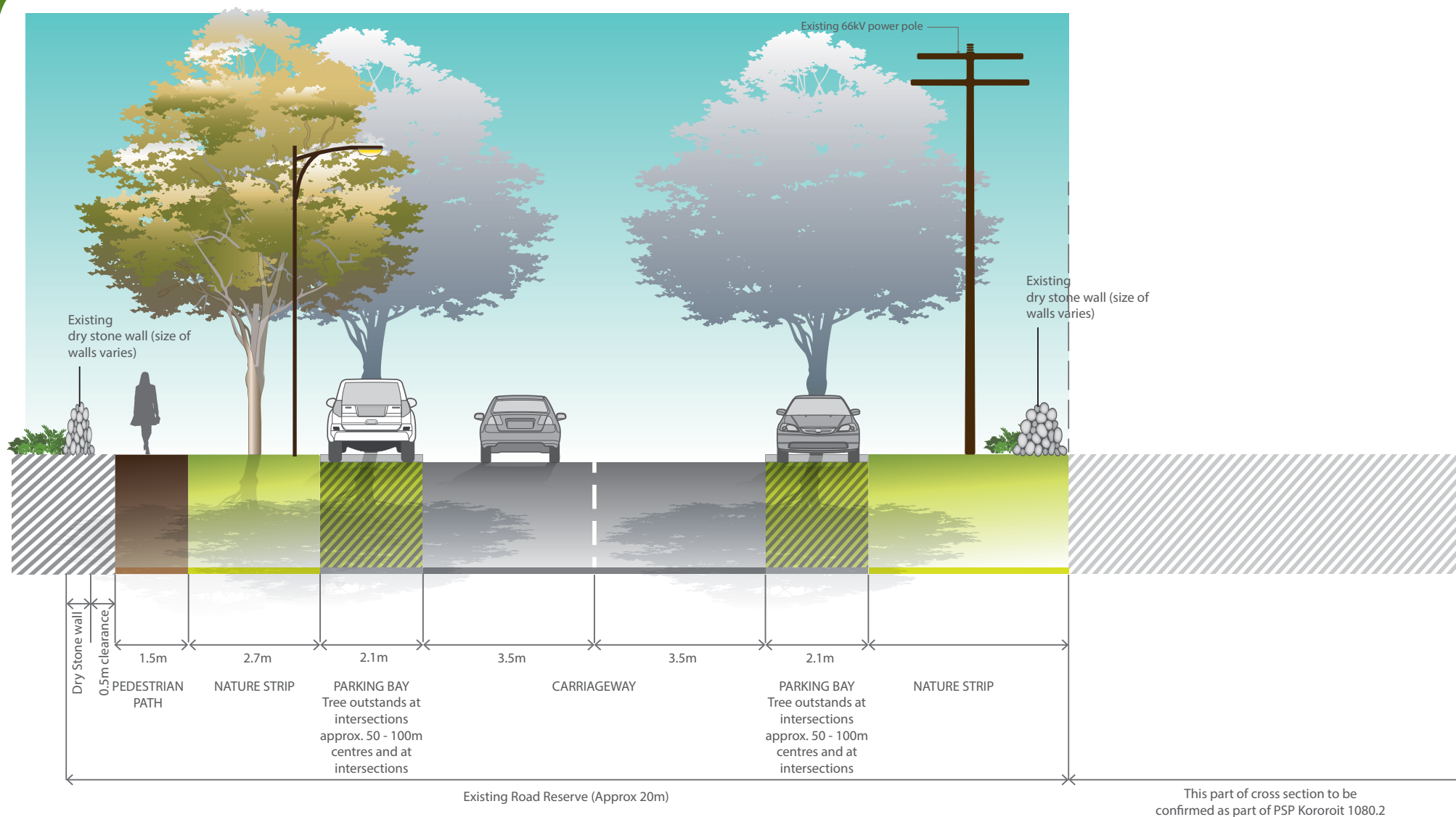


Section 5

Sinclair Road Local Access Street - Existing Road Reserve

NOTES:

- Minimum street tree mature height 12 metres
- All kerbs are to be B2 Barrier Kerb as per Figure 008 in Engineering Design and Construction Manual for Subdivision in Growth Areas
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.

