

02 MASTER PLAN

The following chapter includes the vision, principles and master plan for the Site.

MASTER PLAN

2.1 Vision

Different from the surrounding conventional density residential context, the Site's preferred neighbourhood character is defined by the delivery of a convenient and well-connected medium-density residential community in a natural landscape setting. Taking advantage of the existing natural surroundings and views to the Dandenong Ranges, the proposed development optimises the use of valuable land and existing infrastructure, contributing to housing diversity and affordability in the area.

The development of dwellings, public open spaces and community facilities within the Site will be responsive to environmental conditions and the temperate climate of Greater Melbourne. The Site will connect new residents and visitors with a focus on outdoor living and connections to nature and the broader community. The new estate will provide an interconnected network of open spaces, including the improved and celebrated wetlands as a major habitat area and a series of parks and playgrounds that will maximise visual amenity, privacy and recreation for dwellings, as well as improve the bushland setting of Blind Creek.

Open and legible street networks, combined with shaded greenway links between lots and local destinations, will provide safe and comfortable opportunities for an attractive and active outdoor lifestyle community.

Located adjacent to Fairhills High School and in close proximity to regional recreation and shopping facilities, the Site will become an attractive community, pioneering the delivery of high-quality medium-density housing in the area.

2.2 Principles



Site layout and orientation respond to existing topography and maximise solar access to residences and open spaces.



An integrated network of open spaces invites the existing natural surroundings into the Site, creating a net-benefit outcome to residents and local fauna and flora.



Pedestrian and cyclist movement is prioritised through a rational street network, dedicated shared paths to major destinations and traffic-calming measures.



Private vehicle parking is provided appropriately within lots for the dwelling type proposed and street parking is adequately designed to create welcoming pedestrian-focused streetscapes.



Built form outcomes and medium-density development provide a range of housing options for diverse community groups.



Affordability is achieved through compact and rationalised spaces and housing diversity, catering for multiple household compositions.

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2.3 Master Plan

The Master Plan proposes a street grid network that allows for the development of 36 northeast-oriented residential blocks and an approximate 10,000m² mixed-use precinct to the south.

The layout of the street network and orientation of development parcels have been designed to suit the natural topography of the Site, ensuring minimal earth movement and maximised sunlight access to dwellings and open spaces, as well as long-distance views to surrounding natural areas and further to the Dandenong Ranges.

A series of interconnected open spaces invites the celebrated Blind Creek natural environment into the Site, with existing mature trees retained in the Site as much as possible.

- Legend
- Site Boundary
 - Blind Creek
 - Pedestrian/Bike Path
 - Raised Intersection
 - Open Space
 - Development Parcel
 - 🌳 Native Tree
 - 🌳 Non-Native Tree
 - Tree Protection Zone - TPZ

Figure 11: Master Plan



MASTER PLAN

2.4 Home Builders Distribution

Development Victoria has appointed four home builders to design and build medium-density housing within the Site:

- Metricon;
- Edgepoint Homes;
- Gorway Projects; and
- SOHO Living.

Each home builder has been assigned a distinct group of development parcels that have been equitably distributed, contemplating the following criteria:

- Total area;
- Block shape and size;
- Location within the Site;
- Diversity across the Site;
- Wetlands frontage;
- Open space frontage;
- Access Boulevard frontage;
- Rear-load and front-loaded access; and
- Presence within development stages.

- Legend
- [---] Site Boundary
 - Blue line Blind Creek
 - Brown line Pedestrian/Bike Path
 - Light brown line Raised Intersection
 - Green line Open Space
 - Yellow line Development Parcel - Metricon
 - Orange line Development Parcel - Edgepoint
 - Purple line Development Parcel - Gorway
 - Blue line Development Parcel - SOHO



Figure 12: Home Builders Distribution Map

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2.5 Access and Movement

The primary access to the Site will occur through an existing entry point at the intersection of Scoresby Road and Applegum Crescent, which is proposed to be signalised. Located between two existing signalised intersections, a new left-in/left-out intersection onto Burwood Highway will provide alternative access to and from Burwood Highway.

Internally, an east-west tree-lined boulevard and north-south access road will provide a welcoming experience to residents and visitors, distributing traffic into a network of primary and secondary roads, with laneways providing access to rear-load blocks.

A rational network of pedestrian and bicycle paths will connect Fairhills High School, Scoresby Road and Burwood Highway to the existing Blind Creek Trail through the centre of the Site. Further east and west, the network connects the Site to the Dandenong Ranges and Westfield Knox Shopping Centre, respectively.

