

Narre Warren North Township Strategy

Adopted by Council on 21 June 2005

This Development Plan was adopted by Casey City Council as the approved Development Plan for the affected land under Clause 43.04 of the Casey Planning Scheme

BOB BAGGIO, MANAGER PLANNING

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Responsible Department – Strategic Development

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Preamble

In accordance with a resolution of Council on 21 June 2005 to include definitions of Council, Councillors and Council officers in all Council policy documents, the following definitions are provided:

Council – means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989

Councillors – means the individuals holding the office of a member of Casey City Council

Council officers – means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.

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1. Introduction

The Narre Warren North Township is located at the foothills of the Dandenong Ranges and is surrounded by picturesque countryside. The Township is also located on the fringe of the South-Eastern Growth Area of metropolitan Melbourne and is thus experiencing pressure to develop from the expanding urban areas to the south.

This development has the potential to urbanise the Narre Warren North Township area, rendering it indistinct from other urban areas, with little consideration placed on the sense of community, local historical ties and environmental qualities that exist in the area. In short, development from the South-Eastern Growth Area could significantly alter the Narre Warren North Township area.

The Narre Warren North Township is an area with special qualities that set it apart from other areas of the municipality. An important element of the Township is its character. Its character stems from a rural township atmosphere held together by an unusual road network with Main Street terminating at Robinson Road, the triangular shaped Reserve bounded by Main Street, Robinson Road and Memorial Drive, the Avenue of Honour in Memorial Drive and the War Memorial as well as a scatter of historical buildings throughout the Township.

This Strategy Plan attempts to deal with the increasing urban pressure to develop whilst acknowledging the area's environmental and historical attributes.

2. Background to the Strategy

In making a submission regarding the options for the South-Eastern Growth Area Plan, Council in December 1989 advised the former Ministry of Planning and Environment that it supported a combination of the containment and cellular growth forms incorporating the following:

- expansion to the south of the existing urban corridor
- minimal (and low density) expansion to the north
- retention of existing low density areas
- utilisation of smaller lot sizes
- measures to protect the environs and water quality of the Cardinia Creek
- major regional open space along the Cardinia Creek

The South-Eastern Growth Area Plan was released in November, 1990 and Council's attention was drawn to the need to further address the issue of future, urban development in the Narre Warren North Township area.

At its meeting on 19 April 1990, Council resolved that a strategy plan be prepared for Narre Warren North and that the matter be referred to a Planning Committee.

A report discussing the constraints of development in Narre Warren North was considered at the Planning Committee on 11 December 1990. Representatives from the Narre Warren North Community Association were also present at the meeting and were able to put their views forward regarding urban development in Narre Warren North. Council adopted the recommendations of the meeting on 18 December 1990 whereby Council officers were directed to investigate further a strategy for the future development of Narre Warren North.

Narre Warren North Township Strategy

On 14 May 1991, the Planning Committee considered a report which discussed the comments received from Servicing Authorities, the Department of Planning and Housing, the Department of Conservation and Environment and landowners. On 21 May 1991, Council resolved to adopt the recommendations of the Planning Committee. The officers were directed to consider wider areas for the strategy.

A further report addressing the consideration of wider areas for the strategy was tabled before the Planning Committee on 11 June 1991. On 18 June 1991 Council resolved that Council officers commence work on a strategy plan based on consolidating and reinforcing the proposed Township study area. Council also resolved to request that the then Department of Planning and Housing agree to the development of the area on the basis of densities lower than 15 lots per hectare which was the requirement of the Minister's Direction No.3. Council sought the variation on the basis that such development would be out of character with the existing development of Narre Warren North.

No formal response has been received by the Department of Planning and Development in relation to the density issue, however, the Minister for Planning amended Minister's Direction No. 3 (South-Eastern Growth Area Plan) on 8 April 1993, by removing the minimum dwelling density requirement of fifteen dwellings per hectare.

A recommendation was also adopted at the meeting on 18 June 1991 that further investigation be undertaken for the area east of the proposed Township study area between Bailey Road and its eastward prolongation to Harkaway Road in the north, and Halleur Road in the south. The results of this investigation were considered at the Planning Committee meeting on 9 November 1993. At its following meeting on 16 November 1993 Council resolved that the Landscape Interest A zoning in the investigation area be maintained as Council recognises the importance of rural/non-urban areas to the character of the municipality.

A draft Narre Warren North Township Strategy was considered at a Planning Committee Meeting held on 13 July 1993. At the following Council meeting it was resolved that:

- The report be noted.
- That a copy of the draft Strategy be circulated to landowners, service authorities, government departments and any other person/group that made a submission.
- A notice be published in the Berwick City News.
- That a period of two months be allowed for written submissions to be received.
- That representatives of the Narre Warren North Community Association be invited to a future Planning Committee.

A further report was considered at the Planning Committee meeting on 9 November 1993 which addressed the submissions received during the public exhibition period. The Committee's recommendations were adopted by Council on 16 November 1993. The Committee recommended to Council a number of alterations to the strategy as a result of the submissions received.

3. Objectives of the Narre Warren North Township Strategy

The objectives for the Strategy and new development in the Narre Warren North Township are as follows:

1. To provide for limited growth of the Narre Warren North Township area.
2. To reinforce the identity of the Township area by developing a focal point in Narre Warren North.
3. To encourage land use and development which is compatible with the character of the Narre Warren North Township area.
4. To ensure that the Narre Warren North Township character is maintained and enhanced.
5. To protect the non-urban areas of Narre Warren North, including the northern foothills and their associated environmental and landscape qualities.
6. To identify and protect historic places in the Township area.

4. Definition of the Township Area

The Narre Warren North Township is situated in the northern section of the City of Berwick near the boundary with the municipality of the Shire of Sherbrooke. Plan No. 1 indicates the location of the Township within the municipal boundaries.

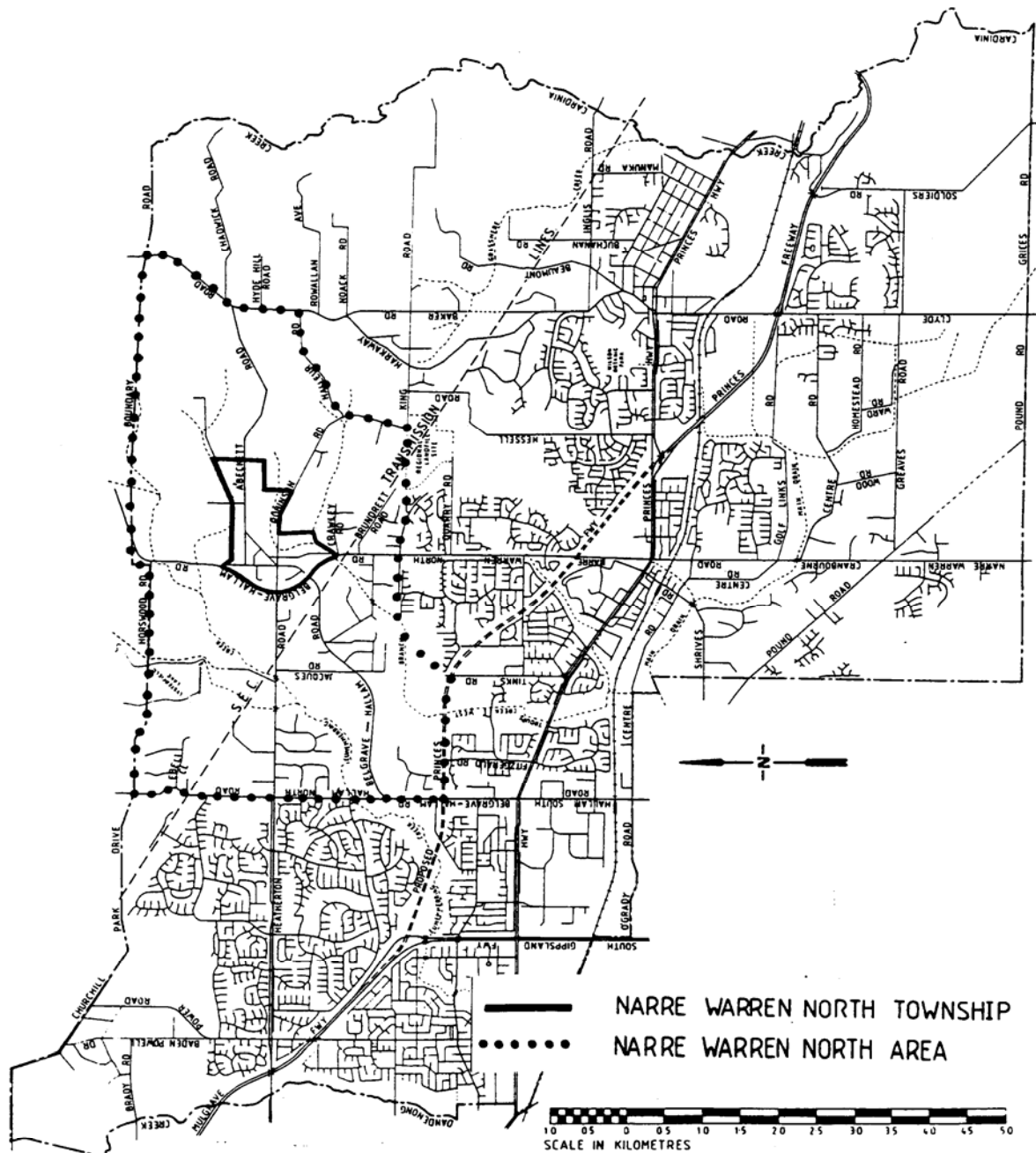
The Township area has definite boundaries. These boundaries are formed by part of Bailey Road, the ridge line along a'Beckett Road, Belgrave-Hallam Road, part of the Narre Warren North Retarding Basin and the tributaries of Eumemmerring Creek and Troups Creek West Branch.

Plan No. 2 outlines the Narre Warren North Township area.

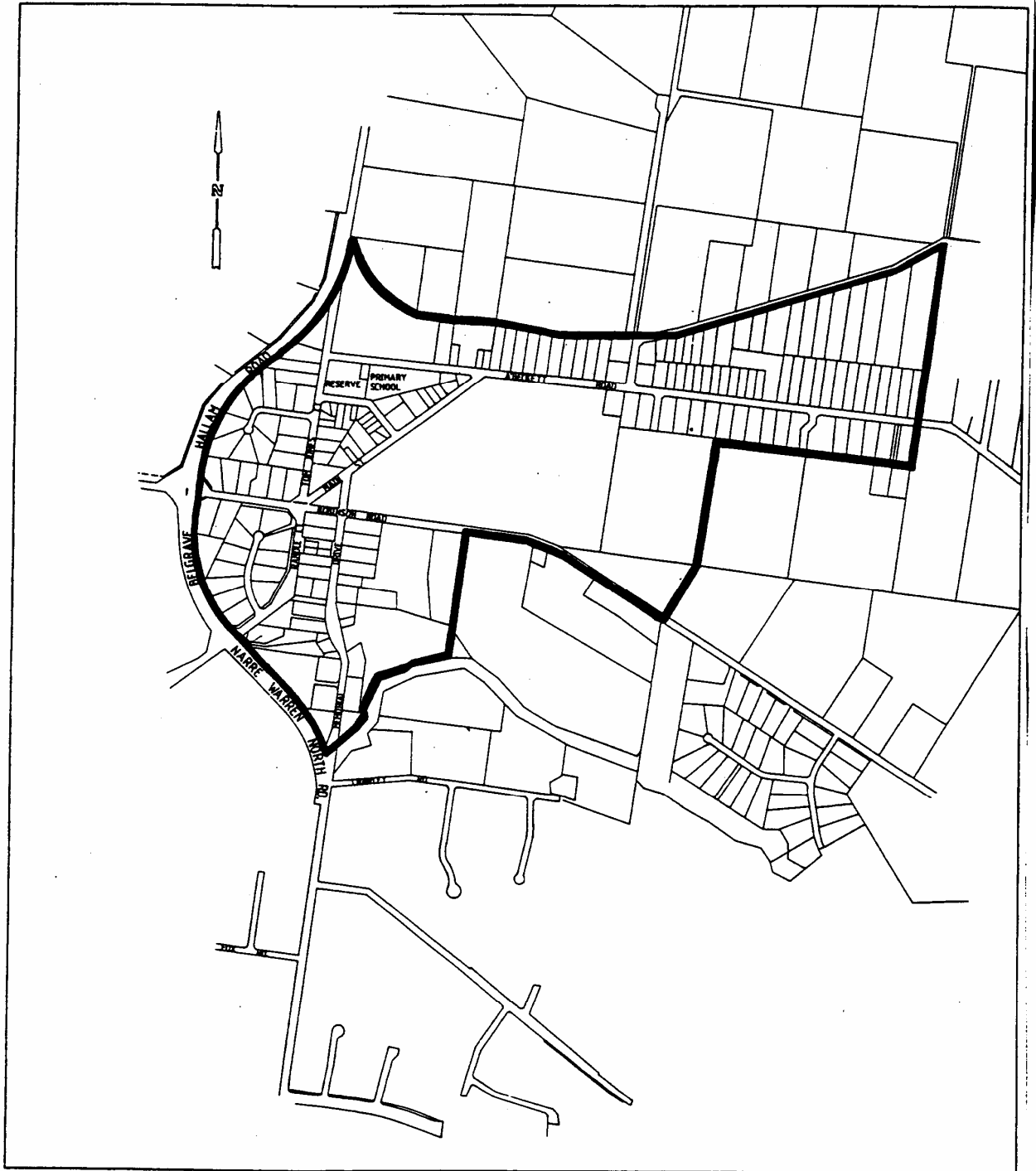
Plan No. 1 - The Location of the Township Area within the Municipality

NARRE WARREN NORTH TOWNSHIP STRATEGY

PLAN NO. 1 - THE LOCATION OF TOWNSHIP AREA WITHIN THE MUNICIPALITY



Plan No. 2 - The Boundaries of the Township Area



5. Planning Control/Policy

5.1 Zoning

A majority of the land within the Narre Warren North Township study area is zoned Berwick Residential - Low Density, Township 'A' or Landscape Interest A. Plan No. 3 shows the existing zones and reservations in the Township study area.

