



Mitchell Shire Planning Scheme Amendment C106

Urban Design & Landscape Evidence
prepared by Craig Czarny, Hansen Partnership

July 2020

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View from the Spring Hill Cone facing to the north-west

Expert Witness Statement

1. Authors name & address

Craig Czarny: Director Hansen Partnership

Level 4, 136 Exhibition Street, Melbourne

2. Expertise of author

Urban Design & Landscape Architecture (refer Appendix A)

3. Other contributors to this report

Pat Iwanyszyn – Senior Urban Designer Hansen Partnership

Tien Tran – Landscape Architect - 3D Modeller Hansen Partnership

4. Subject of expert witness report

Amendment C106 to the Mitchell Planning Scheme

5. Date of the report:

4th July 2020

6. Date of site visits and inspections:

16th June 2020

7. Subject property, the address of that property:

Beveridge North West PSP

8. Party for whom the report has been prepared:

City of Greater Dandenong Mitchell Shire Council

9. the person from whom you received your instructions:

Maddocks Lawyers



View of the Beveridge North West PSP site from the north

Introduction

1. My name is Craig Czarny and I am a director of Hansen Partnership. I have over 30 years' experience in urban design and landscape projects. I hold a Bachelor degree in Urban Planning and a Masters degree in Landscape Architecture and have provided urban design and landscape planning advice on a number of important Projects of varying scale. Projects that I have managed have received awards from Planning Institute of Australia (PIA) and Australian Institute of Landscape Architects (AILA). I have also served as a sessional lecturer at Melbourne University, a sessional member of Planning Panels Victoria and judge of local and international Projects. I am a Registered Landscape Architect with the Landscape Professions Registration Board (Reg No. 852) and Fellow of the Planning Institute of Australia. My CV is at Appendix A.
2. I have a strong appreciation of urban design and landscape character matters, having prepared visual assessments, urban and landscape design frameworks and character studies for urban precincts, townships and landscapes in urban and natural settings across Victoria and Internationally. I have also undertaken numerous evaluations of projects across regional Victoria and prepared landscape and visual impact assessments under the requirements of the Victorian Planning Provisions, including assessments of developments, buildings, roads, quarries, windfarms, telecommunication and other public infrastructure.
3. On this occasion, I have been engaged by Maddocks Lawyers on behalf of Mitchell Shire Council to undertake an urban design and landscape peer review of Amendment C106 to the Mitchell Planning Scheme. The Amendment seeks to implement the Beveridge North West Precinct Structure Plan (PSP) through the introduction of a new Schedule 3 to the Urban Growth Zone to the Mitchell Planning Scheme.
4. In undertaking my assessment, I have inspected the site and surrounds on a number of occasions, most recently on 16th June, 2020 and reviewed background in relation to Amendment C106 published through the exhibition period (and available on the VPA website). I have also inspected relevant Policies of the Mitchell Planning Scheme and submissions received following exhibition of the proposed Amendment C106.
5. In summary, my independent review of the Beveridge North-West PSP and associated Amendment documentation is that the proposal is worthy of support, however important refinements are required to ensure recognition of the existing place values and successful implementation of neighbourhood design. My assessment, in light of relevant submissions has determined that the northern 'Landscape Values' land within the PSP area is both significant and sensitive, requiring more rigorous land management and control under the PSP to ensure its continued role and integrity. Further, I believe that the PSP needs to provide greater detail in relation to future public open space, town centre and residential neighbourhood design to ensure the progressive realization of a new development area that is bespoke to the setting. While the proposed Amendment is one that is strongly supportable in generic terms, I believe that greater clarity and design thinking is required to ensure the creation of an ambitious new neighbourhood vision as espoused.

Existing Conditions

6. The Amendment C106 land applies to the south of Wallan and north of Beveridge within the Melbourne Metropolitan Urban Growth Boundary, comprising a future development area of approximately 1,254ha. The land is defined by the Hume Freeway (east), Camerons Lane (south), Old Sydney Road (west) and extension of Hadfield Road West (north). It is currently used for agricultural purposes with homesteads, a reservoir and smaller dams. The landscape is notable for its varied topographical character, with areas of flatter undulating terrain in the south, waterways and rising hills to the west, with stark rising volcanic cones to the north-east that contrast with a broad northern floodplain. This varied topography forms part of a suite of projecting geological features beyond the PSP boundary. Unlike other Northern Growth Corridor PSP areas, this land has unique attributes that demand careful attention when devising new development concepts.



Amendment C106 Area



Views towards the PSP area from south Wallan

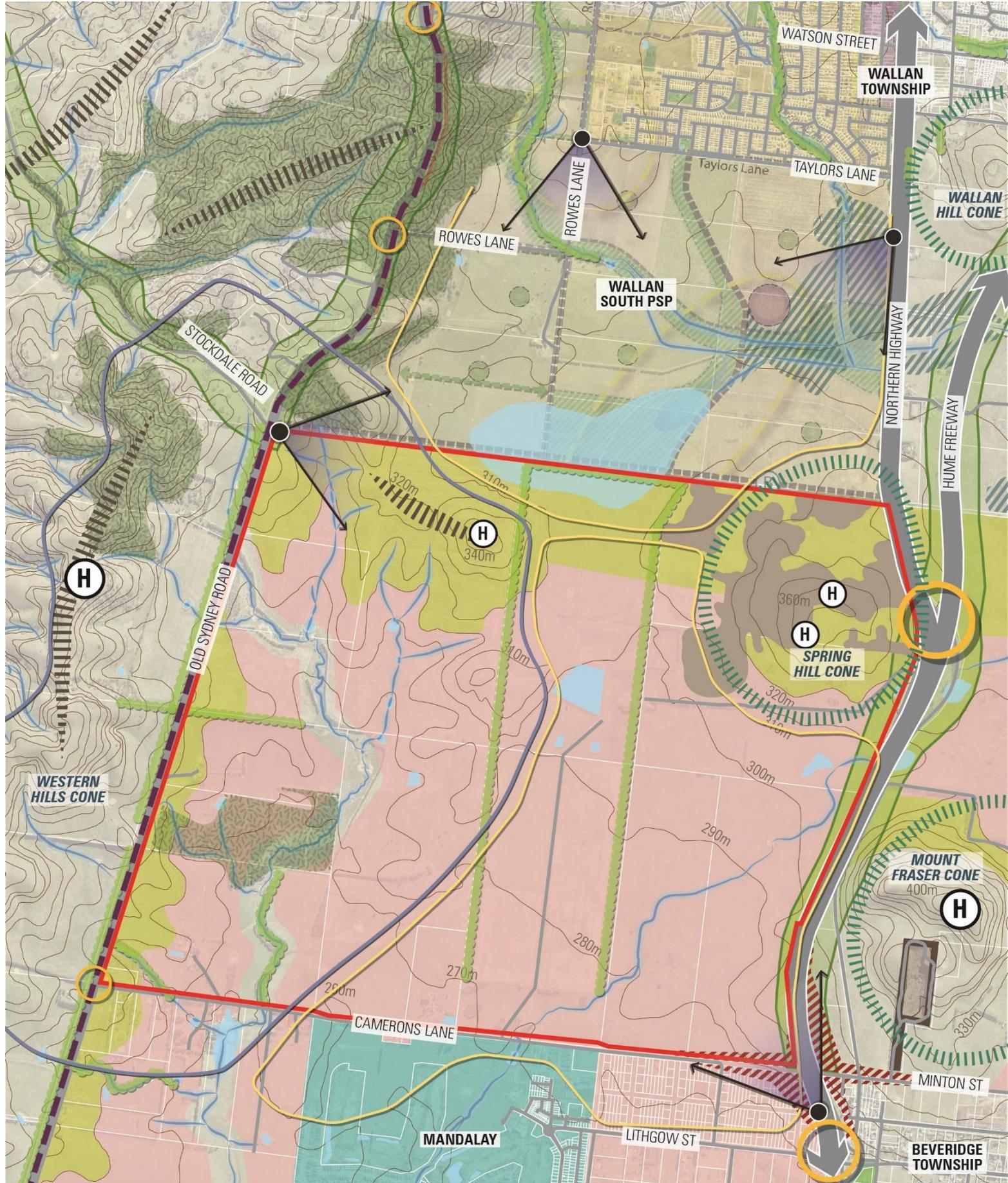
7. The Amendment area has the following interfaces:

- To the **north**, is land within Farming Zone forming part of the future Wallan South PSP area which extends to the north of Beveridge North West, bound by Hume Freeway (east) and Old Sydney Road (west). Currently being used for agricultural purposes, the land has been earmarked for future urban development. The Wallan Town Centre Master Plan and Urban Design Framework in Clause 21.11 (Wallan) identifies a framework for development which predominantly includes 'Conventional Residential – Potential' and 'Waterway Corridor / Retarding Basin – Potential'.
- To the **east**, is the Hume Freeway - a principal link between Melbourne, northern Victoria and other State capital cities to the north – and a major National tourism route. The Freeway alignment at this location has been carefully designed to wind around and between existing topographical features. Beside the Freeway to the east is the Beveridge North East PSP area – earmarked for future urban development. Currently land in this area is used for agricultural purposes and includes a quarry. Mount Fraser – another rising volcanic cone (and largest) is a notable feature of the area to the east.
- To the **south** is Camerons Lane, a sealed local road along the southern boundary of the PSP area. Beyond is agricultural land and the Mandalay Golf Course and integrated housing precinct (in the CDZ2). Development patterns are disparate at this interface, with Mandalay being first, followed by Beveridge Central to the south-east (completed) and Beveridge South-West PSP (not yet started).
- To the **west** is Old Sydney Road, which is a sealed local linear road which lies along the western extent of the Urban Growth Boundary – with the constraint of rising western hills beyond. The road is fringed by thick vegetation in parts and rises gently to the north before shifting to a winding profile.

8. In urban and landscape character terms (refer to the Place Values overleaf), the Amendment area is attractive open pastoral land offering vastly different 'experiences' owing to the different topology, geology and vegetative conditions of the land (in very limited ownership). The land appears to be particularly well managed and in good agricultural condition. It is highly exposed in strategic viewshed from both internal and external viewpoints.



Views from within the PSP high point looking east to Cones



Legend

Subject site		Land Subject to Inundation (LSIO)		Contours		Urban Growth Zone (UGZ)	
Urban Growth Boundary		Public Acquisition Overlay (PAO)		Ridgelines		Rural Conservation Zone (RCZ)	
Junction		Vegetation Protection Overlay (VPO)		High point		Comprehensive Development Zone (CDZ)	
Major road		Open Plan Character Area		Watercourse			
Key Views		Creek Side Hills Character Area		Outcrops			
Cone Character Area		Existing vegetation		Existing quarry			

**Amendment C106
Mitchell Planning
Scheme**
Place Values



Project Ref: 20200171
 Dwg No.: UDD-001
 Scale: 27000 @A4
 Date: 02.07.2020
 Revision: A

Planning & Design Framework

9. The Beveridge North West PSP land is presently located within 3 separate Zones, including:
10. The **Urban Growth Zone (UGZ)** applying to large open parts of the land. The purpose of the UGZ is:
 - *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.*
 - *To provide for a range of uses and development of land generally in accordance with a precinct structure plan.*
 - *To contain urban use and development to areas identified for urban development in a precinct structure plan.*
 - *To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs.*
 - *To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.*
11. The **Rural Conservation Zone (RGZ)** applying to the northern fringe of the land. The purpose of the RCZ is:
 - *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To conserve the values specified in a schedule to this zone.*
 - *To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.*
 - *To protect and enhance natural resources and the biodiversity of the area.*
 - *To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.*
 - *To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.*
 - *To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes*
12. The **Urban Floodway Zone (UFZ)** applying to the western waterways. The purpose of the UFZ is:
 - *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To identify waterways, major flood paths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding.*
 - *To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.*

13. Relevant Planning Policy and Provisions regarding landscape and urban design include (refer Appendix B):

- Clause 12 – Environmental and Landscape Values;
- Clause 15 – Built Environment and Heritage;
- Clause 16 – Housing;
- Clause 21.02 – Settlement;
- Clause 21.03 – Environmental and Landscape Values;
- Clause 21.06 – Built Environment and Heritage;
- Clause 21.07 – Housing; and
- Clause 21.11 – Local Areas for Beveridge and Wallan

14. The following reference documents are relevant to the application:

- Urban Design Guidelines for Victoria, DELWP (2017);
- Victorian Government, Urban Design Charter (2010).
- Precinct Structure Planning Guidelines (2013)
- Wallan Structure Plan (Amendment C108)- December, 2015
- Wallan Town Centre Master Plan and Urban Design Framework (2016)