Pedestrian and cycling priority within the Site will be achieved through dedicated shared paths and a series of raised intersections, which will contribute to low-speed vehicle movement and safe crossing points.

- Legend**
- Site Boundary
 - Signalised Intersection
 - Existing Access
 - Proposed Access - Left-in / Left-out
 - Raised Intersection
 - Pedestrian/Bike Path
 - Primary Internal Road
 - Secondary Internal Road
 - Laneway
 - Pedestrian Link
 - Boulevard
 - Potential Future Link

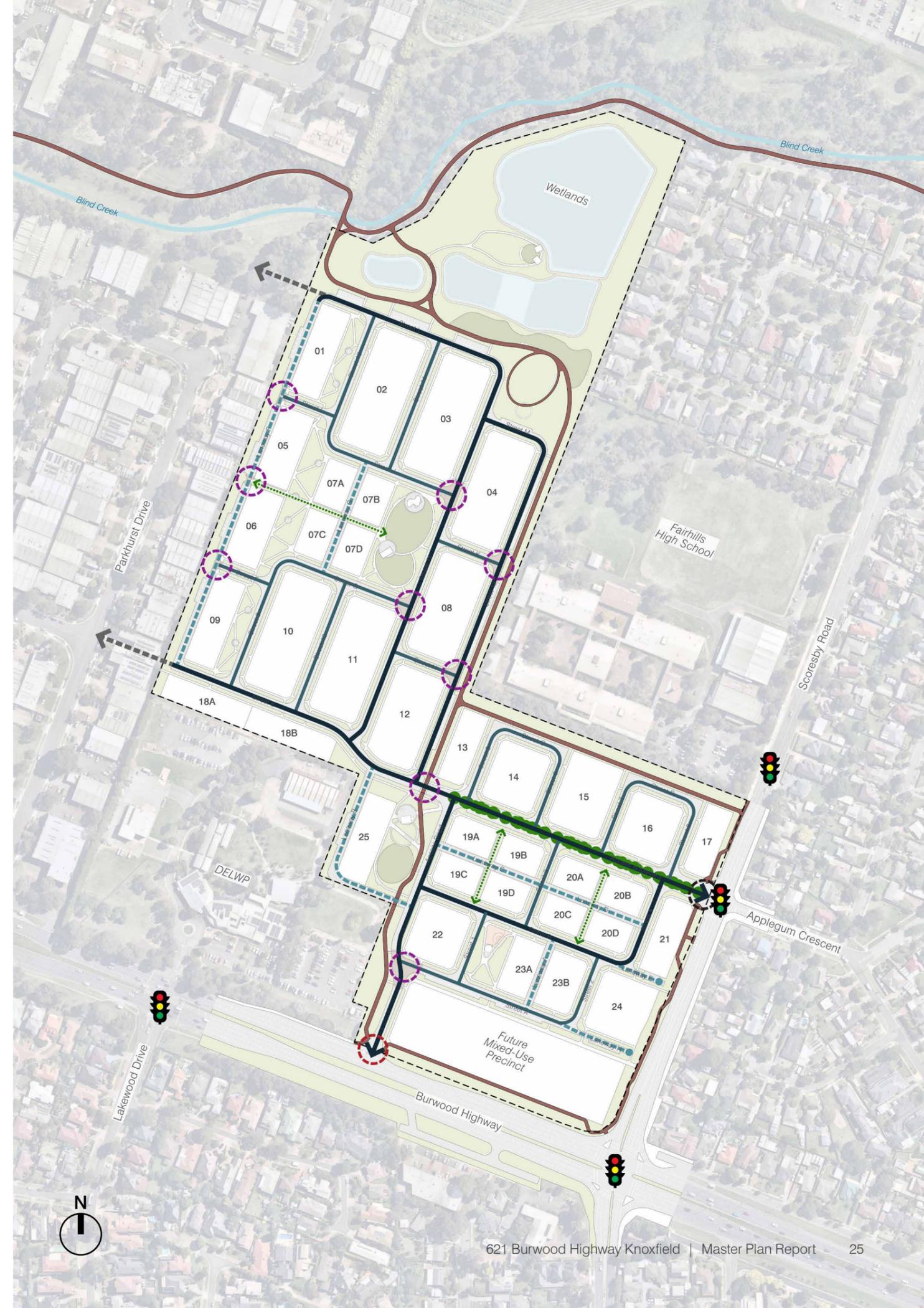


Figure 13: Access and Movement Map

MASTER PLAN

2.6 Open Space

Sitting within a range of high-quality open spaces, most notably the Blind Creek environment to the north, the Master Plan dedicates approximately 28% of the Site area to a network of interconnected open spaces.