The predominant zoning to the north and east of the Narre Warren North Township area is Landscape Interest A. The purpose of a Landscape Interest A zone is to protect and conserve areas identified as having special qualities in the local environment including soil, water quality, vegetation and scenery. The Landscape Interest A zone encompasses land identified as non urban and provides an edge to the urban continuum leading to the foothills of the Dandenong Ranges. This zone is important to identify and protect the landscape qualities of an area and maintain the valued qualities of the foothills and Dandenong Ranges beyond. The prevailing use of land in these areas to the north, east and west of the Township area is farming.

The land zoned Landscape Interest A to the north west of the Township protects the amenity and surrounds of the Lysterfield Lake Park.

To the south of the Township the land is predominantly zoned Berwick Residential - Low Density. The alignment of Ernst Wanke Road divides the land zoned Berwick Residential - Low Density from land zoned Berwick Residential - Normal Density thus separating the semi-rural area from the urban growth areas of Narre Warren and Fountain Gate.

The land to the west and the south of the Town Centre (area near general store) is also zoned Berwick Residential - Low Density with the exception of the area designated as the Narre Warren North Retarding Basin. The purpose of a Berwick Residential - Low Density zone is to provide a rural residential environment with the establishment of outdoor recreation opportunities as well as the protection and enhancement of areas with high quality environments.

The centre of the Township area is zoned Township 'A'. The purpose of a Township 'A' zone is to recognise land committed to meet the community and commercial needs of rural areas. It is considered that this zone may be outdated as it applies to rural communities serviced by a specific area. A more appropriate zone would be a zone similar to the Berwick Residential - Berwick Township zone which recognises the special qualities of a pre-existing residential area as distinct from more recent subdivisions.

5.2 Planning Policy in the Berwick Planning Scheme

A number of policies within the State and Regional Sections of the Berwick Planning Scheme apply to planning and development throughout Victoria and metropolitan Melbourne. Given that Narre Warren North is a part of metropolitan Melbourne these policies are relevant to this Strategy.

5.2.1 Native Vegetation

Clause 3-8 of the State Section of the Berwick Planning Scheme relates to the retention and re-establishment of native vegetation. The policy applies to all land in Victoria and basically states that it is planning policy that native vegetation is to be protected and conserved. In particular, emphasis is placed on:

- protecting the habitats of plants and animals;
- maintaining ecological processes and genetic diversity;
- storing carbon so that it is not added to the greenhouse effect;
- protecting soil from degradation including salinisation and erosion;
- minimising the adverse effects on ground water discharge;
- protecting rivers, streams, wetlands and water resources;
- managing and using land in a sustainable manner; and,
- preserving and enhancing visual amenity and landscape quality.

A number of these matters are relevant to the Narre Warren North Township area and some consideration should be given to the impact of any form of development within the Township area on the existing native vegetation. Part of the character of Narre Warren North is its visual amenity and landscape quality and the blending of European and Native vegetation throughout the area.

In implementing the native vegetation policy, the Scheme states that attention must be given:

- to the importance of retaining, restoring and enhancing native vegetation;
- to the importance of sustainable land use;
- to the benefits of using land management plans or work programs;
- to replacing native vegetation;
- to the siting of buildings and works;
- to ensuring that stock are controlled so grazing causes minimum destruction;
- to ensuring that fire prevention or fuel reduction burning is carried out; and,
- to identifying and mapping existing native vegetation.

Section 6.3.3 of this report identifies significant trees (including native vegetation) within the Township area. As previously mentioned the land immediately to the east of the defined Township area is considered to be a significant area of native vegetation.

5.2.2 Urban Corridor Growth

Clause 14-3 of the Regional Section of the Berwick Planning Scheme relates to urban growth corridors within the metropolitan area. With regard to new areas for urban expansion it is metropolitan policy that:

- Growth is concentrated in established urban corridors that have capacity to absorb additional population.
- Land will be programmed and progressively zoned for development in accordance with local structure plans, population and household growth, and the co-ordination of infrastructure provision.
- New commercial and retail centres must be closely accessible to one of the major transport routes in the corridors.

Narre Warren North Township Strategy

The South-Eastern Growth Area is a prime growth corridor which will cater for an additional population of between 120,000 and 150,000. The urban area will extend through Dandenong and Berwick to Pakenham in the east, and to Cranbourne in the south. Narre Warren North is part of this growth corridor.

5.2.3 Non Urban Areas

Clause 14-9 of the Planning Scheme discusses planning policy for non-urban areas. Melbourne's growth corridors are separated by valuable wedges of open countryside that are to be preserved. Parts of these areas have valuable resources of minerals and stone which are also to be protected for future extraction and reinstatement for non-urban uses.

It is metropolitan policy that:

- Non-urban areas must be retained for broad scale, mixed or intensive farming, nature conservation and rural landscapes.
- Valuable agricultural land, natural areas and important landscapes in these areas will be protected from fragmentation of ownership through inappropriate subdivision, incompatible development and incursion of urban land uses through piecemeal rezonings.
- Urban works and services in non-urban areas should be kept to a minimum and community services required by residents of these areas be clustered in existing townships.
- Significant mineral and stone resources must be protected for later extraction by only allowing interim land use which does substantially increase the cost of production or make it more difficult to extract the resource in the future.
- Extraction of mineral or stone may be allowed only in a manner that minimises the impact on adjoining land uses and, where provision has been made for the progressive restoration of extraction areas, for other land uses.

The Metropolitan Policy regarding non-urban areas should be given serious consideration. The policy is relevant to land surrounding the Narre Warren North Township area, in particular, remaining rural land, the Dandenongs to the north and the existing quarries to the east.

5.3 South-Eastern Growth Area Plan, November 1990

On 23 November 1990 the Minister for Planning and Urban Growth released the South-Eastern Growth Area Plan. The plan recommended minimal expansion around the Narre Warren North Township area subject to the undertaking of a local structure plan.

The South-Eastern Growth Area Plan redefines the extent of urban growth areas and establishes principles for an integrated development process for local areas.

The South-Eastern Growth Area is one of three priority growth areas for metropolitan Melbourne. It is the State Government's intention that the growth areas are planned comprehensively to cater for anticipated population growth.

The following matters need to be addressed in the local structure plan for Narre Warren North:

- The creation of a neighbourhood of sufficient size to support, or have ready access to, local facilities and services, including public transport.
- The economic provision of physical infrastructure.
- Adequate outfall drainage facilities based on natural catchments.
- The protection of non-urban areas, including the northern foothills and their associated environmental sensitivities and landscape qualities.
- Buffers to the activities within the special extractive zones.

5.4 Minister's Direction No. 6 - Rural Residential Development

In July 1992 the Minister for Planning and Housing introduced the "Minister's Direction No.6 - Rural Residential Development" in order to provide a clear and consistent guide for planning authorities preparing amendments to allow rural residential development.

The Direction defines "rural residential development" as:

- (a) the subdivision of land into one or more lots which have an area of between 0.4 hectare and 2.0 hectare if the lot is or lots are intended primarily for a residential use; or,
- (b) the construction of a detached house on a vacant lot which has an area of between 0.4 hectare and 2.0 hectares.

In preparing such an amendment a planning authority must comply with the "Guidelines for Rural Residential Development, July 1992 " and must illustrate how the amendment will comply with the guidelines in the explanatory report attached to the proposed amendment.

The central principle of the guidelines is that a "rural residential" use of land is predominantly an urban use that requires access to all the normal social services and most of the physical infrastructure provided in an urban centre.

The guidelines outline that an amendment must be accompanied by a report demonstrating that the amendment has been prepared with regard to social, economic and environmental matters. In particular, the report should consider the following:

- State, regional, local and other relevant strategies, policies and plans.
- The rural residential lots as an integral part of an urban area.
- The supply and demand of rural residential lots.
- Comments from the relevant Departments, agencies and local groups.
- Land use compatibility, resource protection, landscape and heritage values, health and hazard-related issues, infrastructure and social services.

5.5 City of Berwick Heritage Conservation Study

In December 1993, the City of Berwick Heritage Conservation Study was released for public comment. The Heritage Conservation Study identifies a Narre Warren North Township precinct which basically includes the original township plan (refer to Plan No.11) and an area along Memorial Drive. The Consultants believe the Narre Warren North Township is of high local significance as the only example in the City of Berwick of a planned township, apart from Berwick township.

Whilst Council has not formally adopted the Heritage Conservation Study it is considered important to note the heritage objectives recommended by the Consultants. The heritage objectives have been provided in order to guide development of the precinct and ensure that the heritage significance of the township is conserved.

The six heritage objectives are as follows:

Retain the layout of the original township plan and the two church reserves by:

- retaining a relatively open landscape north of a'Beckett Road and south-east of Memorial Drive as a contrast to the residential subdivision within the triangular town plan itself;
- retaining the predominantly residential use of the original township allotments; and,
- restricting commercial uses to Main Street in the vicinity of the existing shop, in keeping with the traditional location for such developments within this township.

Maintain the visual qualities of the landscape by:

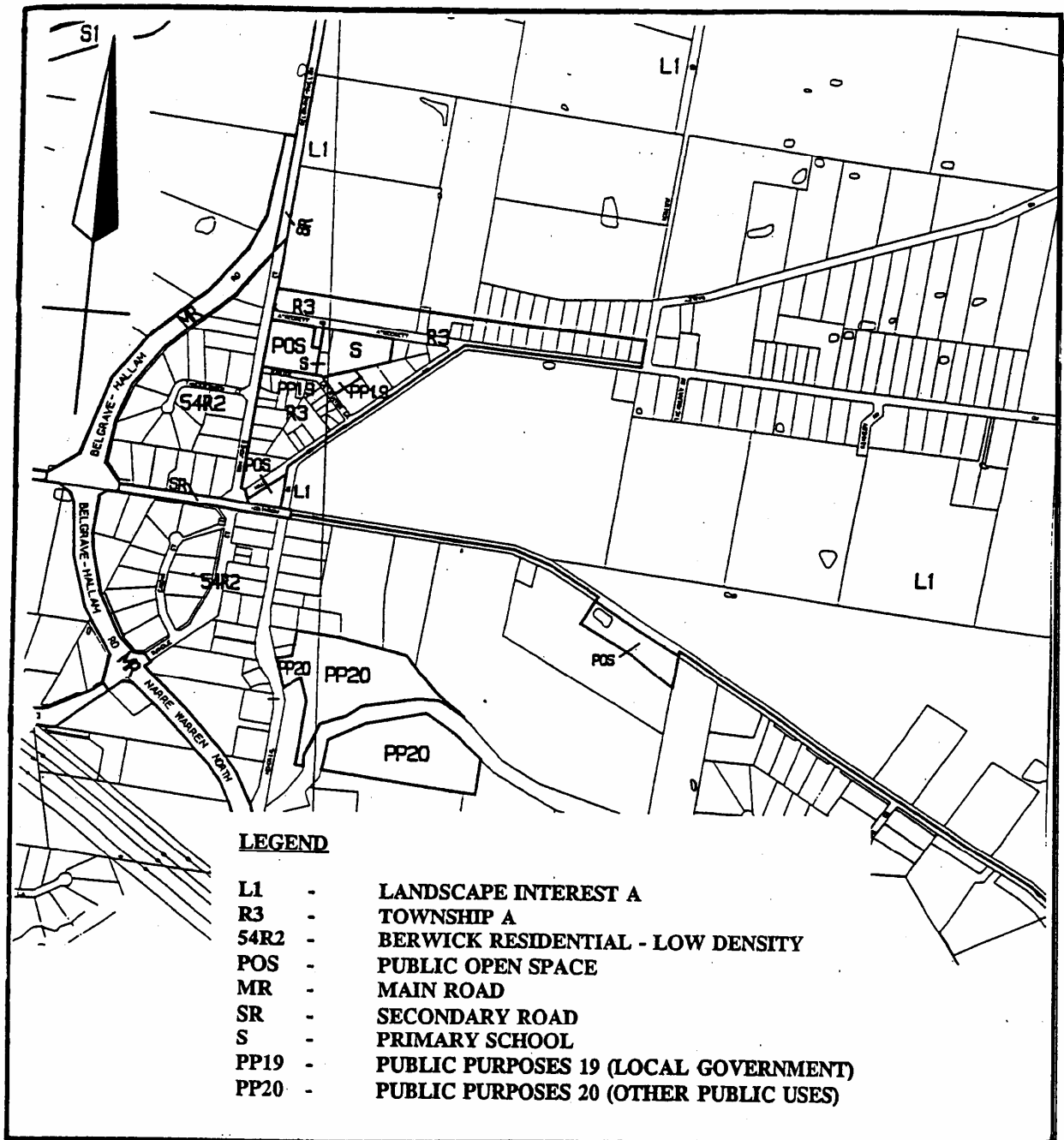
- protecting the oak avenue and older plantings on Claire Robinson Reserve and requiring planning approval for the removal, lopping or works within 3 m of these trees;
- maintaining the oak avenue and protecting it from damage associated with car parking;
- retaining the hawthorn hedges along a'Beckett Road;
- retaining the unconstructed roadside verges;
- maintaining the open rural character; and,
- retaining open views across rural land east and south-east of Memorial Drive.

Retain significant buildings and their relationship to the street by:

- protecting significant buildings and requiring planning approval for demolition, removal and alterations affecting their external appearance;
- preventing unsympathetic building development in front of or adjacent to significant buildings; and,
- preserving views to significant buildings in any works, developments and plantings on the adjacent roadside.

These objectives will be useful in providing some guidance in developing an appropriate streetscape design for the township (refer to Section 14).

Plan No. 3 - Existing Zones and Reservations in the Township Area



6. Regional Context of the Strategy

Narre Warren North is an area with particular qualities that set it apart from other urban areas of the municipality. The area is located on the northern fringe of the South-Eastern Growth Area. For the purpose of this study the Narre Warren North area is defined on Plan No. 4.

The general area is scattered with hilltops and ridgelines. The most significant hilltops are located in the northern and eastern sections of Narre Warren North. Eumemmerring Creek, Troups Creek and their tributaries twist across the landscape and along with Lysterfield Lake are important water features throughout the area.

The Township study area is located roughly in the middle of the wider Narre Warren North area. The location of the Township, nestled at the foothills of the Dandenong Ranges, is environmental significant. An interesting feature of the Township is that it is bounded by three arterial roads - Heatherton Road, Belgrave-Hallam Road and Narre Warren North Road.