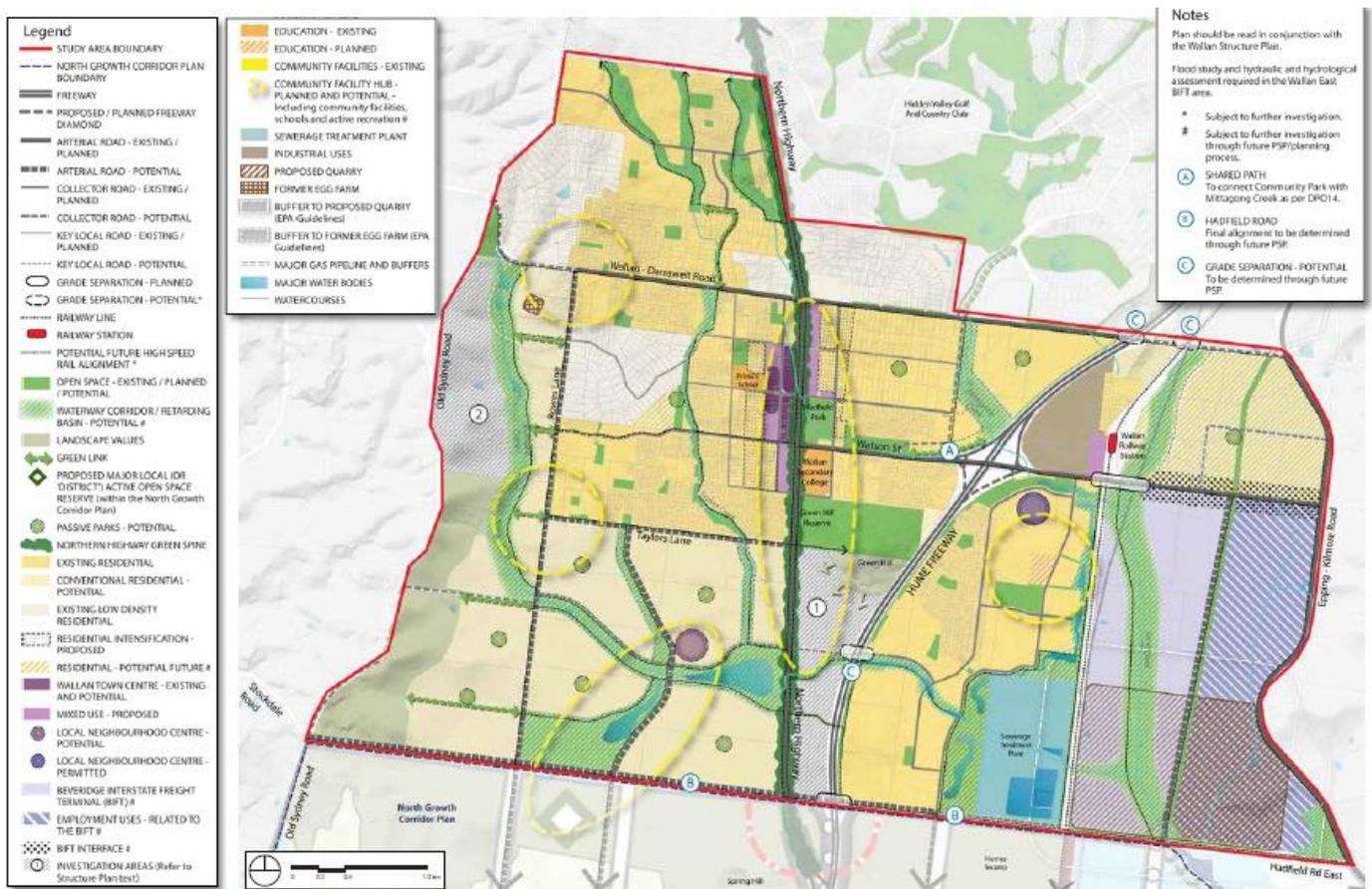
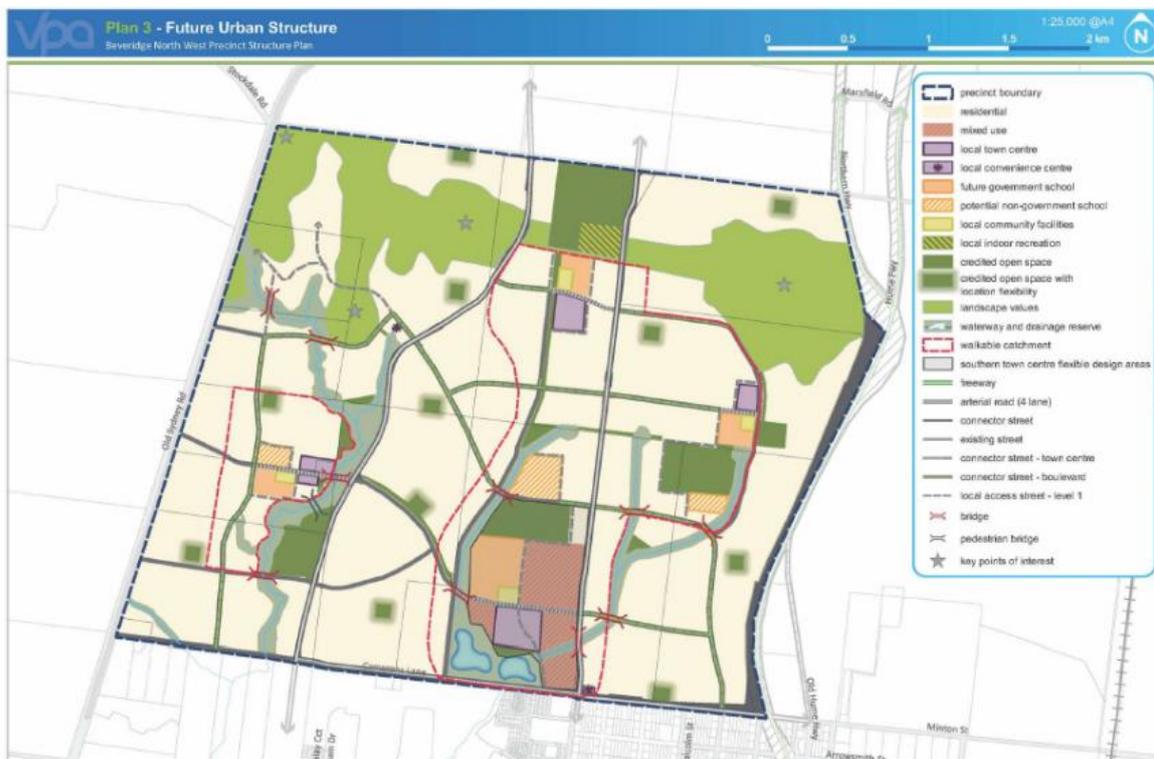


Figure 02. Future Urban Structure Plan

Excerpt from Wallan Structure Plan, representing future growth to north of PSP Area

The Proposed Amendment

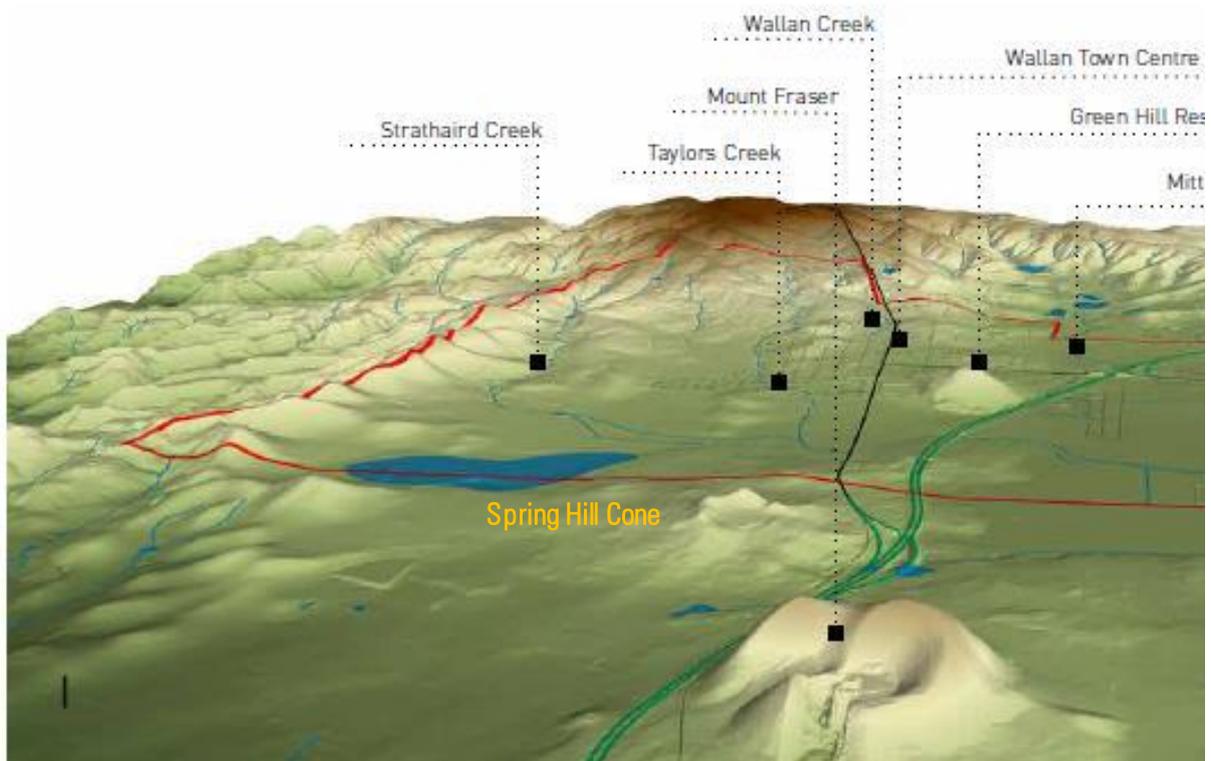
15. The proposed C106 Amendment to the Mitchell Planning Scheme seeks to implement the Beveridge North West Precinct Structure Plan (PSP) by introducing a new Schedule 3 to the Urban Growth Zone to the Mitchell Planning Scheme (the Scheme) and applying it to the precinct.
16. More specifically, Amendment C106 proposes the following changes to the Mitchell Planning Scheme:
 - *Rezones land in the amendment area from Urban Growth Zone, Rural Conservation Zone and Urban Floodway Zone to UGZ3 and Rural Conservation Zone (RCZ).*
 - *Inserts Schedule 3 to Clause 37.07 Urban Growth Zone (UGZ) into the Mitchell Planning Scheme.*
 - *Inserts Schedule 4 to Clause 43.03 Incorporated Plan Overlay (IPO) into the Mitchell Planning Scheme.*
 - *Deletes the Erosion Management Overlay (EMO) and Vegetation Protection Overlay Schedule 1 and Schedule 2 (VPO1, VPO2) from land in the amendment area.*
 - *Incorporates the “Beveridge North West Precinct Structure Plan, August 2019” into the Planning Scheme by listing it in the Schedule to Clause 72.04.*
17. The Amendment C106 includes exhibited documentation that is relevant to urban design and landscape assessment matters. Key documentation includes:
 - *Beveridge North-West Landscape and Visual Assessment, Planisphere Planning and Design, 2014;*
 - *Beveridge North West Background Summary Report, VPA, 2019; and*
 - *Beveridge North West Precinct Structure Plan, VPA, 2019.*



Plan 3: Future Urban Structure of PSP

PSP Urban Design and Landscape Assessment

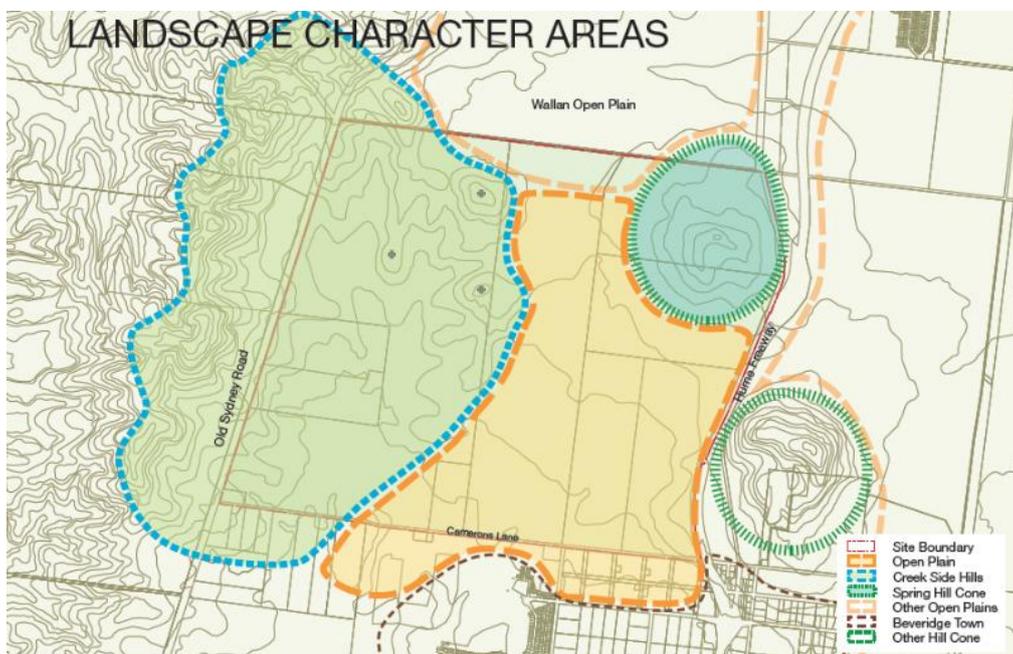
18. Firstly, and in advance of any detailed commentary on the proposed Beveridge North-West Precinct Structure Plan and associated Amendment C106 to the Mitchell Planning Scheme, I acknowledge that background documentation provided demonstrates a broadly supportable urban planning proposition for greenfield urban growth and the effective application of sound land planning principles for orderly urban development within Metropolitan Melbourne. The PSP land in question has been identified for more than a decade as an area for future urban expansion (indeed at one point its northern boundary served as the urban growth limit), and subsequently has been carefully examined as to its capacity to support new neighbourhood design and development. The VPA in tandem with relevant agencies and stakeholders have advanced a PSP concept which seeks to respond to the particular opportunities and constraints of the land. I accept that the PSP concept and process has been undertaken in a legitimate manner, supported by adequate background analysis – with an outcome that is generally supportable - however my assessment has highlighted a suite of important urban design and landscape issues that require attention (and subsequent Amendment refinement). As set out in Council’s submission (Submission 27) following exhibition of the proposed Amendment – and in review of other submissions to the exhibited Amendment – greater clarification of PSP outcomes is sought to ensure that new neighbourhood(s) will over time evolve as places that are both functional and amenable, importantly to respond to the unique attributes of the land. The following key urban design and landscape themes and issues (refer overleaf) have been identified for review.