Directly integrated with Blind Creek Reserve and visually integrated with Fairhills High School's oval, the wetlands area is proposed as the replacement for the existing dam to provide for stormwater treatment, flood control and a naturalised habitat for local fauna and flora.

The wetlands are expected to have two internal parks with active uses such as playgrounds and walking trails. The proposed street network will ensure direct viewlines from the south of the Site to the wetlands environment.

Four internal parks will provide open space and recreation amenity to the more central parts of the Site. These are intended to create spatial and visual relief to the Site, as well as places for community socialisation.

Three major linear parks connect the network of open spaces together, with secondary green links providing a buffer between dwellings, major roads and the existing industrial precinct to the west.

Nature strips of sufficient widths are provided on both sides of all internal roads for canopy-tree planting, wherever crossovers and services permit.

- Legend
-  Site Boundary
 -  Blind Creek
 -  Waterbody
 -  Pedestrian/Bike Path
 -  Open Space
 -  Linear Park
 -  Secondary Green Link
 -  Proposed Park



Figure 14: Open Space Map

MASTER PLAN

2.7 Staging

The Master Plan will be developed in seven stages from southeast to northwest. Each stage will provide different dwelling typologies, designed and built by the four appointed home builders.

Different from other stages, Stage 1 will encompass the primary entry point from Scoresby Road into the Access Boulevard and the initial stages of the wetlands area.

The new access point onto Burwood Highway will be constructed in Stage 2. The remaining stages will see the construction of a combination of dwellings, streetscapes and open spaces.

- Legend
-  Site Boundary
 -  Stage 1
 -  Stage 2
 -  Stage 3
 -  Stage 4
 -  Stage 5
 -  Stage 6
 -  Stage 7