The environmental features of Narre Warren North are outlined on Plan No. 5. The region contains significant areas of existing and proposed public open space including Lysterfield Lake Park. The open space areas form part of the open space network of the municipality and most are connected via open space linkages south to the urban areas. The area contains one existing Primary School and one proposed Catholic Primary School as well as a handful of commercial facilities. There is one general store throughout the whole area.

Plan No. 6 outlines the location of the main utility installations, easements, floodplain and quarries in Narre Warren North. All of these fixtures act as barriers to residential development.

Narre Warren North is bisected by the SEC transmission easement from its north-west corner to its south-east corner. The easement separates the Township from a majority of the low density development occurring in Narre Warren North. The proposed SEC terminal station is located south of Heatherton Road and acts as a barrier to low density development heading further north, as does the Lake to low density development moving further east towards the Township.

Two Melbourne Water-owned sites exist north of Heatherton Road in the western section of the area. The site along Hallam North Road contains a water tank. It is also proposed to erect an additional water tank on the Heatherton Road site which is located on a significant hilltop.

A declared floodplain exists south of Belgrave-Hallam Road. Whilst land in the Township is also subject to flooding, Melbourne Water has not formally declared this land to be in a floodplain.

Two quarry sites are situated along a'Beckett Road to the east of the Township. These sites act as barriers to residential development.

Plan No. 6 also indicates the land use within Narre Warren North. Narre Warren North consists of semi-rural (low density) and rural land. The rural land is located along the northern boundary of the City of Berwick, which separates the municipality from the Shire of Sherbrooke, and in the north-east of Narre Warren North. It is considered appropriate that most of the rural landscape be retained - the exception being land in the Township. Most of the reservations reflect the location of the utility installations, easements and open space areas in Narre Warren North.

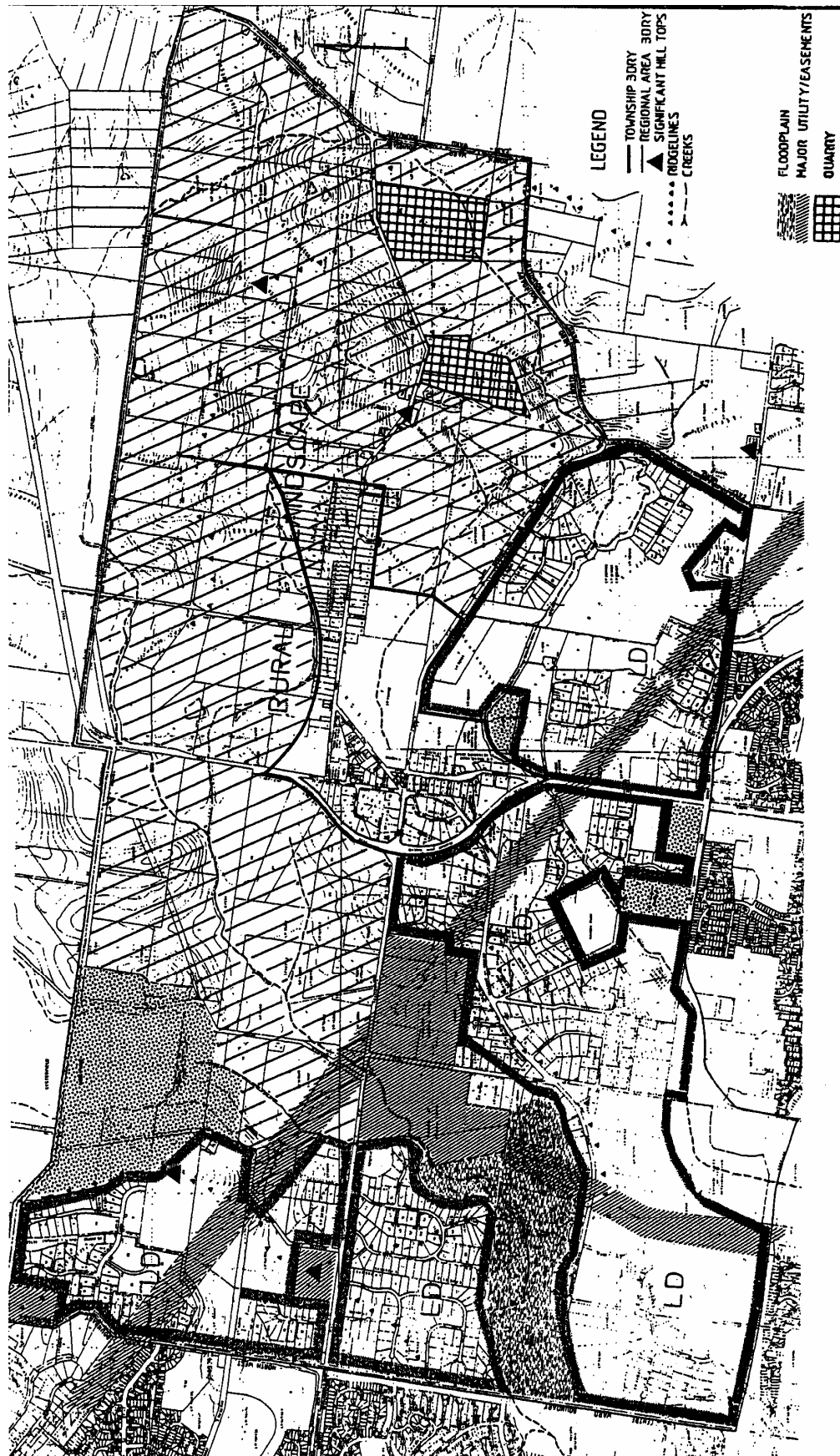
Plan No. 4 - The Boundaries of Narre Warren North



Plan No. 5 - The Environmental Features of Narre Warren North



Plan No. 6 - The Land Use of Narre Warren North



7. Boundaries of Development for the Township

Residential development of the Narre Warren North Township since the original "township" subdivision has resulted in a Township area which has expanded in all directions. In order for the Strategy to be successful and achieve its objectives any further development needs to be contained within a well defined area.

The study area was outlined in Section 4. In short a combination of existing environmental characteristics and planning policy reinforce the boundaries of the Township. These are discussed as follows:

7.1 Urban Growth Limits

The Township is located in a section of the South-Eastern Growth Area which is affected by urban growth limits. The South-Eastern Growth Area Plan directs that any Strategy within the Township area must address the following specific growth limits:

"Area 12

- *The creation of a neighbourhood of sufficient size to support, or have ready access to, local facilities and services, including public transport.*
- *The economic provision of physical infrastructure.*
- *Adequate outfall drainage facilities based on natural catchments.*
- *The protection of non-urban areas, including the northern foothills and their associated environmental sensitivities and landscape qualities.*
- *Buffers to the activities within the special extractive zones."*

7.2 a'Beckett Road Residential Subdivision

The residential development along a'Beckett Road is in many ways a planning anomaly which occurred during the 1950's prior to the formation of the City of Berwick and the introduction of the Berwick Planning Scheme. The allotments in this subdivision are rectangular in shape and have a north-south orientation.

The a'Beckett Road section of the Township differs quite significantly from the newer low density areas located in the western section of the study area and to the south outside the Township boundary. The low density areas contain irregular shaped lots within a street network favouring courts.

The lots along this section of a'Beckett Road play an important role in defining the northern and eastern boundaries of the Township. The lots surrounding the linear subdivision to the north and east are considerably larger in size and contain rural activities. The smaller lots along a'Beckett Road are residential in nature. Both areas have a different function to perform within the Narre Warren North area.

7.3 Shire of Sherbrooke Area

The Township is located south of the municipal boundary line separating the Shire of Sherbrooke from the City of Berwick. In considering the northern boundary there needs to be an acknowledgment of the special environmental qualities located within the Shire of Sherbrooke. These special qualities contribute to the character of the Township area which is nestled at the northern foothills of the Dandenong Ranges.

Any further development north from the proposed boundary will have an impact on the Shire of Sherbrooke. Not only does future development run the risk of encompassing the Township area within the low density development occurring to the south and west but it places added pressure on the fringe of the Shire of Sherbrooke.

This Strategy attempts to protect the environmental characteristics north of the Township by limiting growth and consolidating the area south of a'Beckett Road.

7.4 A Tributary of the Eumemmerring Creek

A tributary of the Eumemmerring Creek acts as a natural barrier to future development. The Department of Conservation and Environment (now Department of Conservation and Natural Resources) has advised that in order to maintain landscape and flora/fauna values and to provide a clear demarcation between urban and non-urban areas there should be no additional development north of a'Beckett Road and development should avoid the drainage lines and hills in the east. Melbourne Water has also indicated that the northern boundary should be defined along a'Beckett Road.

Metropolitan policy in the Berwick Planning Scheme encourages the preservation of significant flora, fauna and landscape activities and the protection of the northern foothills. It is considered that residential development any further north than the proposed boundary would conflict with existing planning policy and would be detrimental to the general area.

7.5 Aurisch Property

The northern boundary follows the ridge line along the Aurisch property. The slope of the land alters further north and it is considered that this land would not be suitable for residential development.

The a'Beckett Road deviation will create an opportunity for residential development of a depth of one allotment to continue along the northern side of a'Beckett Road in line with the existing development.

7.6 Robinson Road

The South-Eastern Growth Area Plan has indicated Robinson Road as a secondary arterial with limited access from abutting properties and proposes to upgrade the road to four lane capacity. Council does not agree that Robinson Road should be classified as an arterial, however, believes it should be given sub-arterial/collector street status. It is considered inappropriate to encourage the status of Robinson Road as an arterial given Council's previous experience of diverting Belgrave-Hallam Road/Narre Warren North Road around the Township to prevent its segregation. In response to the draft Strategy, Vic Roads has agreed with this position and considers the duplication of Robinson Road not to be necessary given the availability of other potential east-west routes from Dandenong to Berwick. Regardless of the classification of Robinson Road it seems appropriate that such a road should be used to define a boundary rather than attempt to incorporate it into the study area.

7.7 Low Density Development

Residential development to the south and west of the Township takes the form of low density residential subdivision. The low density development as outlined in Cell Plan "N" separates the urban development occurring in Narre Warren from the Township area. The demarcation between the urban area and the Township is considered important. If urban development continued north with little regard for the Township, the special qualities which set the Township apart from other residential areas would be lost. The continuation of low density development throughout the Township would threaten its overall character and identity. However, there may be some opportunity of low density development along the eastern boundary in order to provide a transition-barrier between the Township lots and the Landscape Interest land.

7.8 Narre Warren North Retarding Basin

Part of the Narre Warren North Retarding Basin has been included within the boundary of the study area. The basin provides an opportunity to be utilised for recreational purposes. It also separates residential areas and exists as an appropriate natural barrier. The basin covers a large amount of land which has in the past remained isolated from surrounding residential development. Its possible use is discussed in more detail in Section 16.

7.9 a'Beckett Road Extractive Industry

Two quarry sites exist along a'Beckett Road east of the Township. The western site is worked out while the eastern site still contains some four million tonnes of recoverable rock. The urban growth limits of Area 12 within the South-Eastern Growth Area Plan direct that buffers to the activities within Special Extractive Zones need to be addressed.

It is metropolitan policy to encourage the protection of significant mineral and stone resources whilst minimising the impact on adjoining land uses. Therefore, residential development should be kept at a distance from the quarry sites in order to avoid conflicts between the different land uses.

Amendment L46 to the Berwick Planning Scheme arose from a review by Council of the five Special Extractive - Berwick Zones in Narre Warren North and Harkaway. The two quarry sites along a'Beckett Road were part of this review. The amendment proposed to rezone the land contained in the western site, and in the established buffer area of the eastern site, from a Special Extractive - Berwick Zone to a Landscape Interest A Zone. These rezonings were subject to a Panel hearing and in the Panel's recommendation it was stated that the protection of such extractive resources was important. Furthermore, the Panel believed that such a resource could not be economically and physically recovered without the combination of both sites in the extractive industry operation. On this basis, the Panel recommended that the amendment be abandoned.

A common secondary use of quarries is as landfill sites. In recent months there has been some discussion regarding the use of the two sites as a landfill operation. However, such a proposal has not been further advanced at this stage.

Regardless of which use Pioneer pursues it is considered important that significant buffers between the residential development of the Township and the quarry sites remain. The Environment Protection Authority's policy document entitled "Recommended Buffer Distances For Industrial Residual Air Emissions" July 1990, encourages a 500 metre buffer distance around extractive industry where quarrying of hard rock with blasting is occurring. Initially, a 500 m buffer distance was recommended around both quarries however following advice from the Environment Protection Authority, Council resolved to reduce the buffer Distance around the western quarry from 500 m to 200 m.

Narre Warren North Township Strategy

The 200 to 500 metre buffer distances for the quarries do not necessarily need to consist of vacant land. A variety of different land uses could utilise the buffer including recreational uses, general farming or open space.

Furthermore, Council supports the retention of the Landscape Interest A Zone where land is affected by the buffer distances. Plan No. 7 outlines the areas affected by the proposed buffer areas. The current land use of the affected land is rural.

7.10 Belgrave-Hallam Road/Narre Warren North Road

Belgrave-Hallam Road and Narre Warren North Road (the deviation of the Township) defines the western boundary of the Township. The deviation of the Township occurred during the early 1980's in order to redirect through traffic away from the middle of the Township.

Like Robinson Road, the South-Eastern Growth Plan has designated Narre Warren North Road as a secondary arterial. Belgrave-Hallam Road is not included within the South-Eastern Growth Area Plan, however, in the future it is assumed that it will contribute to carrying a large amount of north-south traffic in unison with Narre Warren North Road.

The by-pass road provides a barrier between the residential areas to its east and west.

7.11 Lysterfield Lake and Surrounds

Lysterfield Lake Park is located to the north-west of the Township. The Lake is a man-made structure which is located in a non-urban area. Due to the sensitive environment surrounding the Lake it is not considered appropriate to extend the Township area towards the north-west.

Metropolitan Policy encourages the protection of water resources and the preservation and enhancement of special landscape qualities. The exclusion of this area from the study area is considered appropriate.

