

SUNBURY SOUTH AND LANCEFIELD ROAD PSPS:

PROPOSED ADDITIONAL DIRECTION FOR DEVELOPMENT WITHIN RESIDENTIAL CONCEPT PLAN AREAS

The VPA propose to include additional Objectives, Requirements and Guidelines to provide additional direction around the implementation of the updated residential concept plans. The proposed changes are outlined below:

Sunbury South PSP - Affected Concept Plans:

- *Gellies Road Residential*
- *Harker Street Residential*
- *Harpers Creek Residential*

RESIDENTIAL CONCEPT PLAN OBJECTIVES	
O1	Ensure that new development responds sensitively to any adjacent established residential areas, particularly in relation to access and character.
O2	Ensure that subdivision design and development positively addresses and responds to site characteristics, including sloping land, waterways and conservation areas.
O3	Support subdivision design that provides for appropriate local street network connectivity across parcel boundaries.

REQUIREMENTS	
R1	Street layouts of individual subdivisions must integrate to: <ul style="list-style-type: none"> • Form a coherent movement network across the wider precinct • Ensure no dwelling is disadvantaged by poor access to open space or community facilities.
R2	Staging of subdivisions must provide for the timely connection of road links between properties, as well as to the connector street, arterial road and off-road pedestrian and bicycle networks to the satisfaction of the Responsible Authority.
R3	Any local street connections to the north of the Harpers Creek Residential Concept Plan area (Jacksons Hill) must be consistent with the local access street functions of this road network, and not place unnecessary burden on the capacity of these roads, to the satisfaction of the Responsible Authority.

GUIDELINES	
G1	<p>Subdivisions should provide for inter-parcel connections to the local road network as reflected in the Residential Concept Plans, or a variation that:</p> <ul style="list-style-type: none"> • provides a similar degree of local connectivity; and • supports the future development of adjacent undeveloped parcels, <p>to the satisfaction of the Responsible Authority</p>

Lancefield Road PSP - Affected Concept Plan:

- *Balbethan Residential Concept Plan*

RESIDENTIAL CONCEPT PLAN OBJECTIVES	
O4	Ensure that new development responds sensitively to any adjacent established residential areas, particularly in relation to access and character.
O5	Support development which is site responsive, including providing for the retention of existing dwellings where relevant, and responding to existing parcel boundary constraints (this will likely to result in a lower density outcome across the concept plan area than 15 dwellings per hectare).
O6	Support subdivision design that provides for appropriate local street network connectivity across parcel boundaries.