Excerpt from Wallan Structure Plan – representing the key topographical qualities of the town (PSP area in bottom left corner) – Spring Hill Cone annotated by author

Landscape Values Land

19. A large contiguous belt of land within the northern part of the PSP is identified as 'Landscape Values' in Plan 3- Future Urban Structure. This designated area is aligned from east to west across the precinct, broadly embodying the topographical features of the Spring Hill Cone (to the east) abutting the Northern Highway and Hume Freeway junction and the Western Creekside Hills dissected by the linear alignment of Old Sydney Road. This land is presently located within the Rural Conservation Zone (RCZ), which is sought to be maintained (albeit with a refined extent) through proposed Amendment C106. Despite the very detailed examination and review of landscape features within the PSP area (notably through the Beveridge North-West Landscape and Visual Assessment – September 2014 – the LVA), **they do not appear in the PSP to be particularly clearly designated in terms of its role, function or opportunity**. In contrast to other areas within the PSP informed by the proposed UGZ3 - where planning directions and development parameters are more defined, there is ambiguity with respect to the stated ambition for protection of important landscape attributes. In my opinion, these require clarification through this Amendment review process – and not at a later time to be determined by future application or speculative initiatives.



The 3 Landscape Character Types of the PSP Area

20. Both the PSP and background documentation has acknowledged the importance of a series of landscape features in the PSP study area, including the relationship between topographic features within and beyond the PSP boundary – with reference to the 3 recognisable cones lining the Hume Freeway. Notably, the LVA Study from 2014 highlights the 'significance' of the Spring Hill Cone, in the context of the 3 recognised 'landscape character areas'. This thorough baseline LVA review recognised the 'visual significance' and 'landscape significance' of the Spring Hill Cone in context and **determined the Cone to be 'significant enough to remain undeveloped them to be used as public open space'**. (Planisphere p.53).

21. The extent of the proposed RCZ to be applied to the Spring Hill Cone and the elevated Western Hills within the PSP area (compared to the existing RCZ alignment) has been substantially curtailed. In my view, any refinement sought to the RCZ (in favour of the UGZ and therefore residential and other development opportunity) must be justified. In available documentation, the **PSP does not demonstrate how the RCZ has been ascertained or the degree to which (in 3 dimensions or in the 'viewshed') development affects the integrity of the site's most important scenic features.** Given the vision for the PSP (Chapter 2 – Outcomes) is for an area to be 'defined by a high quality residential neighbourhoods – located between ridgelines, prominent volcanic cones and rolling hills' - it would in my view be apt to forensically measure the extent of development rising on upper slopes of these important hills. Further, clarity must be provided with respect to the 'possibilities' within the RCZ at these elevated locations to the benefit of the future incumbent community. I have identified 3 key themes of interest as follows:

a. A Contiguous Network

- The Beveridge North-West PSP – Future Urban Structure (Plan 3) very clearly recognizes the significance and capacity of the east-west aligned 'green belt' linking elevated topography to the east at the Spring Hill Cone linked with the rising slopes of the Western Creekside Hills. This green network – identified in the PSP for its 'Landscape Values' is not a new concept – but one founded in the existing RCZ. It is at this juncture unclear as to the status of the green link – forming part of private tenure or public open space in part. Rather than conceiving the elevated topography to east and west as separate entities, both background work and PSP is unambiguous in demonstrating visual and physical 'connectivity and linkage' between these 2 (or more) key 'points of interest'. It would in my view be appropriate to **define the extent of land within the 'Landscape Values' area to be attributed to public realm** – in particular given the background recommendation of the LVA that (the Cone) support such functions. This should be clearly articulated in the PSP – and not subject to future negotiation with landholders.

- I consider the 2014 LVA prepared by the VPA to be credible in its methodology and findings (importantly in advance of PSP preparation) and clear in its definition of the Cone and its relationship with other land within the PSP area. **The notion of clear public 'links' between the Cone and other elevated locations within the PSP designated 'Conservation Zone of Open Space' is in my view a key gesture within the Plan, and an idea commonly applied in urban precincts set within sometimes dramatic physical contexts (ie Mountains and Coastlines).**



Famous Arthurs Seat Public Reserve – Edinburgh, Scotland

- My concern is that the proposed 'contiguous network'—including both the land identified for 'Landscape Values' and that illustrated as 'Credited Open Space' is compromised. The proposed PSP identifies substantial areas of residential development, credited open space (active), a local indoor recreation facility (building) and at least 2 arterial (4 Lane) north-south aligned roads within this belt which (together) have the capacity to **diminish a reading of this important landscape relationship**. I also note that the land (in part) is proposed to have an IPO applied in support of Kangaroo Habitat and Management. Having regard to these important landscape and environmental ambitions, it would in my view be more appropriate for a more spacious linkage (of greater dimension than the 20-30m shown immediately to the south of SR-01 and CI-05 on Plan 7 – Open Space and Community Facilities).

b. Potential for Cone Encroachment

- The extent of the 'Landscape Values' land— particularly around the Spring Hill Cone and adjoining development as set out in the PSP is a critical matter of interest. Some submitters have indicated capacity for housing to rise up beyond the boundary identified in the PSP. While I accept that this needs to be reviewed, it is not appropriate to confine the study to the 'peak' alone. The planning principal of protecting hilltops is not new. Canberra's design (in particular outer growth) was underpinned by retention of foothills and elevated ridgelines. This is manifested in Melbourne's north and south-east (ie Epping and Casey) where hilltops are set aside as public and/or crown managed conservation areas. In each instance, I note that it is **not the hilltop alone (or peak) that is acknowledged, but a landscape context of rising slopes** which permits an appreciation of a broader landscape.



3 dimensional contour settings are required in order to maintain reading of the Cone in its context -recommended RL326 to building top.

- It is appropriate to identify a contour (RL) on the Cone to limit development encroachment. Submitter 24 supports rising uphill on the south side of the Cone beyond the level of the existing Homestead (RL 333) - **I disagree and believe that development should be contained below (roofline) 326 RL based on modelling and photographic review**. It is essential not to isolate the hilltop— but ensure 'leading slopes' form part of an area of exclusion (as recommended in the 2014 LVA). I note the proposed alignment of a road at the south-west edge of the proposed RCZ within the PSP (rising northward from LP-24 on Plan 7). This is another example of an insensitive topographical approach - where its alignment rises sharply from 329 RL, then turns down a steep incline to the west. Clearly these investigations and infrastructure design should be underpinned with thorough investigative visual impact assessment.

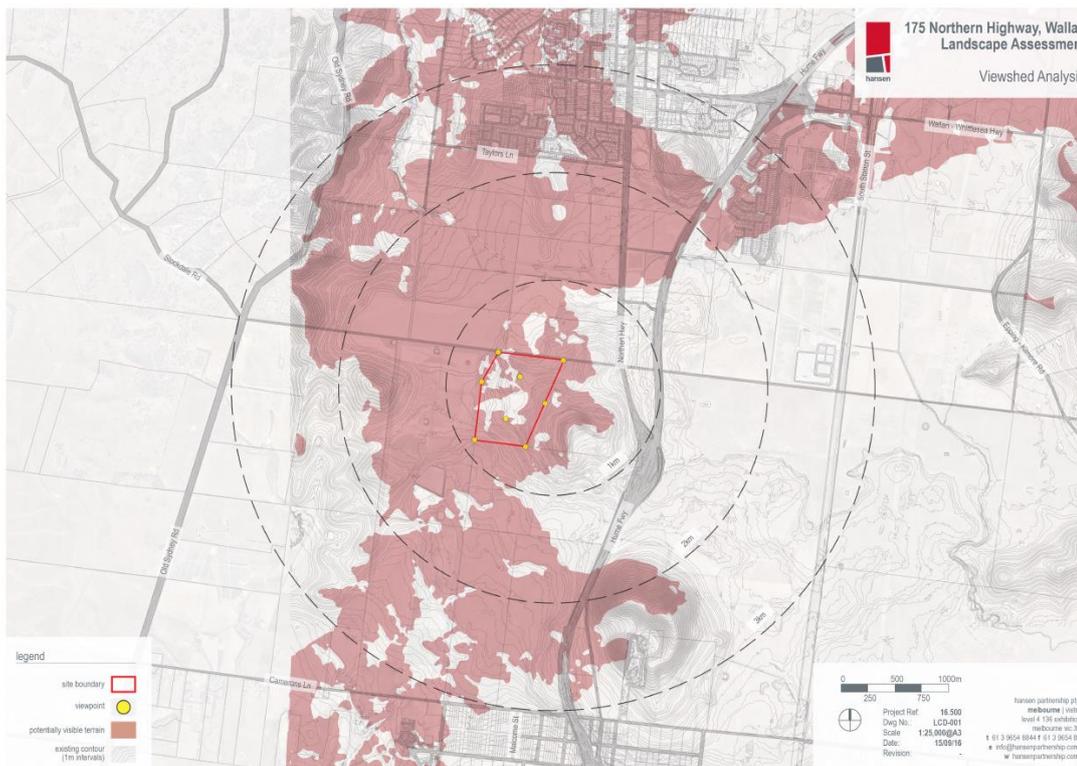
c. *A Proposed Quarry*

- Some attention in PSP submissions has been drawn to the potential for quarrying (extractive industry) works on the western flank of the Spring Hill Cone. My interpretation of the PSP documentation is such that the **Beveridge North-West PSP clearly does not propose (or support) a quarry in this location** – rather it identifies the potential quarry in Plan 2 - Precinct Features only based on an existing Works Approval (W1473). The Future Urban Structure of the PSP (Plan 3) does not represent any such initiative, indeed the land in question is specified for residential development and landscape values (in part under the proposed UGZ3). I note that such a use is prohibited under the proposed GRZ as applied under the UGZ3.
- Submitter 20 presents documentation in support the quarry across both existing RCZ and UGZ land which forms part of the current Planning Application. The Application seeks a 4 stage works initiative over 30 years with corresponding land rehabilitation. **On a first principles land planning basis, I believe that there are fundamental conflicts in the establishment of an extractive industry with a designated new neighbourhood design.** While I understand the concept of a development sequencing, progressive works and evolution of a quarry land - the definition of the proposed works (and associated EPA buffers of 500m) contravene the very foundation of new development area planning. If applied to the existing PSP development configuration, large areas of proposed housing, a local town centre, government school, active parkland and community facilities would fall within close proximity of quarry works and be subject to buffer constraints. Neighbourhood design in new growth areas is underpinned by the establishment of ambitious new character qualities and highly amenable liveable places. I question how an operating quarry can be compatible with these ambitions.
- The proposed quarry (based on Permit Application) is located within an area of sensitivity previously identified by the VPA (LVA 2014) – deemed to form part of the Spring Hill Cone. Irrespective of whether neighbourhood design and development in the northern parts of the PSP occurs within the lifespan of the quarry operations, the **values of the Spring Hill Cone and its conservation/open space functions are likely to be compromised irreparably.** As noted above, landscape values do not apply to the Cone peak alone, but the smooth rising slopes leading to it. To this end, substantive interruption of base and rising slopes of the Cone will be detrimental. This is pertinent when considering substantive manipulation of existing landform (as intended through quarrying and final rehabilitation as a flat pad - with stepped battered cutting). Such landform is quite abrupt compared to the acknowledged 'smooth pastured landform typical of Hill Cone rising from the Valley'.