7.12 Native Vegetation

A native vegetation site is located on the fringe of the proposed Township area along a Beckett Road. The land is significant in helping to define the boundaries of development for the Township.

Metropolitan Policy outlines that consideration should be given to the importance of retaining, restoring and enhancing native vegetation. This property contains a stand of remnant native vegetation. It is one of the few properties within the Narre Warren North area which has managed to avoid clearing for farming purposes. The existing vegetation features on the land provide a reminder of the area's character prior to the influx of Non-Aboriginals. A majority of the trees have been identified as *Eucalyptus radiata* (Narrow-Leaf Peppermint).

In addition, Council adopted the following recommendation from the Conservation Strategy at its meeting on 18 February 1993:

"That Council maintains remnant indigenous vegetation where possible and practical."

Council's Conservation Officer has advised that not only are there very few areas throughout Narre Warren North that contain remnant stands of indigenous vegetation, but that there are very few areas throughout the whole municipality.

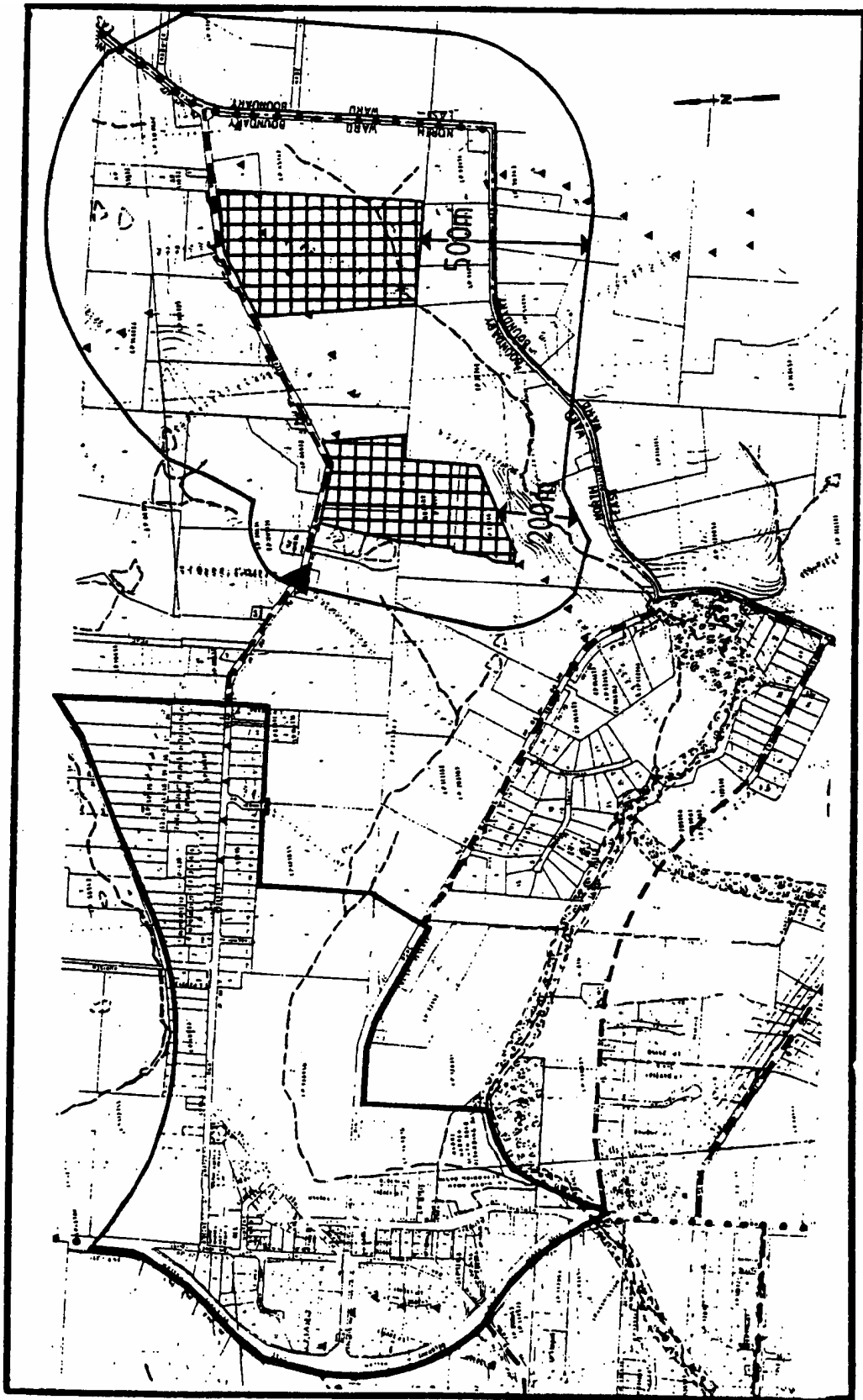
Thus, given metropolitan and Council policy regarding native vegetation, the native vegetation site is considered to be significant. It would be a loss to the whole municipality if development of the Township area encompassed this site. The site is also partly contained within the buffer area for the extractive industrial land.

7.13 Sewer System

The existing sewer system also has an impact on the boundaries of the Township. Given that this Strategy encourages limited growth only Council believes that it would be inappropriate to duplicate and upsize sections of the sewerage system as a result of development in the Township. Melbourne Water has indicated that the existing system will have capacity to service the existing lots in the Township plus up to an additional 200 lots in the system. The consideration of a wider Study area will increase the number of potential lots which will increase the need for the system to be duplicated and upsized.

The issue of sewerage is discussed in greater detail in Section 12.

Plan No. 7 - The Buffer Areas For The Extractive Industry



8. Ownership Title Boundaries in the Study Area

There are only a small number of larger parcels of undeveloped land within the Township area ranging in area from 1.75 hectares to 24.21 hectares. The table below indicates the details of the ten largest parcels of land.

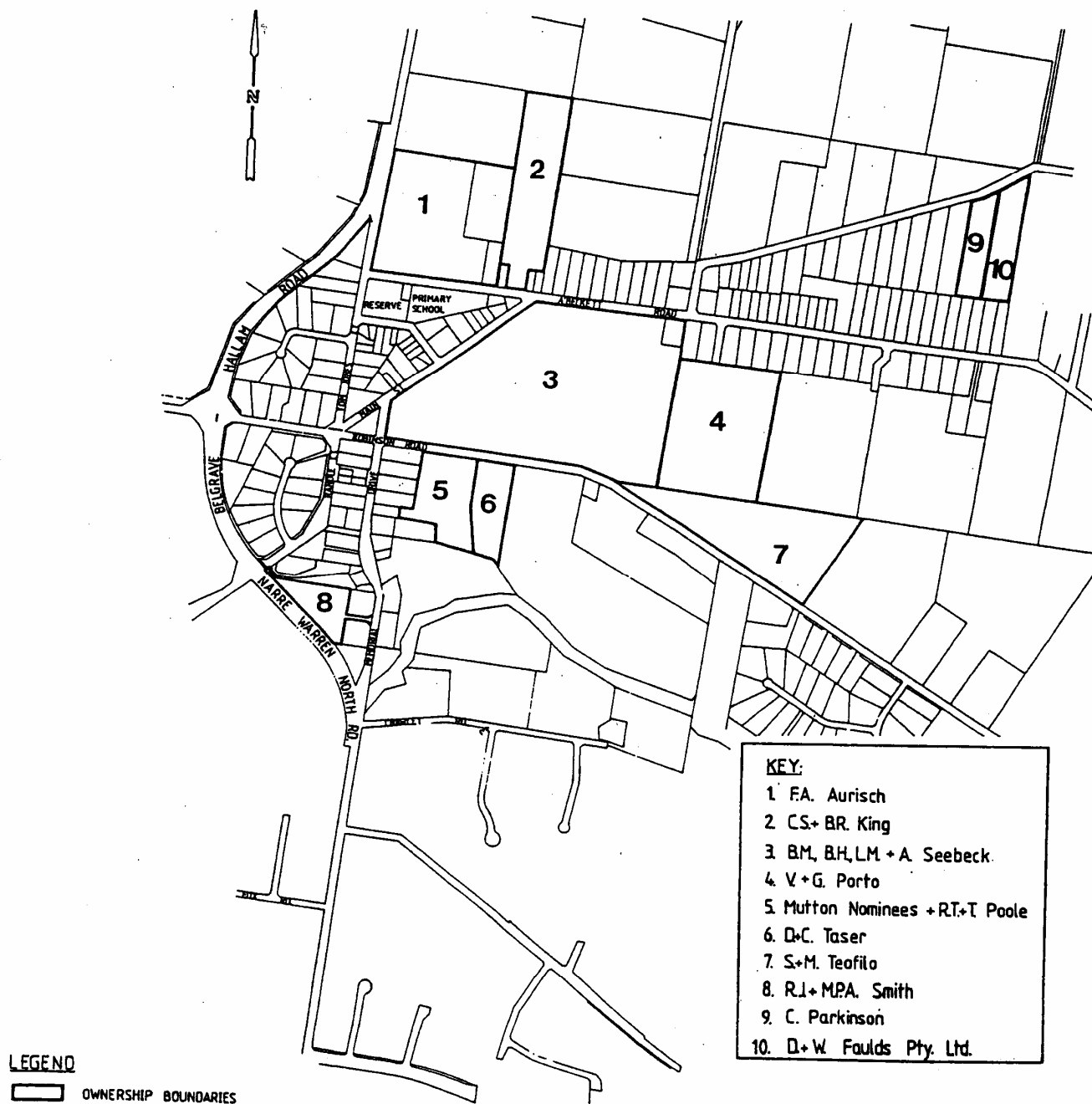
Table 1: Ownership Titles of Large Parcels of Land

Area	Council Reference	Owner of Land
1. 9.892 ha (approximately 3.57 ha is included in the study area)	0010.002	F A Aurisch
2. 5.812 ha (approximately 1.59 ha is included in the study area)	0010.036	C S & B R King
3. 24.210 ha	0010.035	BM Snr, BH, LM & A Seebeck
4. 9.143 ha	8710.001	V & G Porto
5. 8.0 ha (approximately 2.4 ha is included in the study area)	7727.022	S & M Teofilo
6. 3.164 ha	7727.001	Mutton Nominees Pty Ltd & R T & T E Poole
7. 2.351 ha	7727.007	D & C Tasev
8. 1.778 ha	6060.009	R J & M P A Smith
9. 1.750 ha	0520.061	C Parkinson
10. 2.450 ha	0520.067	D & W Faulds Pty Ltd

Three of the abovementioned parcels of land are partially included within the Township area, ie. Aurisch, King and Teofilo properties. Plan No. 8 indicates the land ownerships of the larger parcels of undeveloped land.

Part of the land owned by Aurisch is proposed to be set aside for the deviation of a'Beckett Road (refer to Section 11.2.3).

Plan No. 8 - Ownership Title Boundaries in The Township Area



9. Approved Development within the Township Area and its Surrounds

The Narre Warren North Township and its surrounds contain a variety of different land uses. In the past, the most prominent land use activity throughout the area was agricultural and dairy farming, market gardening, flower growing and poultry farming flourished. Today there are very few large farms or gardens operating. Most of the larger farms have been subdivided into smaller parcels and function as hobby farms.

The land uses in the Narre Warren North Township and its surrounds fall into the following categories:

- Residential
- Commercial
- Industrial
- Agricultural
- Recreational
- Community

9.1 Residential Land Uses

As previously mentioned there are two residential zones within the Narre Warren North Township - Township A Zone and Berwick Residential - Low Density Zone. However, the Township really contains three separate areas of residential development - the old Village area which was surveyed in the 1860s, the extension of the Township during the late 1950's along a'Beckett Road and the newer Low Density areas (eg. Casdar Court).

9.2 Commercial Land Uses

There are very few commercial activities within the general Narre Warren North area. The only existing commercial land use in the study area is the general store located along Main Street which provides local residents with a range of goods, post office and petrol facilities.

In addition planning permits have been issued for a petrol station and mechanical car wash on the corner of Narre Warren North Road and Memorial Drive and a retail plant nursery on the corner of Heatherton Road and Belgrave-Hallam Road. Whilst both sites are zoned Berwick Residential-Low Density it is considered that the sites would be more suited to a commercial-type use compatible to residential uses given their locations along relatively busy arterials.

The existing Military Vehicle Museum and the Campbelltown Miniature Railway are located to the north of the Township along Belgrave-Hallam. Whilst these two activities are outside the Township area they are important as tourist destinations and thus attract people to the general area.

9.3 Industrial Land Uses

To the east of the Township study area exist two quarries - one being a disused quarry and the other a worked out quarry. Both of the licences for the operation of the quarries expired in November 1980 although application has been made for renewal.

The disused quarry is located on the south side of a'Beckett Road 200 m west of Harkaway Road whilst the worked out quarry is situated on the south side of a'Beckett Road, approximately 1000 m west of Harkaway Road. Pioneer has applied to renew Extractive Industry License No's. 389 and 296 with the Department of Energy and Minerals. The proposal for the renewal of licence No. 296 involves the establishment of a crushing plant and screening facility at the worked out quarry in order to serve the disused quarry under Licence No. 389. Before the licence can be renewed a planning permit must be issued. The company has not yet applied for a planning permit. Given that a planning permit has not been obtained for the establishment of a crushing plant and screening facility, Council is unsure whether the proposal will proceed.

In recent months a proposal to use the two sites for a landfill operation has been floated. However, this has not been actively pursued at this time.

It is considered important that a significant buffer remain between the Township and the Extractive Industry sites.

As previously discussed a 200 to 500 metre buffer around the extractive industry sites is considered necessary to ensure that the amenity of residents is protected in the Township area and in the general area and that the operation of the industry remains viable. The adoption of this buffer distance is in line with State Government policy.

A proposed State Electricity Commission of Victoria terminal station exists along Heatherton Road to the west of the Township. The State Electricity Commission has indicated that it would be appropriate to encourage a buffer area around this site as well. In previous decisions Council has insisted on a buffer around the proposed terminal station in order to ensure a reasonable amenity level for residents. Conditions were placed on the permit for the Duiker Court residential subdivision located south of the terminal station site requiring a 20 m wide buffer zone along the northern boundary and prohibiting the construction of dwellings closer than 60 m to the same boundary line. It is considered that these buffer areas should be continued around the whole perimeter of the terminal station site.