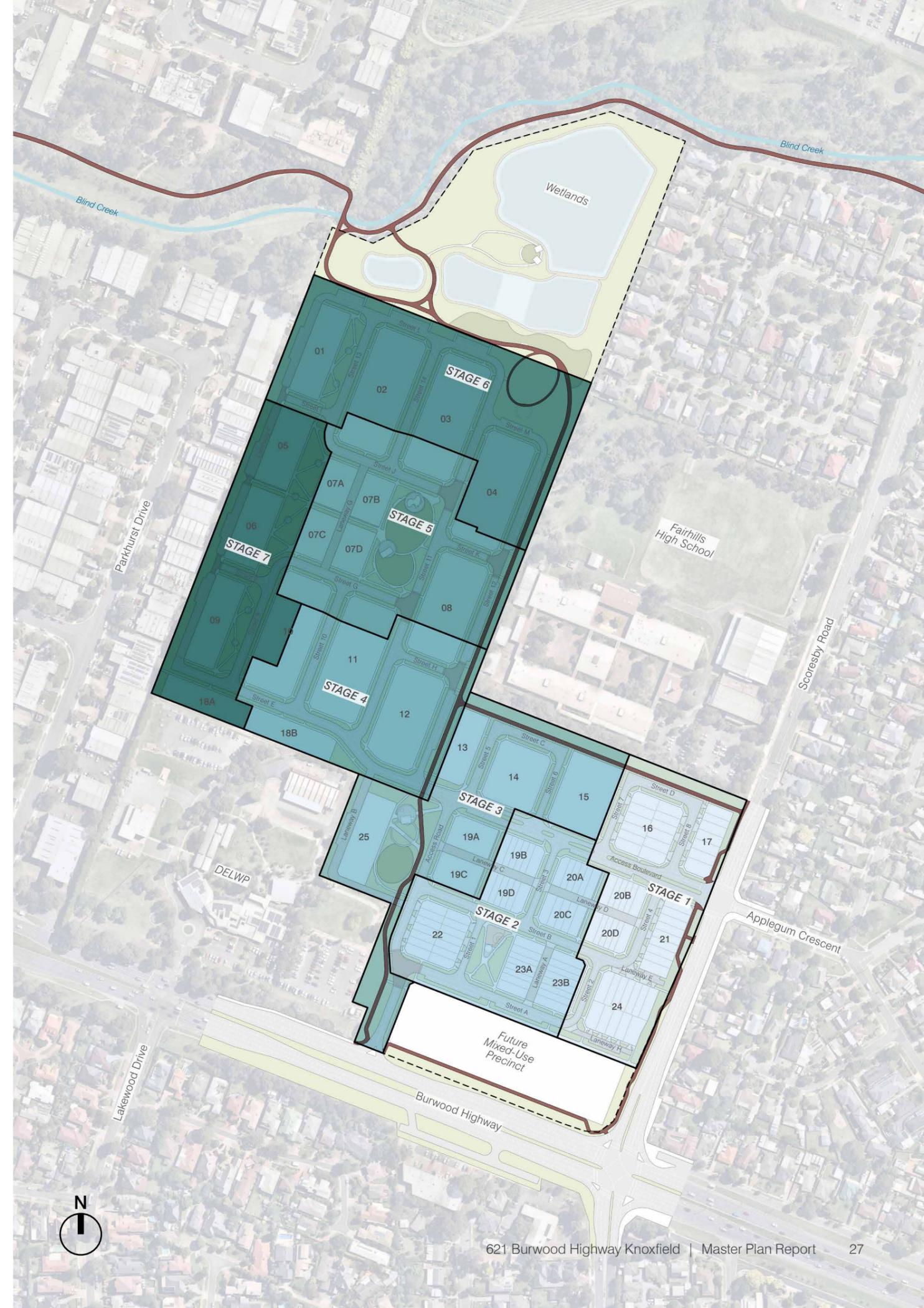


Figure 15: Staging Map





03 STREET PROFILES

The following chapter illustrates the Site's proposed internal street profiles.

STREET PROFILES

3.1 Access Boulevard



- Access Boulevard

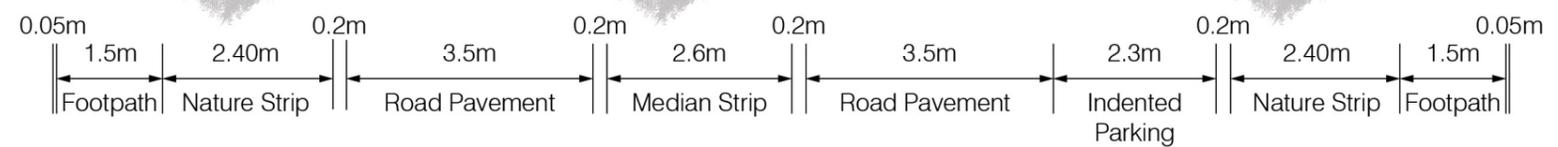


Figure 16: Access Boulevard Profile

STREET PROFILES

3.2 Access Street

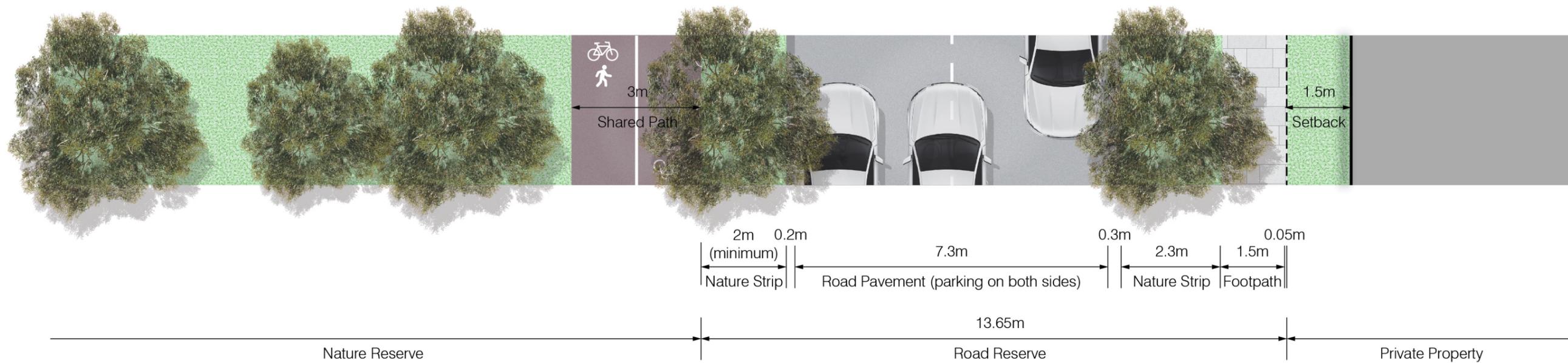


Figure 17: Access Street Profile