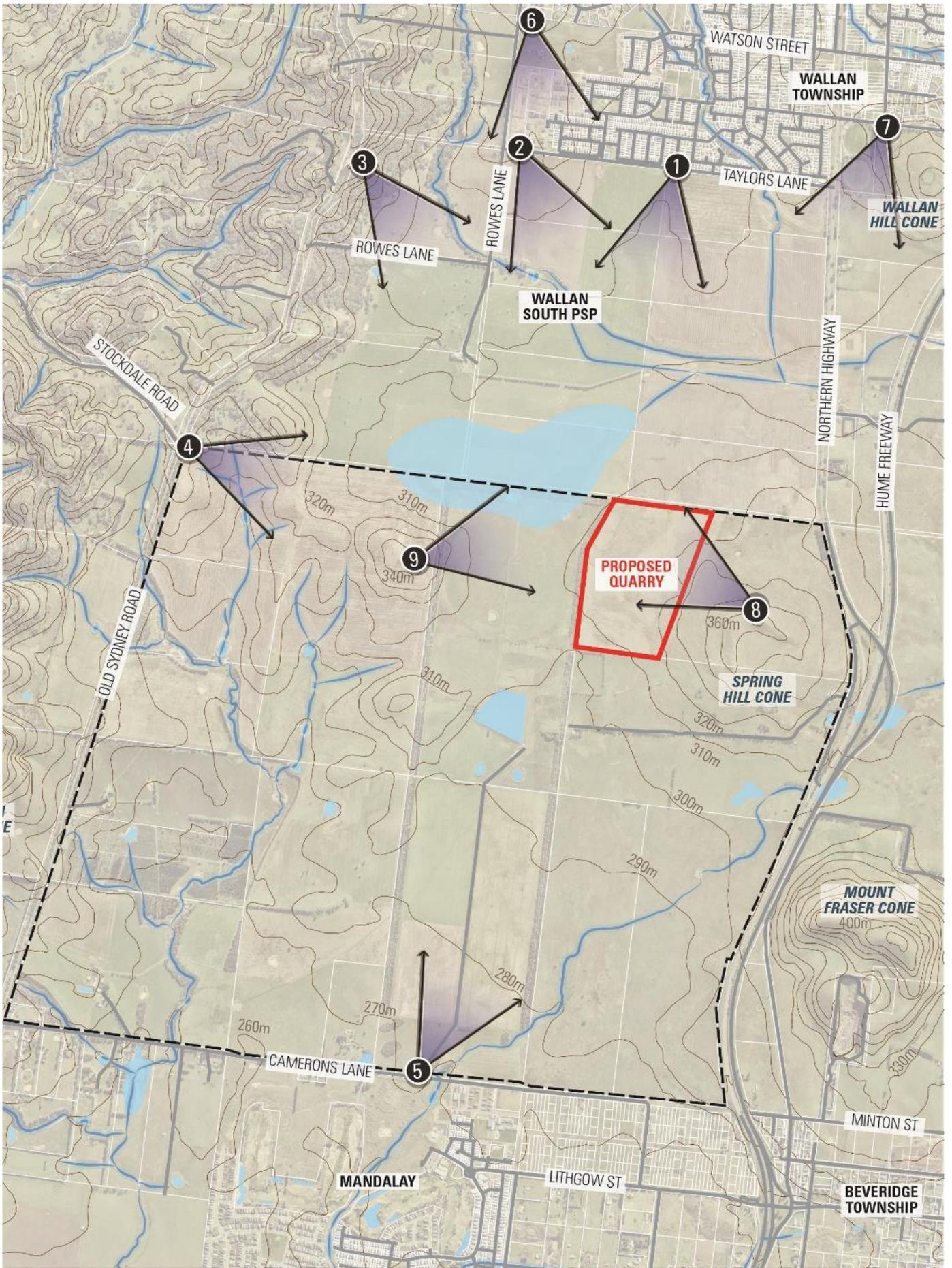
Proposed quarry site (red – item 2) in relation to Cone extent

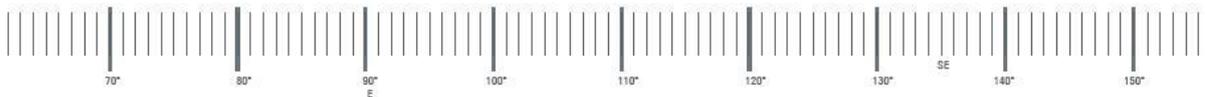
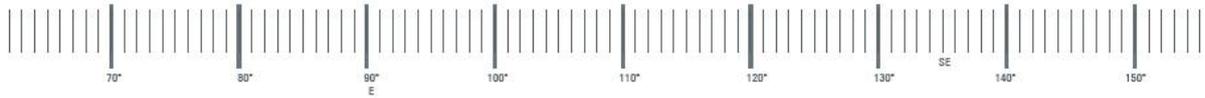
- At the request of Council, I have conducted a **Preliminary Landscape and Visual Impact Assessment** of the proposed quarry (Planning Application -Stage 4) as provided in Appendix C and D. This process utilizes photomontages of proposed works to evaluate the degree of impact on landscape values. Given the Spring Hill Cone is acknowledged within the site as being of the 'highest significance' (VPA LVA 2014) - any change in condition must be very carefully considered. To illustrate this approach, photomontages of the proposed works have been prepared from 9 vantage points around the proposed works, including 7 viewpoints (receptor locations) from the public realm outside of the site, and 2 locations within the PSP area identified as 'key points of interest'. These have been established based on a 'viewshed' analysis – sometimes referred to as ZVI (Zone of Visual Influence) in tandem with site investigations.



Viewshed or Zone of Theoretical Visual Influence

- The viewpoints overleaf and table represents a summary of the visual impact rankings, based on evaluation of photomontages. These illustrate that the proposed quarry will be visible (and therefore cause an impact) at close, medium and long range from within Wallan Township, the emerging Wallan South urban growth areas and at closer range within the Beveridge North-West PSP area – in particular from identified 'key points of interest' (nearby hilltops). While proposed works will not intervene into the skyline or exposed above the outline of the Cone (due to work and operation being typically underneath the existing grade), the **changes to the 'smooth rising' landform and the breadth of proposed works will in my view be dominating, particularly when viewed from within the PSP area at close to medium range.** Mitigation as proposed through buffer planting and earthworks are not in harmony the open smooth pastured landform of the place. Indeed, the significance of the Cone is notable for 'lack of planting'.





Example Photomontage – Existing V Proposed – View 9 – refer Appendix C for all views

View No	Location	Distance	Impact Ranking
1	Taylors Lane	1.8Km	Moderate
2	Intersection of Taylors Lane and Rows Lane	2.0Km	Moderate
3	Old Sydney Road	2.3Km	Moderate
4	Old Sydney Road	2.3Km	Substantial
5	Camerons Lane	2.5Km	Negligible
6	Rows Lane	2.6Km	Moderate
7	Green Hill Reserve	2.2Km	Limited
8	Top of the Spring Hill	0.3Km	Extreme
9	Point of Interest	0.9km	Extreme

View location and LVIA Evaluation

- Based on the above evaluation (refer Appendix C for evaluation process and criteria – including ranking levels). I consider the impacts on the landscape values of the setting to be significant, and unable to be mitigated appropriately from key receptor locations (vantage points) within close to medium range. While the proposed works do not interrupt an appreciation of the Cone peaks, it significantly erodes the integrity of the smooth rising slopes across a broad field of vision. I do not believe that it is appropriate to incorporate quarry works of this kind in this urban growth context – in particular where landscape values are so heavily relied upon as a character anchor for the PSP area.

Town Centres

22. The planning and design of Activity Centres within the Beveridge North-West PSP area is critical – as these nodes are a central tenet to establishment of intact communities and the provision of baseline services and facilities. The proposed Beveridge North-West PSP includes 4 Local Town Centres and 2 Local Convenience Centres. The proposed Local Town Centres 1 - 4 are typically multifunctional places, serving as opportunities for integrated mixed-uses, government and non-government schools, public open space, recreational services and selected areas of higher density housing (within walkable catchments). I accept that the PSP provides appropriate guidance as to the layout and manifestation of Local Town Centres to the east, north and west within the PSP area – however **detail is lacking in relation to the larger 'southern town centre' (LTC1) – which ironically is proposed to be exempt from the relevant provisions of the 'Urban Design Guidelines for Victoria'** (PSP 3.1.1 Image, Character, Landscape and Heritage – Guideline 2).



Southern PSP Concept – Plan 3

23. This is a critical flaw in composition of the PSP and a matter that can be easily rectified. VPA PSP Guidelines – Part 2 (Element 3) call for these matters to be specified at the PSP level – to the degree that **Town Centres should be illustrated** - 'Town centre urban design framework requirements will set out the critical design requirements for town centres in the precinct and would normally include a conceptual plan showing the location of key uses' – as illustrated in the Figure below. I have identified 3 key themes of interest as follows:

Figure 7: A conceptual town centre plan showing the location of key uses



Extract from Precinct Structure Plan Guidelines – Preparing the Precinct Structure Plan prepared by the Growth Areas Authority (2013)

a. **Southern TC - Flexible Design Area**

- Local Town Centre 1 (Southern) is proposed in the Future Urban Structure (Plan 3) of the PSP close to the Camerons Lane alignment, behind the foreground of open wetlands, surrounded by notable mixed-use areas. In my view, this is an entirely appropriate location for a future Town Centre of this magnitude at 9ha. In relation to its composition however – the **Southern Town Centre relies on an ambiguous set of 'ingredients' as set out in PSP Table 9 -in addition to a suite of somewhat generic design principles for Local Town Centres in Appendix 4.3.** In my opinion, it is essential that this Centre is specified to the degree that it can be successfully evaluated by Mitchell Planning Officers at a development application stage – with respect to its land use configuration, but more importantly in relation to 'image and character' (from the PSP theme) - its urban design attributes.
- There are minimum urban design requirements in my view to be designated for the configuration and layout of Local Town Centres of this kind and its mixed-use context (assuming a combination of function beyond just higher density housing). These include the configuration of the urban block networks including streets, building address and service access requirements. It is also appropriate to designate building heights and public space networks – commensurate with other Centres as identified in this PSP. These are conventions in the established and emerging Activity Centres in Metropolitan Melbourne (subject to Urban Design Frameworks and Structure Plans) that should be clearly designated for this Centre. It is not in my view appropriate to rely on a later planning permit application or Development Plan outcomes to resolve such important issues – particularly where they may be promoted at the earliest phase in the development of the PSP implementation. **While I support a 'flexible framework', some baseline configuration is required to demonstrate Centre typology, relationships and interfaces.**

b. **Non-Commercial Integration**

- As illustrated across the PSP and in other growth areas in Melbourne – Town Centres are not just commercial footprints – indeed the definition of Centres encompasses the necessary integration with public facilities, infrastructure and adjoining or surrounding high density housing or mixed-use areas. This is fairly represented in the PSP Plan 3 – however (and again), I believe that **greater clarity is required in relation to the form, function and configuration of these areas** – and the interplay between core commercial functions and outlying employment mixed use and institutional functions.
- One of the key issues for Activity Centres is **commercial presence and Main Road address**. In the proposed PSP, the southern node is located 'inboard' at a cross junction some distance from the Camerons Lane to the south or the key north-south arterials. In these circumstances, it is important to confirm where commercial 'presence' will be established and how the function and format of mixed-use areas around it will be configured. While a 'flexible' approach may support this evolutionary concept – I believe that it is apt to confirm the preferred approach at this foundation stage in the planning process.

- Clear guidelines are provided in the implementation section of the PSP at 3.1.2 'Housing' for the provision of **affordable housing within walkable catchments** (Guideline G16). While I support this approach in principle, it is abundantly clear that large areas of mixed-use around the Southern Town Centre are the best placed to service this requirement. Whilst the PSP requires a 10% affordable housing designation, I believe that there is significant merit in focusing on these opportunities in the Town Centres where jobs, commercial and community facilities are concentrated. This is most apt to the south where large areas of mixed-use land (28ha) can be accommodated on multilevel development close to the facilities.

c. Walkable Catchments

- Consistent with PSP Guidelines and other relevant case studies, the Beveridge Northwest PSP includes a designation of different residential densities within the walkable catchment (30 dwellings per hectare). The **foundation for walkable catchments is found in the Town Centre – Design Principles (Principle 3)** – which notes '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'. The measure applied within the PSP (typically) is a 1 km radius.



PSP – Plan 3 overlaid with typical Walkable Catchments (500m and 1km)

- Unusually, the illustration in Plan 3 - Future Urban Structure of the **'walkable catchments' bear little relationship to this Town Centre radial approach** – and is varied according to topographical features or other influences. In my opinion, the identification of the walkable catchments in this PSP is neither logical or rigorous with respect to proximity and convenient access. In some instances, walkable catchment boundaries are abutting Centres, and in others, they are somewhat distant. In my view, the PSP should be adjusted to benefit the land that is immediately accessible to Town Centre locations. There is inadequate clarity as to the extent or rationale for walkable catchment alignment – and greater detail should be provided to ensure that pedestrian networks facilitate close convenient access to Town Centre services.