9.4 Agricultural Land Uses

A number of factors have contributed to the decrease in the number of agricultural land uses within the Narre Warren North area, including:

1. Residential development pressure to the south of the Township.
2. Increased rates.
3. Local community pressure.

The general area is still scattered with a few agricultural land uses. The most notable agricultural land uses within the area are Brundrett's rose farm located south of the Township in Narre Warren North Road, Robinson's cabbage farm located east of the Township in Robinson Road and the poultry farm in Bailey Road. Some of the remaining farms like Brundrett's rose farm and Robinson's cabbage farm have been operating in the area for many years and have associations with the original non Aboriginal settlers of the area.

9.5 Recreational Land Uses

Lysterfield Lake is located to the north-west of the Township area. The Lake and its surrounds are an important environmental feature and recreational facility for residents within the Narre Warren North area and the wider region.

There are a number of municipal reserves within the area of Narre Warren North and two of these reserves are contained within the boundaries of the Township area. Claire Robinson Reserve is a triangular parcel of land bounded by Main Street, Memorial Drive and Robinson Road. The reserve has a passive recreational use and contains a number of mature trees and a rose garden.

The Narre Warren North Reserve in a'Beckett Road is relatively small with an area of 1.083 hectares. The reserve contains a junior oval and four tennis courts and a clubhouse. The larger municipal reserves in Narre Warren North are located on Fox Road, Heatherton Road and Robinson Road.

9.6 Community Land Uses

A variety of community type land uses exist throughout the Township including the following:

- Primary School
- Hall
- Pre-School
- Church
- Girl Guide Hall
- Scout Hall
- Fire Station

A few of these land uses have been present since the early beginnings of the Narre Warren North Township which is evident through their location in the older land subdivision. Whilst not all of the buildings are original, most of the land uses have survived over the years. An exception to this is the triangular reserve which once contained the Church of England.

10. Environmental Features of the Township Area

The Narre Warren North Township area is located in picturesque surroundings. The environmental features of the area in particular the tree lined streets, the surrounding undulating hills and sparse vegetation are part of the character of the area.

Plan No. 9 identifies the environmental features in the Township.

10.1 Topography

The Township area is predominantly located in a shallow valley. The hilly areas to the north-east have relatively steep gradients of greater than 1:7 and between Robinson Road and a'Beckett Road gradients range from 1:4 to 1:7.

a'beckett Road runs mainly along a ridge line and the intersection of Belgrave-Hallam Road and Heatherton Road is also on a ridge line. Ridge lines are important topographical features and help to define urban forms and distinguish between drainage catchments. The most significant views of the Township area are from the hilltop of a'Beckett Road and Robinson Road.

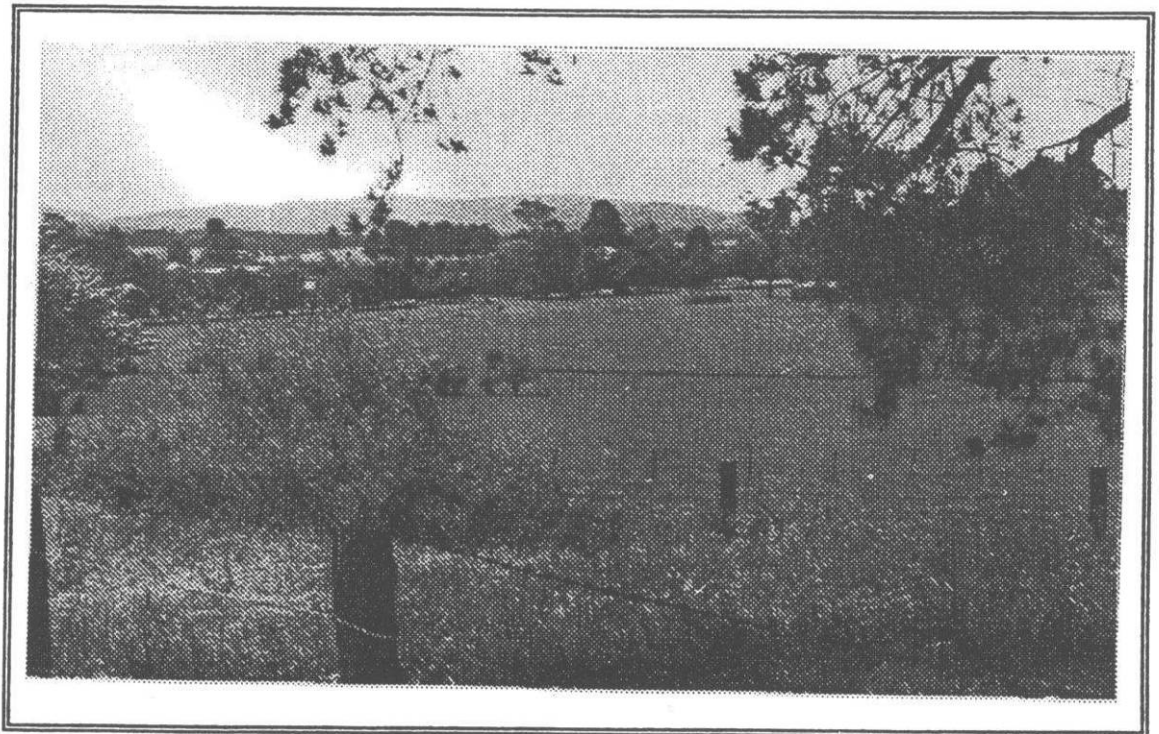


Photo 1: View of Township Area from Robinson Road

10.2 Creeks and Floodplains

Two main creeks run through the general area, the Eumemmerring Creek to the north and Troups Creek West Branch to the north of Crawley Road.

A small tributary of Eumemmerring Creek exists to the north of a'Beckett and Bailey Roads whilst a tributary of Troups Creek runs east to west through the land between a'Beckett Road and Robinson Road. Overland flow paths are aligned to both small tributaries. All the creeks tend to be lined with remnant native vegetation.

Whilst the two creeks form important drainage features the surrounding land is low lying and thus flood prone.

10.3 Existing Trees

There are a number of existing significant trees located within the Township study area which contribute to the character of Narre Warren North. In order to assess which trees were significant, Council carried out a survey to identify the location, type of species and the value of those trees considered to be significant. The Australian Heritage Commission and Australia International Committee on Monuments and Sites (ICOMOS) have developed sets of criteria in order to assess the "significance" of places. The criteria can be applied to the assessment of trees as well.

The criteria is based on four values which are as follows:

- **Aesthetic:** include aspects of sensory perception - sight, sound, smell, sense of movement;
- **Historic:** encompasses the history of aesthetics, science and society, and relates to evidence and associations;
- **Scientific:** (or research value) relates to the ability of a place to contribute further substantial information;
- **Social:** embraces the qualities for which a place has become a focus of cultural sentiment to a minority or majority group. (Source: Charles Sturt University, October 1992, "Heritage Conservation Short Courses Program - Heritage Handbook" p2.4).

Table 2 identifies the trees considered significant and Plan No. 10 shows their location in the Township.

Table 2: Existing Significant Trees

Ref. No. on Plan	Species Name		Location	Type of Value
	Botanical Name	Common Name		
1	Cupressus macrocarpa	Monterey Cypress	A row on the corner of Memorial Drive and the By-Pass	Aesthetic/ Historic
2	Pinus radiata	Monterey Pine	Randle Court (opposite Belgrave-Hallam Road)	Aesthetic/ Historic
3	Cupressus macrocarpa	Monterey Cypress	Front yard of Uniting Church site, corner of Tom Jones Court and Main Street	Aesthetic
4	Eucalyptus maculata	Spotted Gum	a'Beckett Road (opposite Narre Warren North Hall)	Aesthetic
5	Eucalyptus citriodora	Lemon Scented Gum	No. 32 a'Beckett Road	Aesthetic
6	Eucalyptus botryoides	Bangalay, Southern Mahogany	Narre Warren North Hall at the rear of the car park	Aesthetic
7	Eucalyptus maculata Eucalyptus citriodora	Spotted Gum Lemon Scented Gum	No. 64 a'Beckett Road No. 4 Bailey Road	Aesthetic
8	Eucalyptus maculata	Spotted Gum	A row at the rear of No. 64 a'Beckett Road	Aesthetic
9	Cedrus atlantica "Glaucous"	Blue Atlas Cedar	"Wallerview" property No. 101 a'Beckett Road	Aesthetic
10	Quercus robur	English Oaks	Avenue of Honour, Main Street	Aesthetic/ Historic
11	Liquidamber styraciflua Araucaria heterophylla	Liquid Amber Norfolk Island Pine	No. 47 Main Street	Aesthetic

Table 2: Existing Significant Trees cont'd.

Ref. No. on Plan	Species Name		Location	Type of Value
	Botanical Name	Common Name		
13	Eucalyptus nicholii Eucalyptus globulus	Willow Leaf Peppermint (frontage) Blue Gum (rear)	Pre-School, No. 8 Winters Lane	Aesthetic
14	Cedrus deodara	Himalayan Cedar	No. 9 Winters Lane	Aesthetic
15	Quercus robur	English Oak	Tom Jones Court opposite Church	Aesthetic
16	Quercus robur (3)	English Oaks	Rear of No. 15 Main Street	Aesthetic/ Historic
17	Cupressus macrocarpa	Monterey Cypress	No's. 29-31 Memorial Drive	Aesthetic/ Social
18	Cupressus macrocarpa	Monterey Cypress	A row in Randle Court	Aesthetic
19	Cupressus macrocarpa Ulmus procera Populus alba	Monterey Cypress English Elm Silver Poplar	Claire Robinson Reserve	Aesthetic/ Historic
20	Eucalyptus radiata Waterhousea floribunda Sequoia sempervirens Arbutus unedo (2) Brachychiton acerifolius	Narrow-leaf Peppermint Weeping Lilly-pilly Redwood Irish Strawberry Illawarra Flame Tree	Memorial, Memorial Drive	Aesthetic/ Historic/ Social

The identification of significant trees in the Township area is important so that as future development occurs, significant trees are recognised where possible.



Photo 2: Row of Eucalyptus maculata (Spotted Gum) along a'Beckett Road

10.4 European Heritage of Narre Warren North Township

10.4.1 A Brief Overview

Narre Warren North was one of the earliest areas settled by Europeans east of Dandenong. Originally the area was known as Narre Warren however when the railway line was built in 1877 the nearest station was also referred to as Narre Warren even though it was three and a half miles south of the Township. Eventually a small settlement was established near the station and the older settlement became known as Old Narre Warren and then Narre Warren North.

The Narre Warren North Township was surveyed in C1860. Plan No. 11 indicates the area designated as the Narre Warren North Township.

It is difficult to know who were the first European settlers in the Narre Warren North area however many references give credit to the Varcoe brothers along with Terence O'Connor. The Varcoe brothers established a pastoral run known as "Watwillroon" in 1838-1839 and constructed what was probably the first dwelling in the area. For reasons unknown the lease was not renewed by the Varcoe brothers and in 1862 James Robertson bought 160 acres, including part of the "Watwillroon" run, at a Public Auction.

Over the years "Watwillroon" was divided into a number of smaller lots and pastoral rights were transferred to several people including: Edward Asling, C Aurisch, Francis Barr, George Battersby, John Bell, Thomas Cox, S. Isaacs and T Whitaker, Hamill Kerr, R Langridge, J Quirk, George Rae Senior, George Washington Robinson, John Troup and J F Walker. It was thought that James Robertson probably constructed the first home of any size within the district. Other earlier dwellings included a house occupied by Mr Frost, a school teacher, and a house on the site of the present Scout Hall.

George Rae Senior built the first store in 1857. Apparently this building was constructed from split slabs with a shingle roof and was situated in the north-west corner of Troup's paddock almost opposite the present "old" store. Mr Rae also built the existing store as well.

The first public buildings were the Methodist Church and the Church of England. The first Methodist Church was opened in May, 1876, and the existing Church was constructed in 1933. St. John's Church of England was also erected in 1876 and in 1928 the building was burnt down. The triangular parcel of land which once accommodated the Church of England is now Claire Robertson Reserve.

10.4.2 Historical Places

On 4 December 1993, the City of Berwick launched its long awaited Heritage Conservation Study. The Study identified ten historic places within the Narre Warren North Township.

Plan No. 10 marks the location of the ten historic places. The places are as follows (in no particular order):

1. Narre Warren North Primary School, 15-21 a'Beckett Road, Narre Warren North
2. "Wallerview", 101 a'Beckett Road, Narre Warren North
3. "Tandderwen", 369 Heatherton Road, Narre Warren North

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4. Uniting Church, 1-13 Main Street, Narre Warren North
5. Post Office & Store (former), 15 Main Street, Narre Warren North
6. Cottage, 23-25 Main Street, Narre Warren North
7. Oak Avenue of Honour Memorial Drive
8. Randle's Cottage, 1 Randle Court
9. Claire Robinson Reserve, Main Street, Narre Warren North
10. a'Beckett Road hawthorn hedges, a'Beckett Road & Tom Jones Court, Narre Warren North

The Study indicated that the oldest, existing building in the township is the Narre Warren North Primary School No.1901, a weatherboard school house built by Mr Henry Powis of Dandenong and opened in 1877.