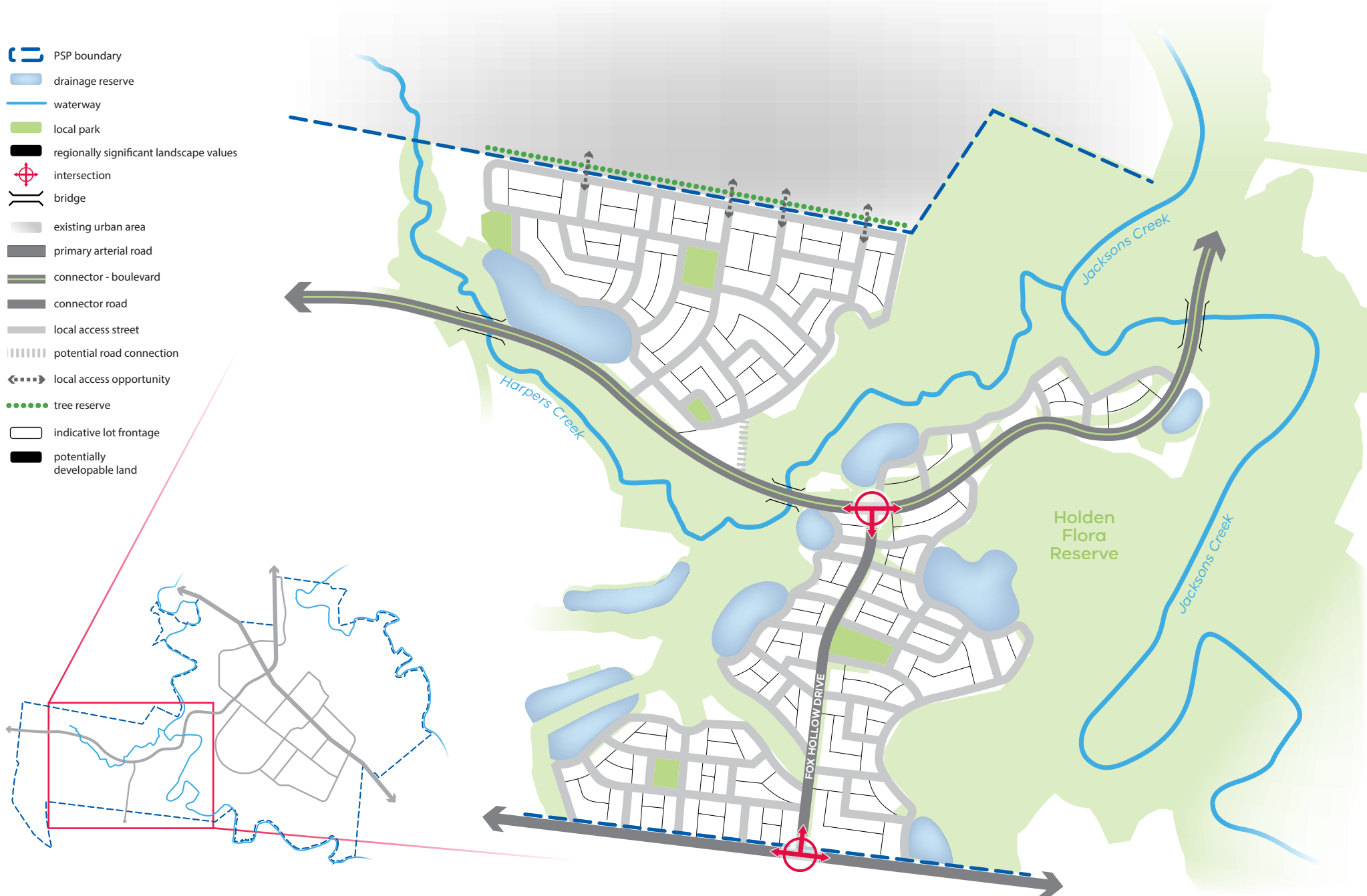
REQUIREMENTS	
R4	Staging of subdivisions must ensure that all lots have access to a connected pedestrian path network extending beyond the concept plan area, to the satisfaction of the Responsible Authority.
R5	Development must provide for the orderly upgrade of the existing connector road network to support development of fragmented parcels, to the satisfaction of the Responsible Authority.
R6	<p>Street layouts of individual subdivisions must integrate to:</p> <ul style="list-style-type: none"> • Form a coherent movement network across the wider precinct • Ensure no dwelling is disadvantaged by poor access to open space or community facilities
R7	Staging of subdivisions must provide for the timely connection of road links between properties, as well as to the connector street, arterial road and off-road pedestrian and bicycle networks to the satisfaction of the Responsible Authority.
R8	Any local street connections to the south of the concept plan area must be consistent with the local access street functions of this road network, and not place unnecessary burden on the capacity of these roads, to the satisfaction of the Responsible Authority