Neighbourhood Delivery

24. Further to the ‘threshold’ urban design and landscape issues raised by Council, there are also a series of discrete but nonetheless important issues with respect to neighbourhood design and delivery within the Beveridge North-West PSP that requires redress. In my review of the PSP, it is clear that **the VPA has adopted a rather generic approach to neighbourhood design** (for example distinguishing only between the UGZ and RCZ in the new Zone regime and then in the residential areas – the GRZ and RGZ). This template approach also applies to Town Centres – (4 Local Centres) without distinction in terms of character, image or context – despite the quite different physical opportunities that exist around each place.
25. While these issues may seem minor in the context of a large new community of over 45,000 people (including 16,200 new homes), placemaking and distinction between neighbourhoods is an important measure – particularly in a larger New Development Area (NDA) or Growth Corridor comprising more than one PSP. Neighbourhood design and distinction is typically manifested in the design of public infrastructure, such as roads, precinct entries, open spaces and civic facilities. In my opinion, it is **necessary for some articulation of these features to be distinguished within the PSP that draw on the unique natural, environmental and scenic qualities of the land** at the cusp of Wallan and the broader features of the Mitchell Shire (rather than Dry Stone Walling as outlined in Guideline G11 - and not evident on the land). I have identified 3 key themes of interest as follows:



What will be DISTINCTIVE about different neighbourhoods in this PSP area

a. **Main Road and Entry Infrastructure**

- Both existing and proposed boundary roads that fringe the Beveridge North West PSP area provide the critical access to proposed neighbourhoods and are central to (not just accessibility) the definition and image of the new neighbourhoods. In my opinion, **greater clarity is required in the PSP to confirm what infrastructure is to be provided** within the PSP and its forthcoming ICP.
 - Firstly, I note the **alignment of Old Sydney Road at the western boundary** of the PSP area. It represents an historic alignment and an important link between Melbourne and Wallan prior to the establishment of the Hume and Northern Highway. Its role and function is pertinent to the future PSP and neighbourhood. The existing road condition is substandard where it passes over undulating topography and incorporates challenging grades and earth cuts (particularly to the north beyond the PSP boundary). Within the confines of this PSP area, it would in my view be appropriate to accommodate for widening or improvement of the Old Sydney Road corridor – with due regard for existing roadside vegetation (i.e. within a central median) to accommodate for the future growth of this PSP area and area to the north (Wallan South).
-
- Old Sydney Road*
- Secondly, I note the important **northern boundary alignment which aligns with Hadfield Road West** (as a reservation extending from the east beyond the Hume freeway). This is the northern boundary of the PSP area and a critical connection to the emerging neighbourhood and Wallan South. This is an important address to the PSP area and a link to main Arterial roads leading to the north. While I appreciate that commitment of such infrastructure must also have regard to the Wallan South PSP area (to the north), in my view it is necessary for this item to be registered (in part) within this PSP and ICP.
 - Thirdly and finally, I note the critical address of the proposed PSP area to the Hume Highway to the south-east at **Camerons Lane - referenced in the PSP as the future 'Camerons Lane interchange'**. I understand this is deemed to replace the existing Lithgow Street underpass at Beveridge – so as to form part of a multipurpose connection across the Freeway into multiple neighbourhoods. This junction, or at least that part of it extending to the west is vital with respect to equitable access to the new neighbourhood and the identity of it as part of the contiguous urban area. The Camerons Lane Interchange represent an important 'gateway' to the neighbourhood and also a point of demarcation along the Hume Highway at the edge of Mt Fraser (and in between the iconic volcanic cones). It is a recognizable location and one that should be strengthened through important infrastructure design. Its inclusion in full or part in the PSP and ICP is in my view important.

b. Wayfinding & Community Legibility

- **Community wayfinding and legibility across the Beveridge North-West PSP** area is also vital – particularly where the area extends unfettered for some kilometres in each direction. In my view, this issue is not suitably addressed in the PSP or proposed Amendment C106 measures. While this applies firstly and foremost to the periphery of the new neighbourhood (at entry the definition at Camerons Lane and Old Sydney Road), it also applies at a more ‘granular neighbourhood’ level. Gateway and entry designations are identified on Plan 2 of the PSP – however these should be suitably represented on the Future Urban Structure (Plan 3) or the related Image, Character and Housing representation (Plan 5). Further, key entries from old Sydney Road and the definition of the future primary interchange at Camerons Lane are necessary entry designations.
- **Strengthened design guidelines should be incorporated into the PSP in Image, Character, Heritage and Housing Chapter** that reinforce the necessity for clear local wayfinding information, including signage – interpretation material and public facilities. There is a threat with such a large urban expansion area for ‘sameness’ across extensive residential development areas. It is clearly apparent in the character appraisal of the land (LVA 2014) of distinction between the northern reaches of the PSP area (with undulating topography and landscape features) – compared to the more even profile of land to the south towards Camerons Lane. To this extent, precinct specific public domain design guidelines and ‘character statements’ reinforcing distinction between 2 clear areas is warranted influencing the design of the public and private realm.

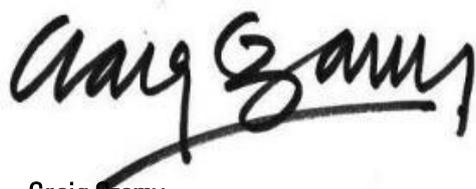
c. Open Spaces (Local) & Streetscapes

- The proposed PSP clearly designates a suite of community infrastructure as set out in Appendices (4.1 Precinct Infrastructure Plan). Amongst other matters, these include Local Open Spaces (Parks) – LP1-25 and Sport Reserves – SR1-4 across the study area. I understand that these are soundly based on community needs – however I believe that **greater care must be taken in identifying their locational attributes and particular conditions**. Council for example has identified LP4 on Camerons Lane to the south is one such case where greater care must be applied in a dedication of local park. Such local parks should (as the nomenclature indicates) serve the new local community, rather than be positioned at the very edge of it. In relation to LP 4, I do not believe that it should be positioned on the Main Road (Camerons Lane - close to the interchange with the Hume freeway), rather it should be positioned inboard so as to serve the local community. In contrast, I believe that it is entirely appropriate for major sporting reserves (such as the 4 identified within the PSP area) to enjoy a Main Road frontage. This is manifested to the north in SR-01 on the future Hadfield Road. Given the close proximity between SR 2, and 4 (3 major sporting reserves and facilities within 2 km), there may be strategic benefits in repositioning or distributing such assets.

- Finally, I note that Council has highlighted concerns as future condition of streets and public infrastructure – as set out in Appendix 4.5: Street Cross Sections. I have long endorsed the importance of these instructive illustrations as they form the very foundation of acceptable neighbourhood design. In relation to these key cross-sections (ie Key Boulevards, Connector and Secondary Arterial roads) it is be important to ensure the **establishment and sustained growth of the proposed street trees and public landscape**. I therefore support the approach of Council in requesting that such vegetation (at establishment) is semimature and a minimum canopy height of 8m be identified in guidelines.

Summary & Findings

26. As set out in the above review, I believe that the proposed Mitchell Planning Scheme Amendment C106 for the Beveridge North-West PSP is worthy of support, however important refinements are required to ensure recognition of the existing place values and successful implementation of neighbourhood design. My assessment, in light of relevant submissions has determined that the northern 'Landscape Values' land within the PSP area is both significant and sensitive, requiring more rigorous land management and control under the PSP to ensure its continued role and integrity. Further, I believe that the PSP needs to provide greater detail in relation to future public open space designation (within the RCZ areas), southern town centre design and residential neighbourhood infrastructure to ensure the progressive realization of a new development area that is bespoke to the setting. I do not believe that extractive industry can be accommodated within the northern reaches of the site within and adjoining the Spring Hill Cone, without compromising its important landscape values and its significance to the broader new development area.
27. I note that this statement has been prepared in accordance with Planning Panels Victoria Guideline No. 1 - Expert Evidence and I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Craig Czamy
MLArch BTRP AAILA RLA FPIA
Director
Hansen Partnership Pty Ltd:
4th July 2020

Appendix A

Craig Czarny: Curriculum Vitae

Craig Czamy: BTRP MLArch AILA RLA

qualifications

Master of Landscape Architecture,
University of Melbourne 1991.
Bachelor of Town & Regional Planning,
University of Melbourne 1986.

position:

Director, Urban Designer & Landscape Architect
Hansen Pty Ltd, Melbourne

professional affiliations:

Associate, Institute of Landscape Architects, AILA
Fellow, Planning Institute of Australia, FPIA
Registered Landscape Architect, RLA

awards:

Melbourne University, Postgraduate Scholarship 1990
RAPI Award for Planning Excellence (NSW) 1996
PIA Project Awards & Commendations (VIC)
03/4/5/6/8/10/14/16/18
Victoria Medal for Landscape Architecture 2008

special competence:

Master planning, Design Development &
Documentation of Public Domain Projects.
Townscape and Streetscape Design Assessment.
Urban Design & Landscape Project Management.
Urban Design Education and Training.

Craig Czamy is a Director of Hansen and an Urban Designer and Landscape Architect with over 30 years' experience in local and international practice. He has worked on a variety of urban planning and design Projects, from broad urban character analysis to local area site planning, design and documentation. He has also served as a sessional lecturer in urban design and landscape planning at the University of Melbourne.

professional experience

2002- present:
Hansen Partnership Pty Ltd
Sydney & Melbourne, Australia.
Director: Urban Designer/ Landscape Architect

1995-2002:
Context Conybeare Morrison Pty Ltd
Sydney & Melbourne, Australia.
Ass Director: Urban Designer/ Landscape Architect

1993-1995:
James Cunning Young & Partners,
Glasgow & Edinburgh, Scotland.
Senior Urban Designer/ Landscape Architect

1988-1993:
Wilson Sayer Core,
Melbourne, Australia
Urban Designer & Planner.

1989:
Design Workshop,
Colorado, USA
Urban Design/ Landscape Intern

PROJECT EXPERIENCE:

CRAIG CZARNY:

site redevelopment Projects

Mordialloc Built Form Review
Bonbeach TAFE Site Redevelopment Framework
Queenscliff High School Site Development Study
Knox Strategic Sites: Urban Design Review
ADI Development Footscray & Maribyrnong,
Cape Cabarita Residential Development
Essendon Airport Redevelopment Study
Dandenong Treatment Plant Site development
Marolt Ranch Community Village Project
Horsham Tech Park: Urban Design Guidelines
Victoria Park Housing Urban Design Masterplan

retail & commercial town centre design

Rosebud Activity Centre Structure Plan
Moonee Valley Activity Centres Structure Plans
Geelong Western Wedge: Design Framework
Knox Central Urban Design Framework
Forest Hill Retail Centre Planning & Design.
Sydenham Town Centre Urban Design Plan.
Ringwood Town Centre Design Masterplan
Melton Regional Centre.
Oakleigh Urban Design Framework.
Carrum Urban Design Framework.

townscape & streetscape Projects

Ocean Beach Road, Sorrento
Saigon Riverfront Masterplan, Vietnam
Mersey Bluff Masterplan, Devonport
Hastings Urban Design Framework
Victoria St, Richmond Framework Plan
Bayside Height Control/ Urban Design Study
Punt Road Hoddle Street Urban Design Vision
CBD Lanes Built Form Review.
Manly Corso Streetscape Masterplan.
St Kilda Foreshore Urban Design Study.
Tunstall Square, Doncaster.
Glasgow's Townhead Improvements.
Ballarat Streetscape Study.
Paddington Townscape Study.
Liverpool Street Spanish Quarter.
Petersham Streetscape Study.
Queenscliffe Urban Character Study.
Orchard Road Streetscape Upgrade, Singapore.
Point Lonsdale Urban Design Framework

community planning & design

Viengxay Town Masterplan, Viengxay, Laos
RedCliffs Residential Development Plan
Jackass Flat New Development Area
Riverwood Housing Improvement Masterplan.
MacQuarie Fields Improvement Masterplan.
Ferguslie Park Common.
Sydney Olympics 'Look of the Games'.
Niddrie Mains Urban Design & Housing Project.

urban/landscape design documentation

Wollongong Foreshore Plaza
Western Sydney Park Masterplan/ Entries.
Rouse Hill Regional Park.
Bass Hill Plaza Memorial Parkland.

Appendix B

Relevant Planning Policy Framework

Planning Policy Framework

Clause 12: Environmental and Landscape Values

- *To assist the protection and conservation of Victoria's biodiversity*
- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation*
- *To recognise the value of coastal areas to the community, conserve and enhance coastal areas and ensure sustainable use of natural coastal resources*
- *To achieve coastal crown land development that provides an environmental, social and economic balance.*
- *To improve the environmental health of Port Phillip Bay and Western Port and their catchments*
- *To protect and enhance river corridors, waterways, lakes and wetlands.*
- *To facilitate sustainable use and development of Alpine areas for year-round use and activity*
- *To protect and conserve environmentally sensitive areas.*
- *To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments*

Clause 15: Built Environment and Heritage

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
- *To create a distinctive and liveable city with quality design and amenity.*
- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
- *To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*
- *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*
- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*
- *To ensure development respects valued areas of rural character.*
- *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*
- *To ensure the conservation of places of heritage significance.*
- *To ensure the protection and conservation of places of Aboriginal cultural heritage significance.*

Clause 16: Housing

- *To deliver more affordable housing closer to jobs, transport and services.*
- *To provide for a range of housing types to meet diverse needs.*
- *Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*
- *To locate new housing in designated locations that offer good access to jobs, services and transport.*
- *To promote a housing market that meets community needs.*

Clause 17: Economic Development

- *To strengthen and diversify the economy.*
- *To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.*

Local Planning Policy Framework

Clause 21.02: Settlement

- *To plan for the orderly development of existing settlements*
- *To manage urban growth*
- *To create functional and attractive activity centres.*
- *To ensure that public open space and recreation facilities are provided in accordance with the needs of the community and planned in accordance with the Mitchell Open Space Strategy 2013-2023 vision principles:*
- *Diversity, Appropriateness, Co-location and multiple use, Access and inclusion, Tailored delivery, Community and stakeholder partnerships, Protection and enhancement of natural and cultural heritage, Affordability*

Clause 21.03: Environmental and Landscape Values

- *To protect and enhance indigenous flora, fauna and habitat.*
- *To protect and enhance the visual quality of rural and urban landscapes.*

Clause 21.06: Built Environment and Heritage

- *To enhance the presentation of towns and their main road entrances.*
- *To enhance the safety of neighbourhoods*
- *To minimise the production of greenhouse gas emissions.*
- *To recognise and protect places of heritage, cultural and social significance*

Clause 21.07: Housing

- *To provide variety and choice in housing styles and densities.*
- *To ensure that farming operations in the Farming Zone are not adversely constrained by the inappropriate construction or siting of dwellings in nearby areas.*

Clause 21.08: Economic Development

- *To facilitate new development and employment opportunities in business, industry and tourism.*
- *To encourage well planned and located industrial development*
- *To facilitate Mitchell becoming a recognised tourist destination.*

Clause 21.11: Local Areas (Beveridge)

- *Provide for a level of population that will achieve a 'self contained township' with a full range of urban and community facilities.*
- *Support further residential development only where it can be demonstrated that effluent and stormwater can be wholly contained and disposed of within the site.*
- *Support the development of a new major activity centre at Beveridge, south of the Mandalay residential development.*
- *Ensure that development is in accordance with an approved development plan that establishes the urban growth boundary of the township, location of community facilities according to population needs, provision of infrastructure and the staged release of new residential areas.*
- *Ensure that development of this area is adequately serviced and integrated with the existing Beveridge township.*

Other Relevant Documents

Urban Design Guidelines for Victoria (2017)

The Urban Design Guidelines for Victoria are policy guidelines within the State Planning Policy Framework of the Victoria Planning Provisions. The guidelines must be considered when assessing the design and built form of new development.