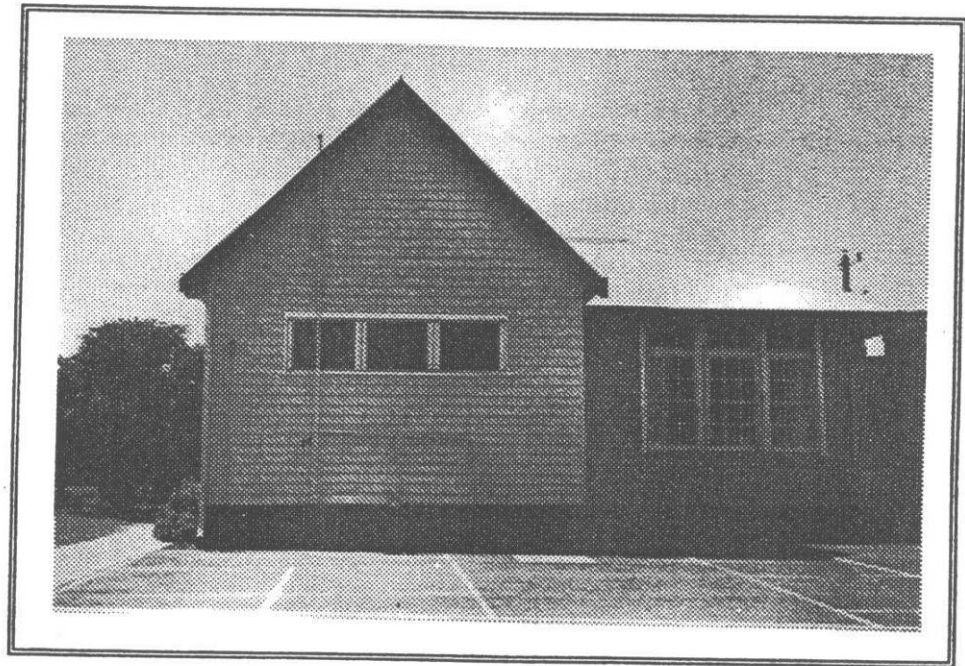
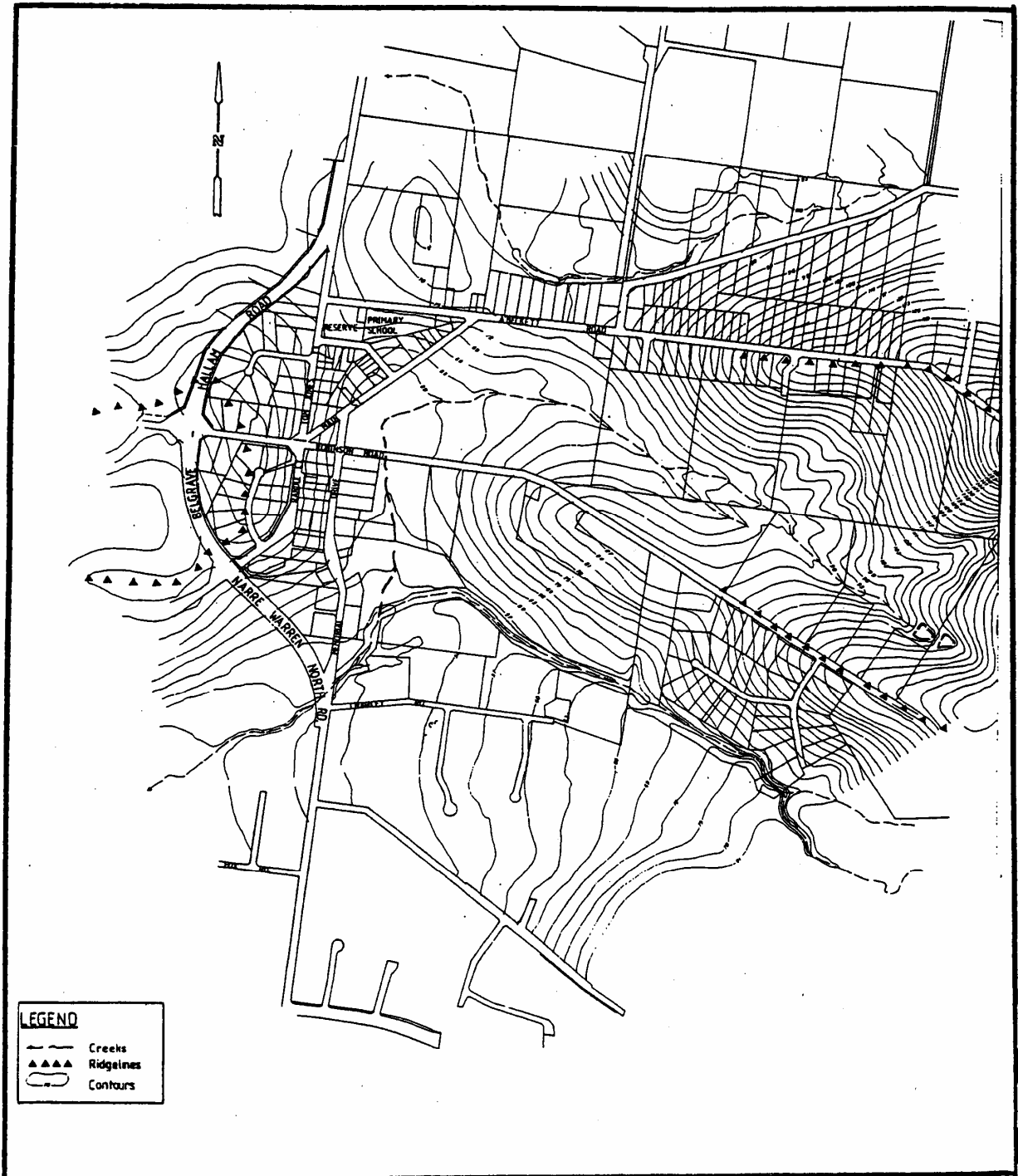
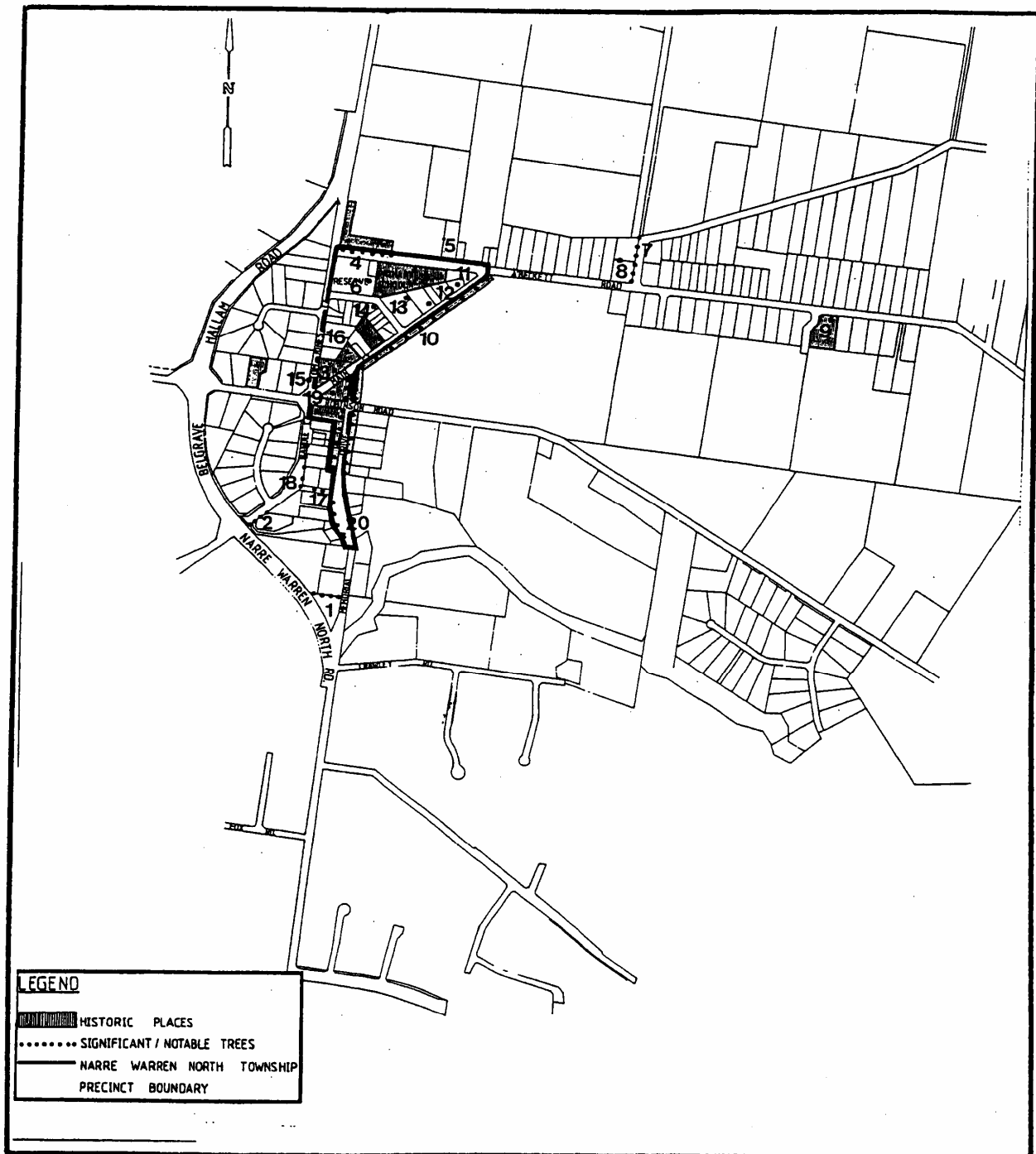


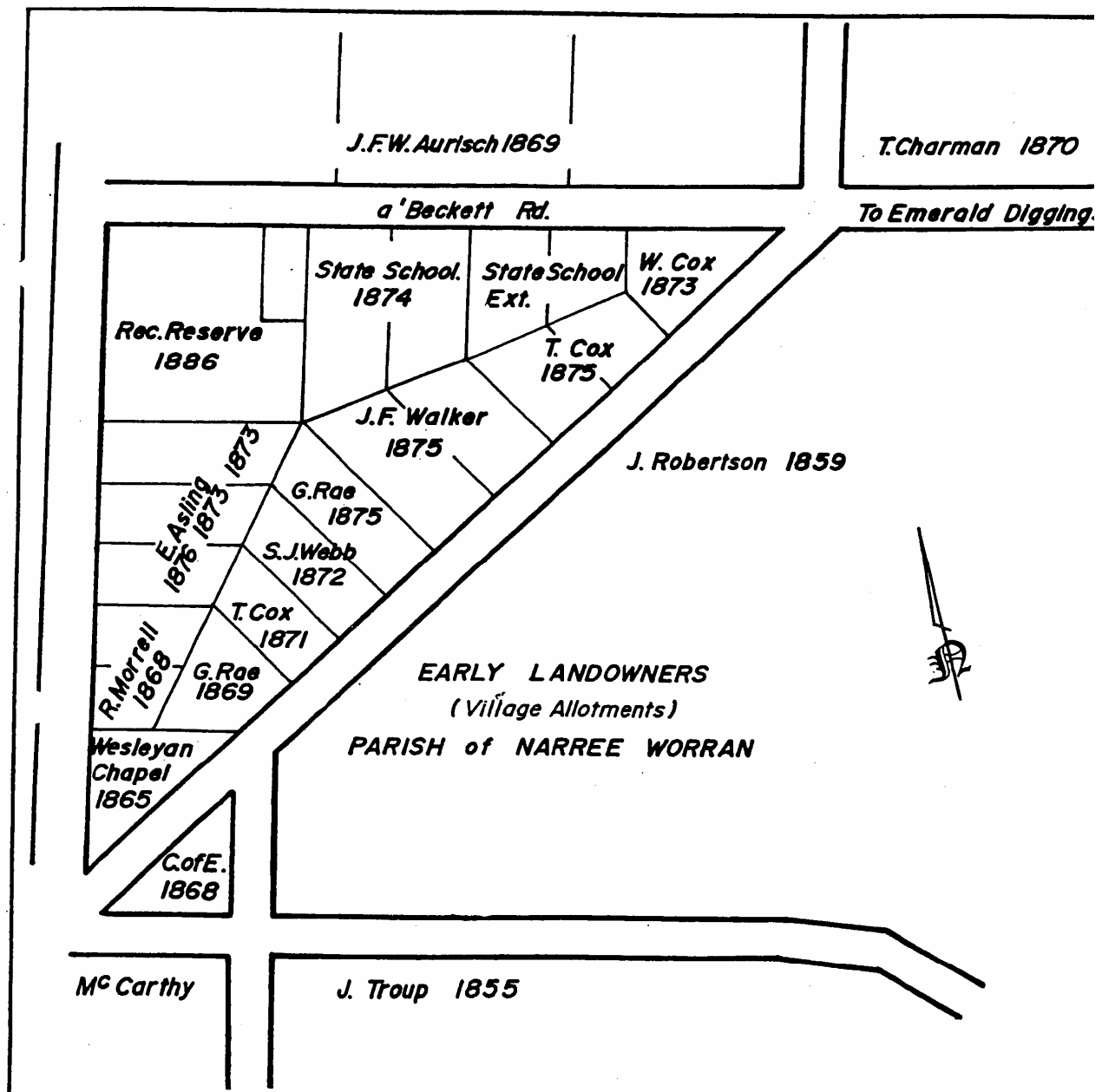
Photo 3: Narre Warren North Primary School

Plan No. 9 - The Environmental Features of the Township Area



Plan No. 10 - The Location of Significant Trees and Historic Places





11. Transport Network of Narre Warren North Township Area

11.1 Street Network

The street network of the Township study area should be designed to allow for the safe and efficient movement of all forms of transport, including pedestrians, cyclists and horse riders.

The existing network of the Township provides further evidence of a slightly older town. Main Street, Memorial Drive, Tom Jones Court, Winters Lane and a'Beckett Road all contribute to the "Township" atmosphere. In particular, Main Street and Memorial Drive are lined with *Quercus robur* (English Oaks) which provide additional charm along the entrances to the town centre.

Given the character of the Township it is proposed that the construction of additional local streets have a uniform road width of 20 m rather than 16 m which is required in the higher density urban areas. A minimum width of 17 metres is proposed for the Seebeck property as a trade off for the larger than normal public open space contribution required for this property.

The increase in the road reserve width for local streets will enable the implementation of an appropriate streetscape design and plantings in the Township (refer to Section 14). Council's policy with regard to road reserve widths for collector streets is 20 m.

11.2 Specific Street

The street network for the Township is shown on Plan No. 12.

11.2.1 Robinson Road

The Township area is bisected by Robinson Road which extends into Heatherton Road to the west. Robinson Road is an arterial with a reservation width of approximately 20.12 m which links Narre Warren North to Harkaway.

The South-Eastern Growth Area Plan November 1990, has designated Robinson Road as a secondary arterial road. The definition of a secondary arterial is a road which supplements primary arterials in order to provide a comprehensive network and its function is to cater for major traffic movements, particularly during peak periods, but with greater regard to the needs of adjacent land uses.