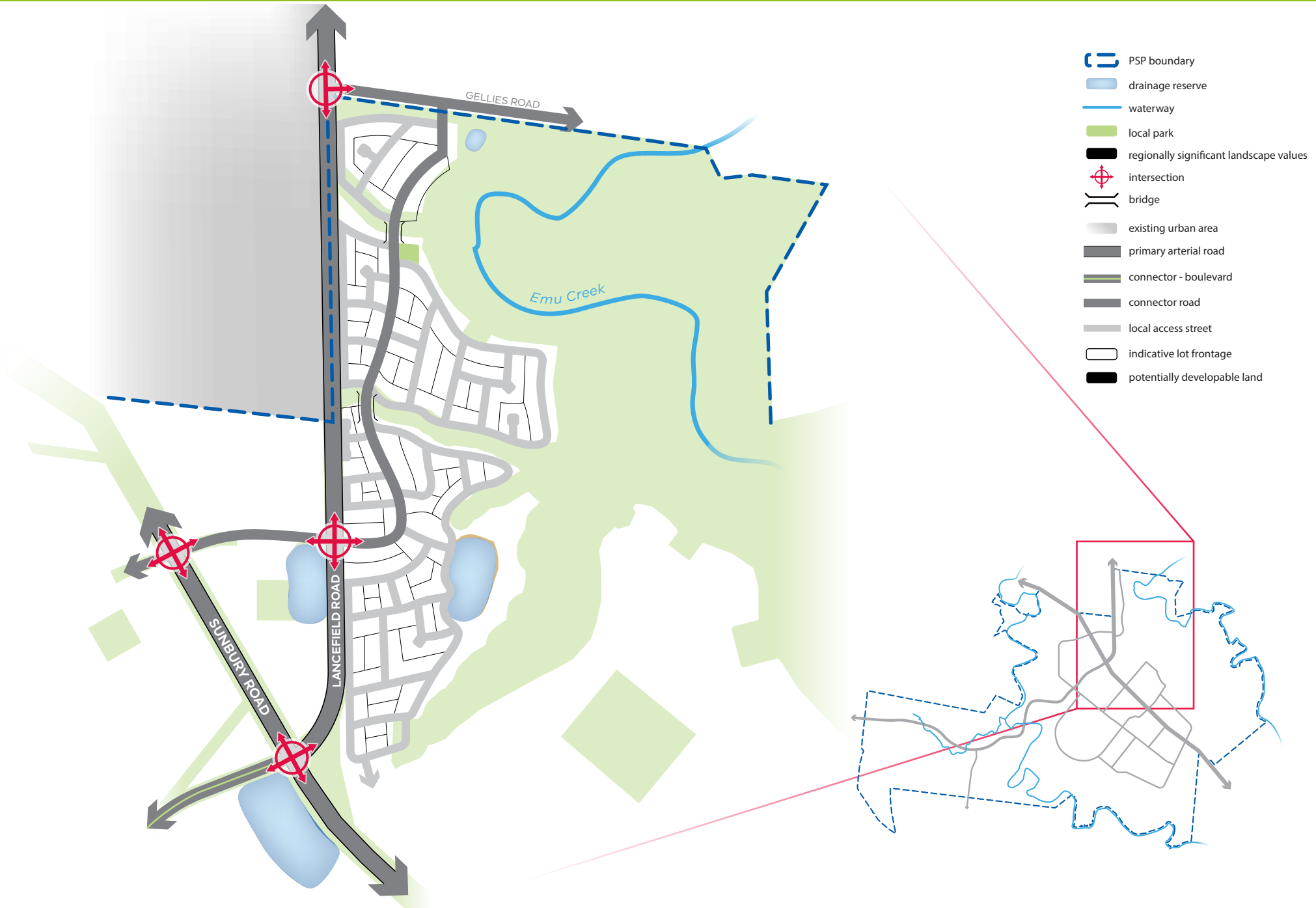
GUIDELINES	
G2	<p>Subdivisions should provide for inter-parcel connections to the local road network as reflected in the Balbethan Residential Concept Plan, or a variation that:</p> <ul style="list-style-type: none"> • provides a similar degree of local connectivity; and • supports the future development of adjacent undeveloped parcels, <p>to the satisfaction of the Responsible Authority</p>
G3	<p>Development abutting the southern edge of the concept plan area should respond sensitively to the existing low density residential development to the south, including provision of larger properties to limit direct property abutments and sensitively designed landscaping and fencing (including post and wire).</p>

- precinct boundary
- residential
- conservation
- regionally significant landscape values
- lookout point (uncredited)
- break of slope
- electricity transmission easement
- sewer easement
- access street
- pedestrian access



-  PSP boundary
-  drainage reserve
-  waterway
-  local park
-  regionally significant landscape values
-  intersection
-  bridge
-  existing urban area
-  primary arterial road
-  connector - boulevard
-  connector road
-  local access street
-  potential road connection
-  local access opportunity
-  tree reserve
-  indicative lot frontage
-  potentially developable land





-  rail reserve
-  tree reserve
-  local park
-  existing roads (upgrade required)
-  Local Convenience Centre
-  medium density housing opportunity
-  potential local road connection only
-  bridge connection
-  existing title boundaries
-  signalised intersection
-  left in/left out
-  sensitive interface with low density residential
-  local street access subject to grade separation design
-  existing shared path