Section 5: Buildings

- *To ensure the building scale and form supports the context and preferred future character of the activity centre.*
- *To ensure the activity centre provides a graduated transition between different building scales and use.*
- *To ensure buildings in activity centres provide equitable access to daylight and sunlight.*
- *To minimize adverse wind effects caused by buildings in activity centres.*
- *To maximize safety through informal surveillance of streets and public spaces from within buildings in activity centres.*
- *To ensure the building façade detail supports the context or preferred future character of the activity centres.*
- *To create a sense of address for dwellings within higher density residential buildings.*
- *To enable informal surveillance of streets and public spaces from higher density residential buildings.*
- *To support safe and convenient access and circulation for residents and visitors to higher density residential buildings.*
- *To minimize noise reverberation between faces of neighbouring higher density residential buildings.*
- *To maintain common spaces, services and landscaped areas to ensure residents' safety in higher density residential buildings.*

Victorian Government, Urban Design Charter (2010)

The Urban Design Charter is a commitment by the Victorian government to make cities and towns in Victoria more liveable through good urban design. The Charter identifies the following principles as essential qualities for the functioning of good public environments, in making places that are valued and significant for those who use them.

- *Structure: organise places so their parts relate well to each other*
- *Accessibility: provide ease, safety and choice of access for all people*
- *Legibility: help people to understand how places work and to find their way around*
- *Animation: stimulate activity and a sense of vitality in public places*
- *Fit and function: support the intended uses of spaces while also allowing for their adaptability*
- *Complementary mixed uses: integrate complementary activities to promote synergies between them*
- *Sense of place: recognise and enhance the qualities that give places a valued identity*
- *Consistency and variety: balance order and diversity in the interests of appreciating both*
- *Continuity and change: maintain a sense of place and time by embracing change yet respecting heritage values*
- *Safety: design spaces that minimise risks of personal harm and support safe behaviour*
- *Sensory pleasure: create spaces that engage the senses and delight the mind*
- *Inclusiveness and interaction: create places where all people are free to encounter each other as equal*

Appendix C

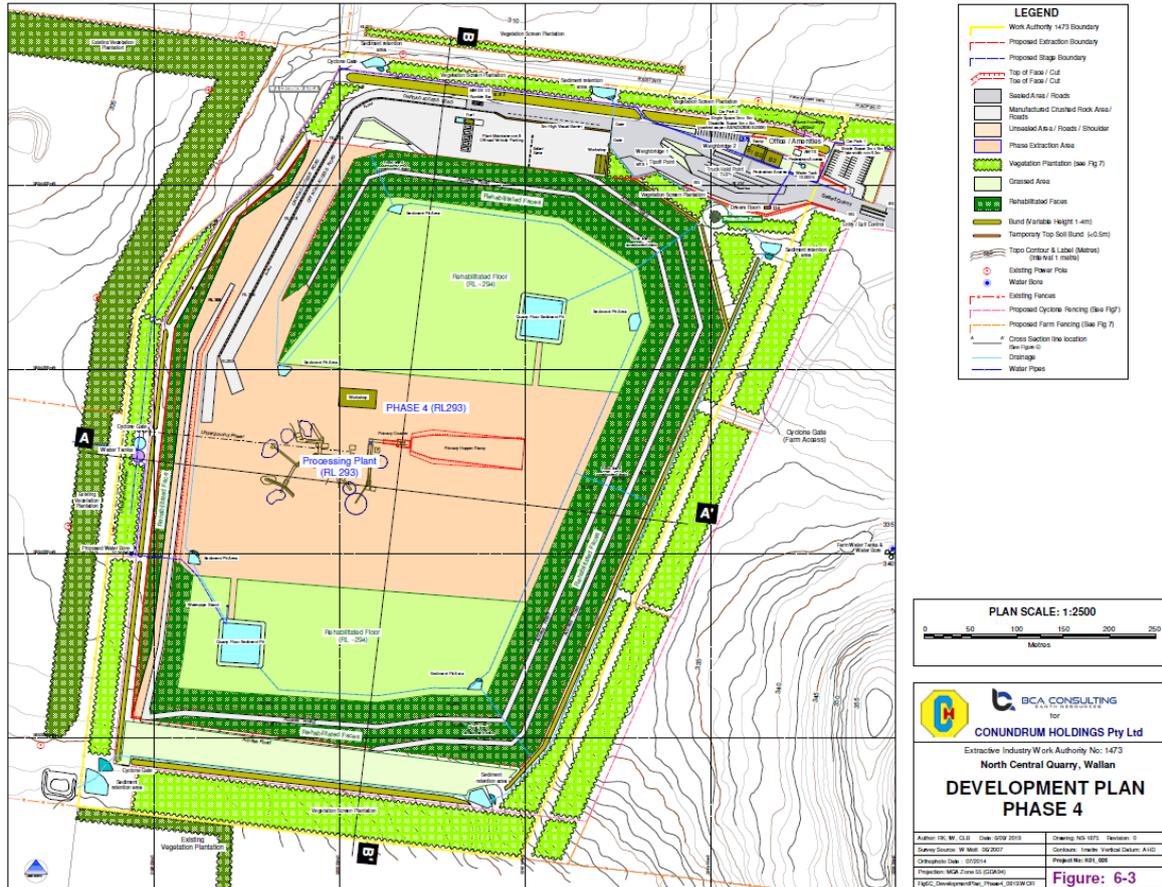
Preliminary Landscape and Visual Impact Assessment (Proposed
Quarry WA1473)

Preliminary LVIA Technical Assessment

1. The following Preliminary Landscape and Visual Impact Assessment (LVIA) has been prepared in relation to the proposed quarry (WA1473) at 175 Northern Highway, Wallan. This appraisal forms part of my evidence before the Mitchell Planning Scheme Amendment C106 Panel – for the proposed Beveridge North-West PSP.

Proposed Quarry (WA1473)

2. Council has received a Planning Permit Application to use and develop the land at 175 Northern Highway, Wallan for stone extraction (PLP268/19). The proposed works are intended for land on the western face of the 'Spring Hill Cone' – a feature identified in both the Beveridge North-West PSP and associated background documentation. The Planning Permit Application for the proposed quarry includes a Planning Report prepared by Tract Consultants (Rev 8) dated 02/10/2019; and Application Plans:
 - *Phase Extraction Boundaries and Buffers Plan prepared by BCA Consulting dated 28 August 2019;*
 - *Rehabilitation Plan prepared by BCA Consulting dated 6 September 2019; and,*
 - *Proposed Floor Plan and Elevations prepared by Mont-Eltham Drafting dated 21 & 22 October 2015.*
3. The Planning Application does not include a freestanding LVIA – but relies in part on the findings of the VPA's Landscape and Visual Assessment 2014 for the Beveridge North-West PSP Study Area.
4. The proposal is to be read in conjunction with endorsed draft Work Plan under Work Authority 1473 and plans by Conundrum Holdings Pty Ltd. A tracked version of WA1473 with changes to apply to the Work Plan subject to the Permit being issued and the Department's consideration. The proposed quarry will comprise:
 - *A sealed access road providing access to the quarry from the Northern Highway at the east of the Site;*
 - *An Emergency Assembly Area and CFA water access point with 250,000ltr tank;*
 - *A central office/amenities block utilising septic waste water system as well as carbon neutral power.*
 - *Associated car parking is located immediately south of the unused Hadfield road reserve. Two weighbridges are located at this point alongside a small drivers room.*
 - *A plant maintenance and off-road vehicle parking area located to the west of the office/amenities block which provides access to the main quarrying pit.*
 - *A phased quarrying pit including a crushing and processing plant located on average 24m below the natural ground level.*
5. My assessment of the proposed quarry is based on Development Plan - Phase 4, prepared by Conundrum Holdings Pty Ltd (Figure: 6-3, dated 6 September 2019), Cross Sections and Face Profiles, prepared by Conundrum Holdings Pty Ltd (Figure: 6-4, dated 6 September 2019). While I understand that proposed works are staged and subject to mitigation and rehabilitation, this nominated Stage can be considered as having the most significant potential to impact upon the setting – and is therefore worthy of evaluation as a baseline.



Development Plan Phase 4, prepared by Conundrum Holdings Pty Ltd (Figure: 6-3, dated 6 September 2019)

Landscape Values

6. My assessment does not intend to ‘reclassify’ the type and significance of the landscape setting, as this has been previously evaluated (competently) by the VPA through the Beveridge North-West Landscape and Visual Assessment, prepared by Planisphere in 2014. The study area contains an appropriate documentation of landscape characteristics that influence that image and significance of the setting. The document suitably addresses the Landscape Setting and Context – through review of Land Uses, Terrain, Water, Mountain Views and Road Views. It documents Key Visual Character Elements, including existing Geology, Trees, Creeks, Dams and Drainage Lines and Slope. Helpfully it identifies and describes 3 landscape character precincts across the PSP area – being the Open Plain, Creek Side Hills, and Spring Hill Cone.



Open Plain



Creek Side Hills



Spring Hill Cone

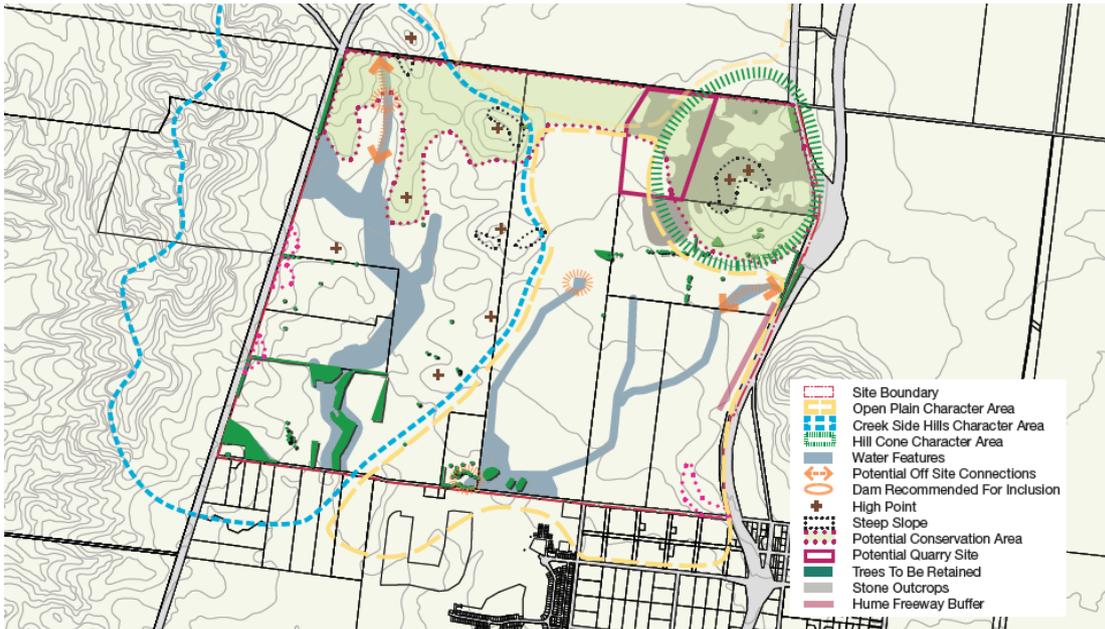
3 Character Types of LVA – VPA 2014

- The evaluation recognises the importance of the Spring Hill Cone as an area of both Visual and Landscape Significance. The description of the setting is defined below:

‘The landscape quality of the Spring Hill Cone is significant due to its stoney surface and the lack of planting. This creates a smooth pastured landform that represents the typical Hill Cones in the valley. The lack of trees also create open views across the site to all directions’

- Its recommendation notes:

‘The Spring Hill Cone has the highest significance of the three identified landscape character areas. This character area is considered more significant due to its high visibility from long and short distances and the quality of the landscape. . . . The landscape and visual assessment undertaken for the site considers the site significant enough to remain undeveloped and to be used as public open space.’ P.53.