The Plan predicts that Robinson Road will transport relatively high levels of traffic in the future and as a result Vic Roads initially indicated that there would eventually be a need to upgrade the road to a four lane, undivided carriageway with limited access.

Council had concerns regarding the designation of Robinson Road as a secondary arterial. It was considered inappropriate to upgrade Robinson Road from a collector/sub-arterial road status to an arterial given Council's previous experience with regard to Belgrave-Hallam Road and Narre Warren North. In 1983 both these roads were diverted around the Township in order to address traffic problems. It seemed inappropriate for Council to be encouraging the recurrence of what could have been a similar situation.

Council believes that two roads south of the Township will be able to adequately cater for higher volumes of traffic wishing to access Harkaway and Berwick - Brundrett Road and Ernst Wanke Road. In particular, Ernst Wanke Road has been designated as a major east-west arterial which will move high levels of traffic from Harkaway to the Tinks Road interchange of the proposed Princes Freeway extension. Given the constraints on funding for arterial roads, Council considers it prudent to direct funding principally in to Ernst Wanke Road to achieve an arterial link between Narre Warren North and Berwick rather than into Robinson Road.

In addition, the existing topography of Robinson Road is not considered to be particularly safe to carry high levels of traffic and road improvements and widening would be an expensive exercise.

In response to the draft Strategy, Vic Roads has now indicated that the initial proposal to duplicate the road is not considered necessary given the ultimate availability of the above mentioned routes. It is therefore considered that Robinson Road should remain classified as a collector street.

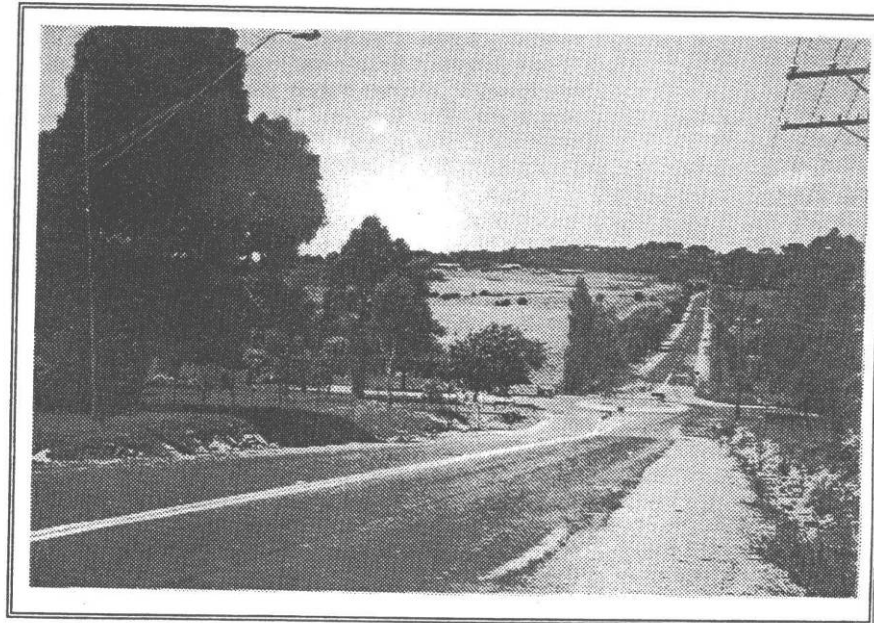


Photo 4: Eastwards along Robinson Road

11.2.2 Narre Warren North Road/The By-Pass Road

The former Belgrave-Hallam Road passed through the middle of the Township area (now Randle Court and Tom Jones Court) and Narre Warren North Road terminated at Main Street (now Memorial Drive).

On 20 October 1983, the Narre Warren North By Pass Road was declared open by the Mayor of the City of Berwick.

The By-Pass Road was required for the following reasons:

1. to provide an adequate route for the long term traffic needs of the area;
2. to save the existing settlement of Narre Warren North from severe disturbance and disruption created by traffic;
3. to retain and enhance the residential character of Narre Warren North; and,
4. to provide room for some expansion of the Narre Warren North area of the Township.

The South-Eastern Growth Area Plan has also designated Narre Warren North Road as a secondary arterial road. Currently, Narre Warren North Road is important in terms of north/south traffic movements and providing access to the Fountain Gate/Narre Warren District Centre. Its role as a major north-south metropolitan route connecting Lysterfield Road to Dorset Road will be strengthened in the future.

Eventually, Narre Warren North Road will be constructed to a four lane divided road with the potential to be increased to a six lane road if required.

The western boundary of the Township area is effectively fixed by Narre Warren North Road/Belgrave-Hallam Road. The northern section of Belgrave-Hallam Road (ie. off Heatherton Road) is outside the boundary of the South-Eastern Growth Area Plan. Given the significant function of Narre Warren North-Belgrave Hallam Road, access is to be limited to approved locations by means of tree reserves.

11.2.3 a'Beckett Road

a'Beckett Road is a local road with a road reserve width of 20.12 m. a'Beckett Road provides access from Harkaway Road in the east and terminates at Tom Jones Court in the west.

Vic Roads has recommended that road widening along a'Beckett Road occur in order to cater for future increases in traffic levels in the general area. Council does not believe that road widening along a'Beckett Road will be required. Most of the "through traffic" to Harkaway/Berwick and Endeavour Hills/Dandenong should be diverted further south of the Township.

a'Beckett Road is not addressed in the South-Eastern Growth Area Plan, November 1990.

Since 1984, Council has considered the possibility of constructing a deviation of a'Beckett Road. Discussion regarding the road deviation was initiated in order to improve the efficiency of the road network within the Township area and to divert traffic away from the Narre Warren North Primary School and the adjoining recreation reserve.

The proposal involves the deviation of the western end of a'Beckett Road so that it intersects with Belgrave-Hallam Road rather than with Tom Jones Court. The existing section of a'Beckett Road will be incorporated into the reserve and potentially the Primary School site. It has been estimated that Council will need to obtain a parcel of land of approximately 1.853 hectares. Negotiations between Aurisch and Council has commenced regarding land acquisition for the deviation of the road.

11.2.4 Winters Lane

Winters Lane has a road reserve of 15.24 m and provides access to residential properties and the Narre Warren North Pre-School. Winters Lane is an unusual road in that it is a part Government and part Private Road. Currently the private section of the road has been sealed along the frontage of the Pre-School to a'Beckett Road. The Government section of the road is formed only.

If the deviation of a'Beckett Road is constructed and the Tom Jones Court/Main Street intersection is closed, the Government section of Winters Lane will need to be sealed in order to cater for a marginal increase in local residential traffic.

It was originally proposed to link Winters Lane between Main Street and Robinsons Road. Winters Lane will not need to be extended across Main Street through Seebeck's property, this will allow for the safety of the open space link through the Seebeck property to be maximised and the Oak Trees retained fronting Main Street. The protection of the row of *Quercus robur* along Main Street could not be assured during construction of this originally proposed street.

11.2.5 Randle Court

Randle Court is a local road situated on the southern side of Heatherton Road. Until 1983, it was a section of Belgrave Hallam Road.

Randle Court provides access to another local road - Casdar Court.

It is considered that the intersection of Randle Court and Heatherton Road is relatively dangerous and will become more so as the traffic levels along Heatherton/Robinson Roads increases. The intersection of Heatherton Road and Randle Court is located on a plateau which results in poor visibility of on-coming traffic from east/west.

The access to Randle Court from Heatherton Road may be closed in the long term. An alternative access to Randle Court can be provided via Council owned land abutting No's. 8-10 Randle Court and No's. 33-37 Memorial Drive. The Council owned land can accommodate a local street linking Memorial Drive to Randle Court and Casdar Court. Council purchased the parcel of land in 1981 for "road purposes". In the short term, an opportunity exists for Council to provide a pathway linking Randle Court to Memorial Drive.

If the access to Randle Court from Heatherton Road is closed, the plateau along Heatherton Road should be levelled as part of the reconstruction of Heatherton Road to provide a more satisfactory vertical alignment.

Council supports the construction of the new local street linking Randle Court to Memorial Drive as a long term option in this Strategy and will only be acted upon if problems are experienced, in Heatherton Road as a result of the geometry of the road. Furthermore, if the option outlined above is proceeded with, the row of cypress trees on the adjoining property to the south of the new local street will be required to be retained.

11.2.6 Memorial Drive/Main Street

Memorial Drive and Main Street are both local roads with road reserve widths of 20.12 m. Until 1983, Memorial Drive was formally part of Narre Warren North Road. Memorial Drive links Narre Warren North Road to Main Street whilst Main Street terminates at the intersection of Tom Jones Court and Heatherton Road to the south-west and a'Beckett Road to the north-east.

In order to divert traffic from passing through Tom Jones Court to Belgrave-Hallam Road it is proposed that part of Main Street be closed as indicated on Plan No.12. The extra area will be incorporated into Claire Robinson Reserve. Access to the Uniting Church site will still be available from Tom Jones Court and Main Street. Traffic accessing the residential properties in the low density area will be directed via Winters Lane or from a'Beckett Road.

It is considered appropriate that the closure of Tom Jones Court and Main Street be a long term option. However, in the short term Council believes that some form of beautification should occur to the existing barricade at the intersection of Tom Jones Court and Main Street.

Both Memorial Drive and Main Street are important in the overall street network of the Township area. Both Memorial Drive and Main Street are lined with the Avenue of Honour, ie. Quercus robur (English Oaks) which are of historical, social and aesthetic value to the area.

11.2.7 Tom Jones Court

Tom Jones Court was formally part of Belgrave-Hallam Road and has a road reserve width of 20.12 m. Tom Jones Court is a local road which provides access to residential properties, and access to the Narre Warren North Reserve and the Narre Warren North Primary School along a'Beckett Road. Tom Jones Court provides direct access onto Belgrave-Hallam Road and is closed at the Heatherton Road intersection. Tom Jones Court can be accessed from Main Street as well. It is proposed that this intersection be closed. When the a'Beckett Road deviation is constructed access will still be available from Tom Jones Court to a'Beckett Road.

11.2.8 Bailey Road

Bailey Road is an unconstructed, "no through" local road, with a road reserve width of 20.12 m. The road provides access for local residents from a'Beckett Road. It is located north of a'Beckett Road and travels in a north-easterly direction for a length of 2.95 km.

Bailey Road provides access to another unsealed road, Aurisch Drive. Only part of Bailey Road is included in the Township area. Aurisch Drive is outside the realm of the study area.

11.2.9 Tacaberry Avenue and the Local Street through Seebeck's Land

In order to ensure the safe and efficient movement of traffic through the Township it is proposed that Tacaberry Avenue be extended to Robinson Road and that an additional local street be constructed between Tacaberry Avenue and the extension of Winters Lane.

Currently a small portion of Tacaberry Avenue has been constructed (but not sealed) which abuts three properties.

It is proposed that Tacaberry Avenue, when extended, will provide a link between a'Beckett Road and Robinson Road which will divert traffic away from the heart of the Township. It will also provide access to the proposed allotments along Tacaberry Avenue.

The local street from Tacaberry Avenue to the extension of Winters Lane will abut the south side of the drainage reserve. It will provide access to residential lots between this street and Robinson Road.

11.3 Existing Public Transport

The study area is served by two Bus Routes, 841 and 695 Ext. Bus Route 695 Ext. only operates on Tuesdays transporting passengers from Belgrave to the Dandenong Market. This route runs along a'Beckett Road, Main Street and Heatherton Road within the Township area.

Bus Route 841 operates on a more permanent basis from Narre Warren North to the Fleetwood area. The bus route departs from the terminus at the corner of Heatherton Road and Tom Jones Court then runs via Heatherton Road, Memorial Drive and Narre Warren North Road within the Township area.

Plan No. 12 outlines the two bus route paths throughout the Township area.

The South-Eastern Growth Area Transport Strategy, April 1991, recommends that 90% of residential lots be within 400 m of a bus route or 1,000 m of a rail station except in agreed lower density areas. It is considered that the Narre Warren North Township area is within a lower density area and the above recommendation should not necessarily apply.

The Public Transport Corporation does not use specific population or dwelling threshold ratios when considering the development of new bus routes. It is considered that the Township is well serviced at present and would adequately cater the additional lots.

The nearest railway station is located along Webb Street in Narre Warren. The railway station is approximately 5.4 km south of the General Store within the Township area.

11.4 Pedestrian/Bicycle Paths and Horse Trails

An important part of the Strategy is the linking network of pedestrian/bicycle paths and horse trails which connect to other areas of the municipality. These paths need to provide access to community facilities, open space and commercial activities.

Plan No. 12 indicates the location of the proposed pedestrian/bicycle paths and horse trails in the Township.

A pedestrian/bicycle path has been shown from Tacaberry Avenue, following the Melbourne Water drainage reserve, which will protect Troups Creek West Branch, to the open space area and the commercial centre site and then south to the Melbourne Water retarding basin and drainage reserve. A shared footpath has also been shown along Belgrave-Hallam Road and Narre Warren North Road. The proposed locations of the paths are in line with the *Loder and Bayly & Barber study entitled "Berwick Strategic Bicycle Plan" April 1991*.