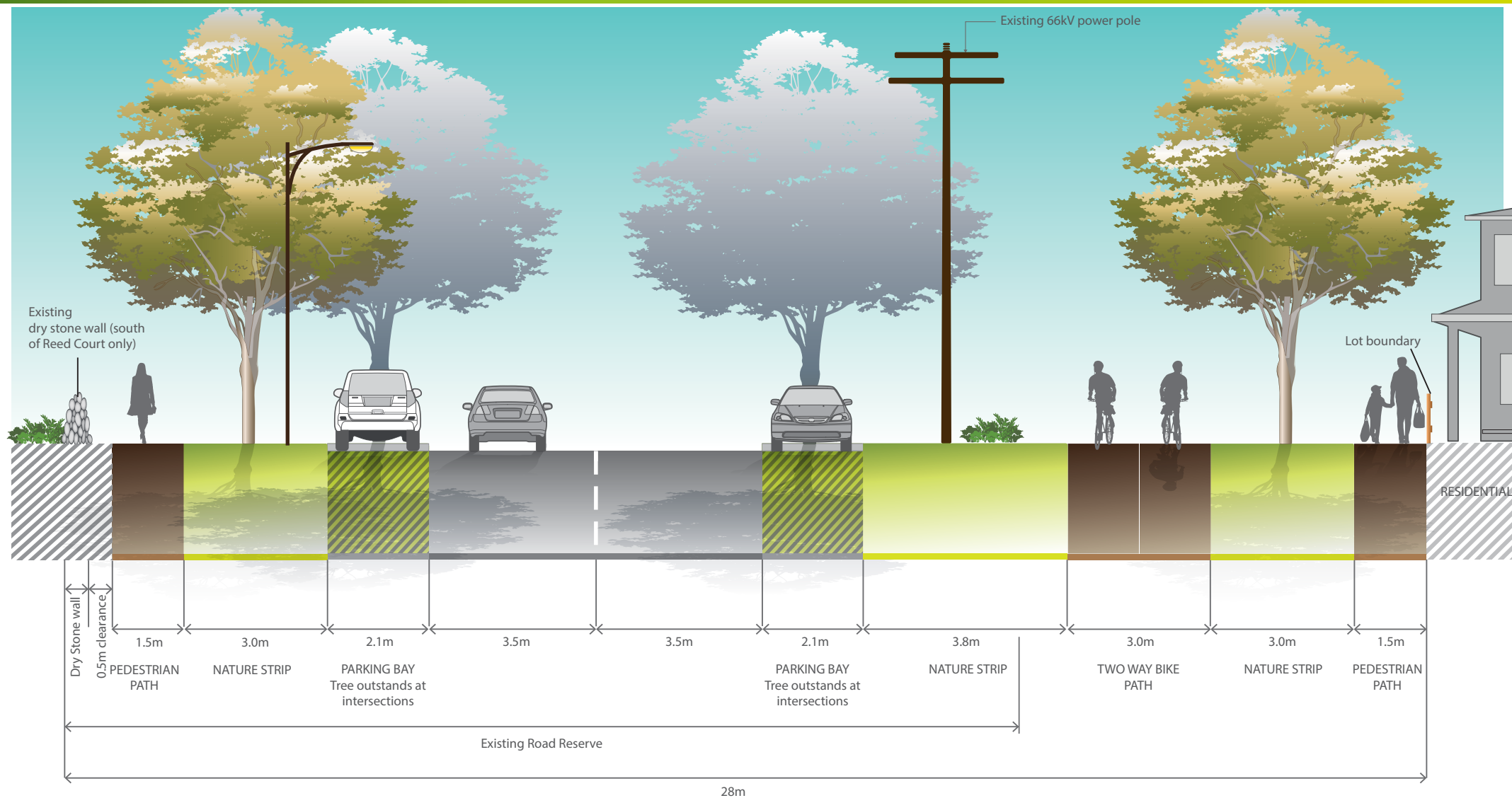


NOTES:

- Minimum street tree mature height 12 metres
- All kerbs are to be B2 Barrier Kerb as per Figure 008 in Engineering Design and Construction Manual for Subdivision in Growth Areas
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.

Section 6

Sinclair Road Connector Street - Existing Road Reserve



NOTES:

- Minimum street tree mature height 12 metres
- All kerbs are to be B2 Barrier Kerb as per Figure 008 in Engineering Design and Construction Manual for Subdivision in Growth Areas
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.

Section 7
Sinclairs Road Connector Street (28m)