Recommendations – Overview LVA 2014

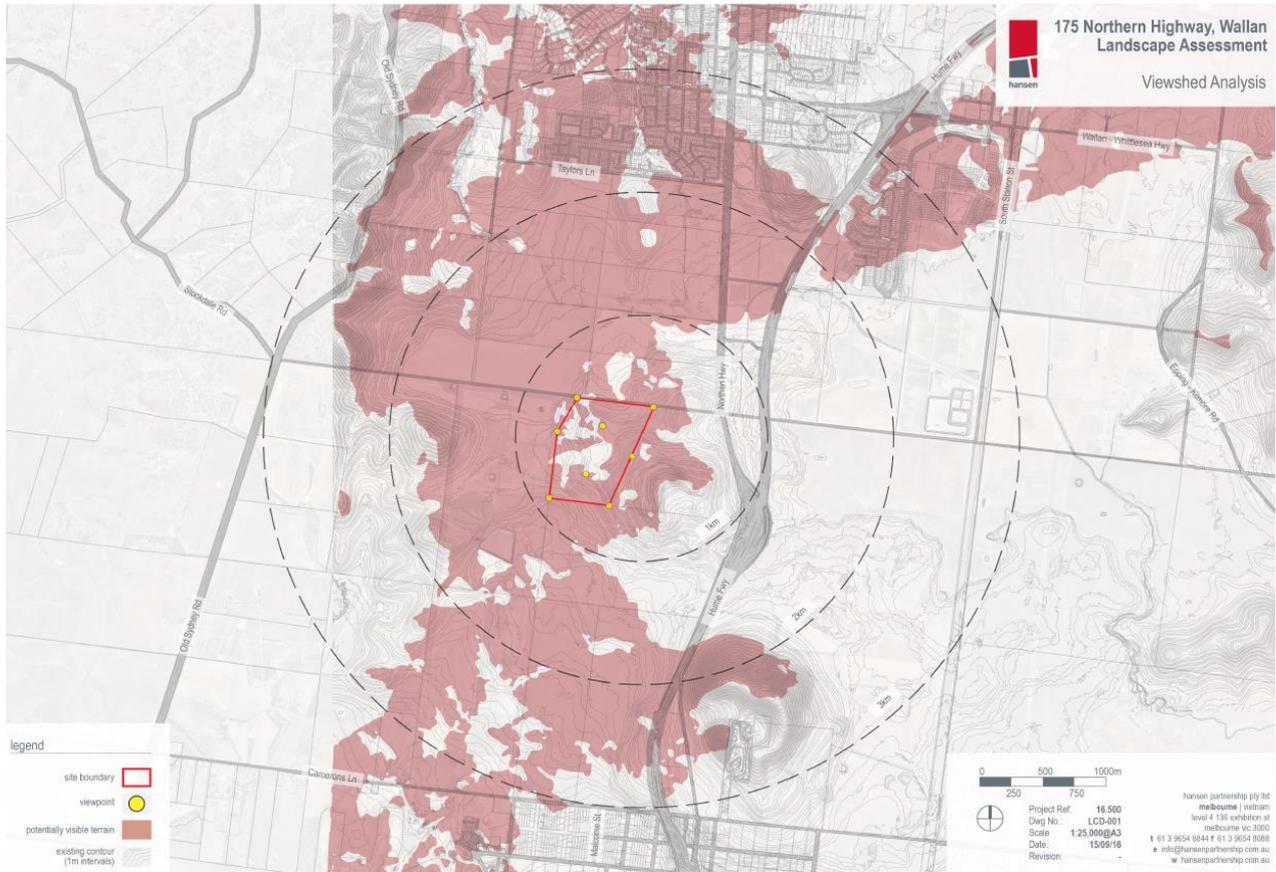
- My fieldwork and investigation on and around the site reinforce this finding – supported by the important interrelationship between the Spring Hill Cone and the 2 other notable volcanic features of Mt Fraser to the south-east and the Wallan Recreation Reserve to the north. I also believe that the sensitivity of the Cone is high based on the simplicity of its landform and profile – which is easily compromised. This can be demonstrated in the nearby intervention of Mt Fraser.



Existing quarry – Mt Fraser

Zone of Theoretical Influence

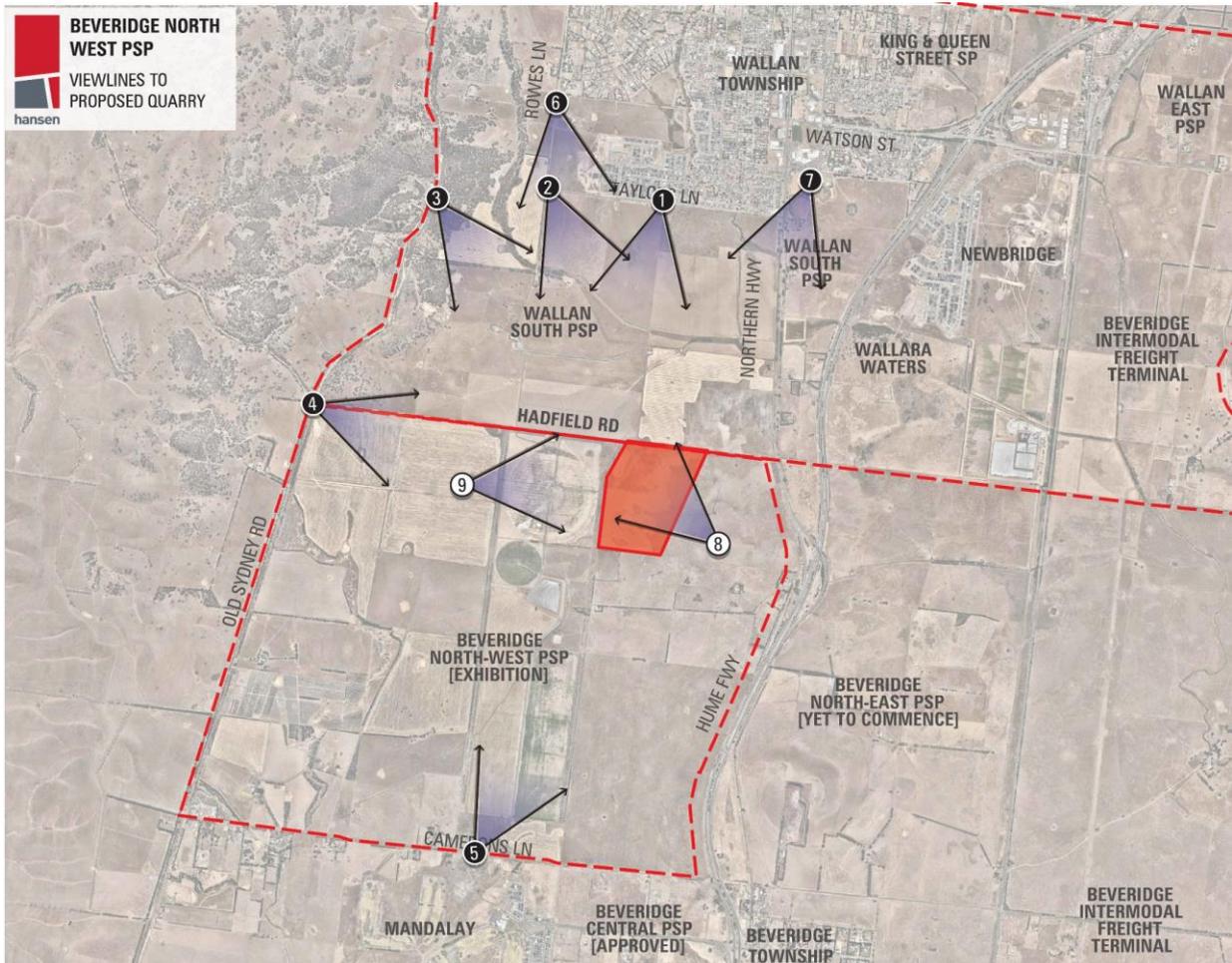
10. In order to ascertain the Landscape and Visual Impacts, it is important to identify ‘where’ the proposed development may be visible from – and which ‘receptors’ may be susceptible to change. This may be enabled through identification of the ZVI – Zone of Visual Influence or Viewshed.
11. A viewshed is defined as the surface area or terrain visible from a given viewpoint. It is also the area from which that viewpoint or series of viewpoints may be seen. This is referred to as the ‘intervisibility’ relation. The visibility between two points depends on the presence of on-ground obstacles, such as vegetation and buildings along the sight-line which connects the two points. Such obstacles may obstruct or reduce the reciprocal vision of the same two points. Viewshed assessment to produce Zone of Theoretical Visual Influence mapping involves the use of computer software packages to translate topographical data (ie contour lines) into a 3-dimensional digital terrain model. In this instance, a radial extent of 3-4km was considered adequate to capture views and aspect towards the proposed development site.
12. This information was then used to guide the identification (firstly by desktop analysis and then through field investigations on 2 occasions) of 9 viewpoints for photomontages to enable assessment of the visual impact of the proposed quarry development and consider impacts on the landscape from key receptor locations.



Zone of Theoretical Visual Influence

Identification of Receptors - Vantage Points

13. Based on these investigations, the following vantage points were identified. A focus is firstly on views from the public realm, including main roadways, junctions, public open spaces (viewpoints 1 to 7), and 2 further locations positioned at high points within the PSP area (viewpoints 8 and 9) which are identified in the PSP as 'key point of interest'. The viewpoint locations are identified below and documented accordingly - serving a basis for surveying and photomontage preparation.



Zone of Theoretical Visual Influence

- **Viewpoint 1** – Taylors Lane – northern views from a potential arterial road within Wallan PSP.
- **Viewpoint 2** – Intersection of Taylors Lane and Rowses Lane within Wallan PSP.
- **Viewpoint 3** – Old Sydney Road – north-western views from an existing main road.
- **Viewpoint 4** – Old Sydney Road – views from a intersection of an existing main road.
- **Viewpoint 5** – Camerons Lane – southern views from an existing arterial road.
- **Viewpoint 6** – Rowses Lane – views from a potential road adjoining the existing low density residential area.
- **Viewpoint 7** – Green Hill Reserve – views from an existing/potential open space within the Wallan PSP.
- **Viewpoint 8** – Point of interest at Spring Hill Cone – views from the top of Spring Hill Cone.
- **Viewpoint 9** – Point of interest – views from a high point and identified point of interest within Western Hills.

Photomontages

14. Photomontages have been prepared from 9 vantage points to enable an understanding of landscape and visual impacts of the proposal. The Photomontage technical methodology is described in Appendix D. In simple terms, it represents a ‘matching’ of a 3-dimensional model of the proposed development in topography (sourced from Application Plans) with registered photographs taken on site, to enable a direct comparison between an existing view (across a 93° horizontal panorama) and the proposed outcome.

Visual Impact Evaluation

15. An inspection of photomontages allows for evaluation of impacts from each vantage point. In adopting a series of criteria for assessing the visual impact of representative view locations, I have had regard to the methodology of Visual Landscape Planning in Western Australia - A Manual for Evaluation, Assessment, Siting and Design. November 2017 (VLPWA Manual). Given the land in question has is noted as Significant and Sensitive (VPA LVA 2014), it follows that it is important to define terms which provide indication of the extent to which a view location may be impacted upon visually.
16. In determining this range, a common grading system of visual impact categories is described below. Consideration of mitigation measures is desirable for any visual impact at representative view location which is assessed as ‘Moderate’ or above. The following classifications are a basis for impact evaluation.

Extreme: *entailing close proximity in an exposed location incapable of effective mitigation, where in principle the proposed structures would impact unacceptably on visual amenity, with limited opportunity for the implementation of mitigation measures.*

Substantial: *where impacts will be substantial, with the proposed structures forming a major element in the view. There will be a tendency for proposed structures to be more dominant than other landscape elements. Consideration of the feasibility and appropriateness of mitigation measures will determine whether or not the development results in unacceptable impacts on visual amenity.*

Moderate: *proposed structures will typically be visible, sometimes obviously so. Notwithstanding this, the generally greater distances involved, together with the contribution to visual screening typically provided by topography or vegetation, results in situations where proposed structures will not be a dominant element in the view. Mitigation measures are generally not necessary.*

Limited: *proposed structures are visible but form only minor elements in available views as a result of distance and/or screening by vegetation and/or topography. Mitigation measures are considered unnecessary from representative view locations.*

Negligible: *proposed structures are visible in clear conditions and may be recognisable, but conversely may sometimes not even be noticed. Mitigation measures are considered unnecessary.*

17. The following is record of my assessment of identified points, with reference to the Photomontage images provided in Appendix D. To assist, the record outlines the existing view, and proposed development view. I note that in addition to the baseline photomontage provided (of Stage 4 with mitigation), I have also included an image of the proposed quarry with future PSP interposed.

Viewpoint 1 - from Taylors Lane

18. Existing View - The existing view towards the Spring Hill Cone is from Taylors Lane (around 1.8km from the proposed quarry site) at the southern extent of the existing Wallan township. This view represents an open panorama of the pastoral landscape, comprising a foreground of open farming land – leading southward along the undulating plain towards rising background hilltops. The background and landscape silhouette is defined by the rising profile of the Western Hills and the more prominent projection of the volcanic cones to the East, including the smooth rising profile of the Spring Hill Cone, with Mt Fraser behind.



Viewpoint 1: Proposed Condition

19. Proposed Quarry Assessment - As illustrated in the photomontage provided, the proposed quarry will be visible within the view. At this distance, the exposed cutting of the proposed quarry is evident, in tandem with lines of vegetation forming part of mitigation. In my opinion, the proposed works interrupt the smooth rising form of the existing Cone. I recognise however that this is visible at a distance and does not intervene into a reading of the prominent skyline. I also note that future development within the Wallan South PSP may constrain the open panorama to the Cone. I consider the impact to be **Moderate**.

Viewpoint 2 - from Intersection of Taylors Lane and Rowes Lane

20. Existing View - The existing view towards the Spring Hill Cone is from Taylors Lane at its junction with Rowes Lane (around 2km from the proposed quarry site) at the southern extent of the existing Wallan township. This view represents an open panorama of the pastoral landscape, comprising a foreground of open farming land, a recessed middle ground comprising boundary shelter belt plantings and the rising background hilltops. The background includes the northern face of the Spring Hill Cone and a landscape silhouette defined by Mt Fraser behind. The profile of the volcanic cones is consistent as a smooth rising landform.



Viewpoint 2: Proposed Condition

21. Proposed Quarry Assessment - As illustrated in the photomontage provided, the proposed quarry will be visible within the view. At this distance, the exposed cutting of the proposed quarry is evident, in tandem with lines of vegetation forming part of mitigation. In my opinion, the proposed works interrupt the smooth rising form of the existing Cone. I recognise however that this is visible at a distance and does not intervene into a reading of the prominent skyline. I also note that future development within the Wallan South PSP may constrain the open panorama to the Cone. I consider the impact to be **Moderate**.

Viewpoint 3 - from Old Sydney Road

22. Existing View - The existing view towards the Spring Hill Cone is from Old Sydney Road (around 2.3km from the proposed quarry site) to the west of the Wallan Township. This view is taken from an elevated vantage point, where views towards the volcanic cones are available. The foreground comprises native roadside vegetation on a steeply sloping land that falls away to the east, with more distant gap views across the valley. The Spring Hill Cone (north and west face) defines the edge of the Valley in the middle ground, with further undulating rural landscape to the east in the background. The smooth rising open profile of the volcanic cones of Spring Hill and Mt Fraser are notable in the setting.



Viewpoint 3: Proposed Condition

23. Proposed Quarry Assessment - As illustrated in the photomontage provided, the proposed quarry will be visible within the view. The exposed face and cut of the proposed quarry is prominent from this elevated position, however the role of filtering landscape limits the breadth of the panorama. The profile of mitigation buffer treatments interrupts the smooth even profile of rising Cone topography. I consider the impact to be **Moderate**.

Viewpoint 4 - from Old Sydney Road

24. Existing View - The existing view towards the Spring Hill Cone is from Old Sydney Road at its junction with Stockdale Road near the alignment of the future Hadfield Road western entry into the PSP area (around 2.3km from the proposed quarry site). This elevated position (noted in the PSP as a Key Point of Interest) offers outstanding panoramic views across the valley towards the smooth rising volcanic cones to the east. The foreground consists of roadside verge and boundary vegetation, with the middle ground of undulating hills leading down to the valley floor. The background of the view comprises the defining silhouette of the Spring Hill cone and Mt Fraser, with further open landscape and pastoral lands behind. The profile of the volcanic cones is a defining element within this panorama.



Viewpoint 4: Proposed Condition

25. Proposed Quarry Assessment - As illustrated in the photomontage provided, the proposed quarry will be visible within the view. This view demonstrates the open profile and breadth of the cutting, and the intervention of vegetation on the smooth rising Cone. I consider the imposition across the setting to be in contrast with the smooth rising profile of the land. I consider the impact to be **Substantial**.

Viewpoint 5 - from Camerons Lane

26. The existing view towards the Spring Hill cone is from Camerons Lane to the south near its drainage reservation and southern town centre area entry into the PSP area (around 2.5km from the proposed quarry site). This location is positioned in and around the Valley floor at the southern extent of the PSP area. The foreground includes open flat pastoral land and associated farming of the structure. The middle ground comprises established vegetated boundary conditions in the open flat landscape, with a background defined by the silhouette of rising hills to the North, including the Spring Hill Cone to the north-east. Views towards the proposed quarry site from this location are significantly influenced by foreground vegetation.



Viewpoint 5: Proposed Condition- quarry concealed

27. Proposed Quarry Assessment - As illustrated in the photomontage provided, the proposed quarry will not be visible within the view. I consider the impact to be **Negligible**.

Viewpoint 6 - from Rowes Lane

28. Existing View - The existing view towards the Spring Hill cone is from Rowes Lane (around 2.6km from the proposed quarry site) at the western extent of the existing Wallan township. This view represents an open panorama of the pastoral landscape, comprising a foreground of open land (which has subsequently been subdivided and is subject to housing development), an open wide middle ground comprising open paddocks, boundary shelter belt plantings and the rising background hills. The background is strongly defined by the northern face of the Spring Hill Cone and Mt Fraser as a landscape silhouette. The profile of the volcanic cones is consistent as a smooth rising landform.



Viewpoint 6; Proposed Condition

29. Proposed Quarry Assessment - As illustrated in the photomontage provided, the proposed quarry will be visible within the view. At this distance, the exposed cutting of the proposed quarry is evident, in tandem with lines of vegetation forming part of mitigation. In my opinion, the proposed works interrupt the smooth rising form of the existing Cone. I recognise however that this is visible at a distance and does not intervene into a reading of the prominent skyline. I also note that future development within the Wallan South PSP may constrain the open panorama to the Cone. I consider the impact to be **Moderate**.

Viewpoint 7 - from Green Hill Reserve

30. Existing View - The existing view towards the Spring Hill Cone is from the fringe of the Greenhill Reserve - sporting field on the eastern side of the Northern Highway within Wallan (around 2.2km from the proposed quarry site). This view illustrates a foreground including the sporting field in the structure and associated buildings, with a middle ground comprising the vegetated corridor at the northern highway leading southward and a background defined by the rising smooth profile of the Spring Hill Cone. This is an important public vantage point and one which has an open panorama towards the defining profile of the Cone, rising from the flat plain below it.



Viewpoint 7; Proposed Condition

31. Proposed Quarry Assessment - As illustrated in the photomontage provided, the proposed quarry will be partially visible within the view, above and behind existing foreground vegetation. The proposed adjustments to the existing landform will be noticeable behind the foreground screen with interruption of the smooth rising profile of the Cone evident, particularly at its upper reaches to the east. I consider the impact here to be **Limited**. Given the popularity of this particular location and the suite of views are available around the public reserve, greater impacts are likely from other nearby public vantage points.

Viewpoint 8 - from Top of the Spring Hill

32. Existing View - The existing view is towards the proposed works from the peak of the Cone (around 300m from the proposed quarry site). This view represents the open panorama from a designated PSP ‘Key Point of Interest’. The existing view shows an open foreground of smooth steeply sloping stony land falling away from the peak to the north and west (with water tanks on slope), leading to a flatter middle ground of the valley – including shelter belt planting and associated farming infrastructure (ie dams). The transition between the rising slopes of the Cone and Valley floor are evenly graded and form an important part of the setting. The background comprises the rising slopes of the Western hills, with heavily vegetated ridgelines.



Viewpoint 8; Proposed Condition

33. Proposed Quarry Assessment - As illustrated in the photomontage provided, the proposed quarry will be visible within the view. The proposed quarry will be a dominant element in this view, principally due to the interruption of the smooth rising landform and the intervention of uncharacteristic mitigation buffers and planting. The proposed development is experienced at particularly close range and occupies a significant breadth of the open panorama. The impacts here cannot be mitigated in my opinion. I consider the landscape and visual impact to be **Extreme**.

Viewpoint 9 - from Point of Interest

34. Existing View - The existing view towards the Spring Hill cone is from the western Creekside hills within the PSP area and identified 'Key Point of interest' (around 900m from the proposed quarry site). This important view provides an open panoramic aspect to the east, demonstrating the relationship between the spring Hill cone and the other volcanic projections in the immediate area. The foreground of the view includes the pastoral hilltop, with mid-ground comprising the Valley floor with lineal boundary plantings, leaving at a distance to the evenly rising profile of the Spring Hill Cone and its varied peak. While the Spring Hill Cone and Mt Fraser project into the skyline in silhouette, rising land behind leading up to Mount Disappointment serves as the ultimate backdrop.



Viewpoint 9; Proposed Condition

35. Proposed Quarry Assessment - As illustrated in the photomontage provided, the proposed quarry will be visible within the view. The proposed quarry will be a dominant element in this view, principally due to the interruption of the smooth rising landform and the intervention of uncharacteristic mitigation buffers and planting. The exposed face of all prominent in this open panorama, and the open breadth of the proposed operation is juxtaposed with the smooth rising profile of the cone bass and rising form. The proposed development is experienced at close range from a location designated for outlook and aspect. The impacts here cannot be mitigated in my opinion. I consider the landscape and visual impact to be **Extreme**.

36. A summary of this Preliminary LVIA evaluation is provided in the table below:

View No	Location	Distance	Impact Ranking
1	Taylor's Lane	1.8Km	Moderate
2	Intersection of Taylor's Lane and Rowes Lane	2.0Km	Moderate
3	Old Sydney Road	2.3Km	Moderate
4	Old Sydney Road	2.3Km	Substantial
5	Cameron's Lane	2.5Km	Negligible
6	Rowes Lane	2.6Km	Moderate
7	Green Hill Reserve	2.2Km	Limited
8	Top of the Spring Hill	0.3Km	Extreme
9	Point of Interest	0.9km	Extreme

Appendix D

Hansen's Photomontages and Methodology



contents

Technical methodology for photomontage preparation 1

appendices

- Appendix A: Photomontage images
- Appendix B: Survey control point photographs

Technical methodology for photomontage preparation

1. The photomontage process undertaken utilised the following software programmes:
 - Autocad LT 2020; for compilation of site survey information and cadastral information including topography and property boundary data, referenced to both Australian height datum and Australian Map Grid data.
 - 3ds Max 2020 (3D modeller); for construction of a three-dimensional model of the proposed development by Hansen Partnership Pty Ltd based on the architectural drawings and 3d models:
 - Development Plan Phase 4, prepared by Conundrum Holdings Pty Ltd (Figure: 6-3, dated 6 September 2019), Cross Sections and Face Profiles, prepared by Conundrum Holdings Pty Ltd (Figure: 6-4, dated 6 September 2019);
 - Appendix 5: Vegetation species list within the endorsed Work Plan; and
 - Future Urban Development using the area of the approved Wallan PSP (Clause 21.11 - Wallan Town Centre Master Plan and Urban Design Framework) and proposed Beveridge North West PSP (Plan 3 – Future Urban Structure), excluding landscape values, credited open space and some roads (for clarity) within close proximity to the proposed quarry.

Positioning and alignment of the three-dimensional model of the proposed development is based on photo locations and reference points obtained on site by Geocomp Consulting Pty Ltd, referenced to both Australian Height Datum and Australian Map Grid data.

 - Corona Renderer (rendering software); for applying textures to the model of the proposed development to replicate the architects proposed treatments and finishes, and applying light settings to replicate the existing conditions of the day the photos were taken.
 - Adobe Photoshop CC2020; for rendering views from the dimensional modelled cameras. Locations are superimposed into the photograph without any distortion or manipulation, except for necessary changes to provide a true representation of the proposal within its context.
 - Adobe Illustrator and Indesign CC2020; for sheet layout and text compilation.
2. The 3 Dimensional model of the proposed development was prepared by Hansen Partnership Pty Ltd. A team comprising urban designer/photographer and surveyor visited the site on 08/11/2016 and 16/06/2019. The positioning of the model in 3ds Max 2020 (3D modeller) is based on:
 - Architectural drawings and 3d models as described above.

- Survey data obtained on site by Mr Ken Toleman, a licensed surveyor and Director of Geocomp International Pty Ltd, and
 - Digital photographs taken on site by Mr Patrick Iwanyshyn.
3. The model utilises photo locations and reference points obtained on site by Geocomp Consulting Pty Ltd, referenced to both Australian Height Datum and Australian Map Grid data. Overlaid on these reference points was a three-dimensional representation of the proposed development. Those reference points are included in survey data provided by Geocomp Consulting and identified graphically in the survey control point photographs provided in Appendix B.
 4. The photos used in the photomontages were taken using a Digital SLR camera (Canon EOS 5Ds) with a Canon EF 18-55mm (horizontally) focal length set at 30mm equivalent.
 5. The positioning of the camera was set upon a spirit levelled tripod oriented towards the proposed development and taken at a height of 1.6m above ground level. The camera was not tilted but rather set as horizontal. The photographs were taken on the 08/11/2016 and 16/06/2019 during daylight hours.



Appendix A – Photomontage Images

Appendix B – Survey control point photographs