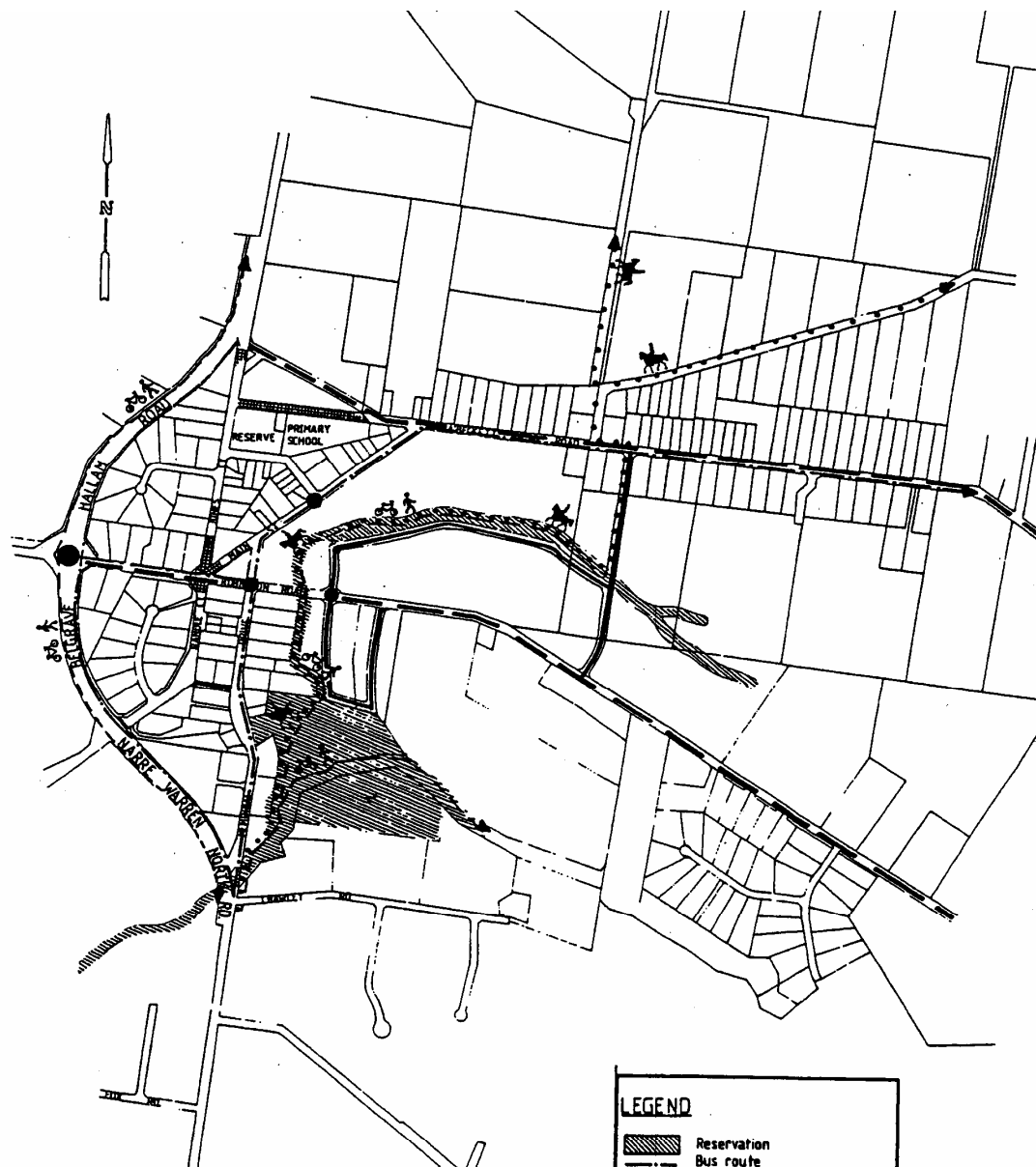
It is also considered appropriate that a pathway be constructed, in the short term, along the Council owned land linking Randle Court and Memorial Drive.

The minimum width of a shared pedestrian/bicycle path is 2 m.

A horse trail has also been designated along the drainage reserve linking the horse trail from Aurisch Drive to the Melbourne Water retarding basin south of Robinson Road. The proposed location of the horse trail is consistent with *Kinhill Engineers Pty Ltd report "Equestrian Requirements and a Horse Riding Trail for the City of Berwick" October 1988*.

It is recommended that the combined path including the horse trail be incorporated partly into the road reserve of the new local street linking Tacaberry Avenue to the extension of Winters Lane and partly in the drainage reserve.

Plan No. 12 - The Transport Network of the Township Area



Note:

The new local street linking Memorial Drive to Randle Court and the closure of Tom Jones Court and Main Street are long term options only.

LEGEND	
	Reservation
	Bus route
	Local street
	Sub arterial/collector
	Roundabout
	Pedestrian/bicycle path
	Horse trail
	Road closure

12. Provision of Services in the Township

The requirements of Service Authorities need to be given serious consideration when developing a strategy plan for any area. The study area is located within an area traditionally not considered to be part of the urban growth area of Metropolitan Melbourne.

12.1 Sewerage

Melbourne Water has indicated that the study area generally drains towards the Troups Creek West Branch Sewer. The existing sections of the Troups Creek West Branch Sewer will have the capacity to service the study area when full development of the catchment is achieved provided the nett increase in the study area does not exceed 200 allotments. If the number of lots exceed this level the existing sections will need to be duplicated and future sections upsized in order to cater for development within the Township.

The cost of the duplication and upgrading would need to be borne by the benefiting owners of land.

Council considers that it would be inappropriate for increased development in the Township to result in a need for duplication and upsizing of certain sections of the sewer given that the Strategy encourages limited growth only. Therefore, it is considered that the existing sewer system should be utilised to adequately service the Township area.

12.2 Water Supply

The original Township area is presently serviced by the Narre Warren high level reservoir system and the a'Beckett Road pump system. These systems were upgraded in the early 1990's, however, the augmentation works did not provide capacity for the non urban zoned areas to be serviced. Melbourne Water has indicated that the augmentation works could be readily upgraded to cater for additional development within the study area.

12.3 Drainage

The Study area is affected by two drainage catchment areas - Troups Creek West Branch and Eumemmerring Creek.

A tributary of Troups Creek West runs east-west through the land between a'Beckett Road and Robinson Road. An overland flow path is aligned along the course of this tributary. A second overland flow path is aligned along a small tributary to Eumemmerring Creek which runs east-west along the proposed northern boundary of the study area.

Melbourne Water will require a drainage reserve over any affected tributary.

The southern tributary is within the Troups Creek West Drainage Scheme. The northern tributary is within the Eumemmerring Creek Catchment and no drainage scheme has been established for this catchment area.

Melbourne Water has indicated that poor soils with rock outcrops exist close or on the surface of the hill crests and that the soils are rapidly permeable. The soils are subject to sheet and rill erosion.

The hill slope areas are moderately steep and the area has rapid site drainage. The subsoils have a high erosion potential. The toe areas of the hill slopes and the valley floor/drainage line areas are poorly drained and subject to seasonal water logging due to poor soil absorption characteristics. The area has a poor capability for septic tank absorption and therefore is particularly unsuitable for on site waste disposal. Fill will be required on any land to be developed adjacent to existing drainage lines in order to prevent flooding problems and improve the runoff characteristics of the land.

12.4 Electricity

The State Electricity Commission has advised the following:

- Major transmission lines and the site for a major terminal station development are located to the south and west to the area covered by the Strategy Plan.
- Although there is no direct encroachment, the lines and the terminal station structures will be visible from parts of the area and in this regard it is suggested that any maps or diagrams prepared for display should clearly show the presence of the line easements and terminal station site.

Furthermore, the Commission suggests that future residential zoning of the area be restricted in the direction of the SECV terminal station and that non-residential uses remain in place. The Commission has also indicated that the provision of a buffer, in order to mitigate possible noise problems from the station and the visual impact of the transmission lines, would be appropriate. Council will continue its policy of providing a 20 m buffer area and restricting dwellings within 60 m of the terminal station site (refer to Section 9.3).

Council's policy also requires that the supply of electricity be provided by underground means.

12.5 Gas

The Gas and Fuel Corporation of Victoria has advised that it has recently completed the installation of new gas mains to the Township. The gas mains will be extended as the area develops. The provision of future service mains will need to be located in newly created road reserves. The specific locations of new mains will be designated during the planning permit and certification stage of development.

12.6 Environment Protection Authority

The Environmental Protection Authority has advised that all unsewered allotments must be capable of treating and retaining all domestic waste water within their boundaries. In particular, unsewered development must comply with Clause 40 of the State Environment Protection Policy - Waters of Victoria and the Septic Tanks Code of Practice (1990 - Department of Water Resources).

Measures to protect water courses from sediment pollution and other pollutants arising from construction activities should be applied before earthworks begin on site. These measures should be in accordance with Construction Techniques for Sediment Pollution Control, Environment Protection Authority Publication No. 275.

The drainage system discussed in 12.3 above, shall be designed to ensure that the erosion of streams and other drainage lines is minimised and shall make allowance, where practicable, for the attenuation of peak run-off and the retention and trapping of contaminants, including litter in run-off. The provision of detention basins and other measures such as litter traps and “managed wetlands” designed to reduce pollutant loads from urban drainage should be considered. Clean stormwater can then be discharged to local watercourses.

13. Density and the Ultimate Population

13.1 Allotment Sizes within the Township

Originally, the Department of Planning and Urban Growth (now the Department of Planning and Development) advised that the Strategy should address the requirement of fifteen lots per hectare as outlined in the South-Eastern Growth Area Plan. The adoption of the ratio for this Strategy was not considered appropriate given that the overall objectives of the Study were advocating limited growth and consolidation whilst protecting and enhancing the special character of the Township.

Attempts to implement the ratio have been incorporated into residential development further south around the town centres of Narre Warren and Berwick. With regard to the Township it is considered important to encourage development which retains and enhances the unique characteristics of the area rather than allow the area to merge with the low density residential development occurring to the south. The Township area is considered to have a separate identity to other areas and it is considered that it should remain identifiable amongst the encroaching semi-rural development.

Council therefore considers that the Township will require two different residential lots - one lot to be used to consolidate the Township area and another to redefine the boundaries of the study area and provide a transition from residential lots to rural lots.

An appropriate allotment size for "the centre" of the Township would be a size between the abovementioned ratio and the encroaching low density development. The size of the lot would need to be in line with the character of the Township. Residential development using the smaller lots would need to build on the "township" atmosphere already in existence.

It is considered that the implementation of the fifteen dwellings per hectare ratio would result in an average lot size ranging from 480 m² to 500 m². The minimum sized lot within a Berwick Residential - Low Density Zone is 4,000 m². Whilst 480 m² - 500 m² per lot is considered too small to reflect the differences between developing urban areas and the Township, the minimum size for low density lots is considered too large. The average sized lots employed within the heart of the Township should not be associated with the urban or semi-rural areas so that the area is acknowledged as being different.

Council requires an average lot size of 1,000 m² with a minimum lot size of 780 m² within the Township. For the Seebeck property an average lot size of 980 m² is required, with a minimum lot size of 780 m², except for 14 lots that may be below the 780 m² minimum.

Currently, there are a number of different zones throughout the Township including the Township A Zone. The purpose of the Township "A" Zone is solely to recognise land committed to meet the community and commercial needs of rural areas.

The zone to be implemented should:

- consolidate the existing residential areas;
- ensure that development will not detract from the character of the area; and,
- encourage compatible land use and development.

The second type of residential lot should be similar to lots within a Berwick Residential - Low Density Zone. The lots need to be semi-rural in nature in order to provide a barrier between the Township lots and the Landscape Interest A lots to the east. The land along the eastern boundary of the Township is not suitable to be developed into the smaller sized lots given the grades of the land, the poor capacity of the soil to retain waste water and poor drainage of the area.

The minimum sized lot within a Berwick Residential - Low Density Zone is 4,000 m². This sized lot is considered to be appropriate as a transitional zone between the smaller lots and the rural lots. The objectives of the Berwick Residential - Low Density zone are:

- To provide for low density residential development comprising detached houses on a range of lot sizes not less than 0.4 hectares.
- To provide a rural residential environment.
- To enable the establishment of a range of low intensity outdoor recreation opportunities.
- To protect and enhance areas of high environmental quality.

If additional low density lots are created the requirements of the Minister's Direction No. 6 - Rural Residential Development will need to be met (refer to Section 5.4).

The Department of Planning and Development has released new, draft residential zones for consideration by local government. The new zones propose to alter the Township A zone to a Rural Township zone and the Berwick Residential - Low Density zone to a Rural Residential zone.

The purpose of the Rural Township zone is to provide for residential development and a range of commercial and community facilities in rural areas. The zone does not specify a minimum lot size however if the zone is implemented the Strategy could be used to guide developers as to the lot size for future residential development Council considers appropriate. The Rural Township zone also allows for the use of land as an office (provided the floor area does not exceed 500 m²) and a shop other than a convenience shop (provided the gross leasable floor area must not exceed 4,000 m²) subject to a planning permit being obtained. These requirements will enable the recommendations of Section 15 to be implemented.

The purpose of the Rural Residential zone is to provide for unsewered low density residential development. It is proposed that lots within this zone would be at least 0.4 hectare and no more than three hectares. This zone is considered appropriate for the proposed transitional area in the Township (refer to Plan No.13).

13.2 Total Population

The primary use of land within the Township study area is residential. There are a number of large parcels of land which have the potential to be further subdivided for residential purposes. The table below outlines the ultimate number of lots for the Township area. The figures are approximate only in order to give a rough estimate and should not be considered as maximum or minimum lots allowed for each property. The calculations have not allowed for new streets required on some of the properties:

Table 3: Potential Number of Additional Lots in Township Area

Property	Township Lots	Low Density Lots	Total
Aurisch	22	-	22
King	10	-	10
Seebeck	137	-	137
Porto	18	10	28
Teofilo	5	2	7
Mutton	17	-	17
Tasev	15	-	15
Bailey Road	-	19	19
TOTAL	224	31	255

There are also a number of smaller parcels of land throughout the Township which could be re-subdivided.

The Township study area currently has approximately 195 lots. Out of these 195 lots approximately 184 lots have a residential use or have potential for a residential use. Currently, 82 lots are designated in the Township zone and 102 are designated in the low density zone (refer to Plan No. 13). Assuming an occupancy rate of 3.5 persons per allotment/dwelling, there is approximately 644 persons currently residing in the study area. It is estimated that the Township study area will ultimately contain approximately 301 Township lots and 123 low density lots and an ultimate population of 1,484 persons. In the wider, regional context, it is estimated that Narre Warren North will ultimately contain 1,551 lots and a population of 5,429 persons (not including the Township figures).

14. Streetscape Design

An important element in enhancing and maintaining the character of an area is through the development of streetscape design. An attractive streetscape will reinforce the function of a street as a public place encouraging interaction between residents as well as enhancing the amenity of the dwellings.

The heritage objectives outlined in the Heritage Conservation Study (refer to Section 5.5) are useful in providing guidance for development. An emphasis has been placed on protecting an open feeling in the Township, encouraging residential uses on the original Township lots and restricting additional commercial uses in the vicinity of Main Street.

As previously mentioned, the landscaping within the Township is part of the overall charm of the area. Section 10.3 identifies the significant trees within the study area. Not all of these trees are exotic species, some of the trees are Australian species as well.

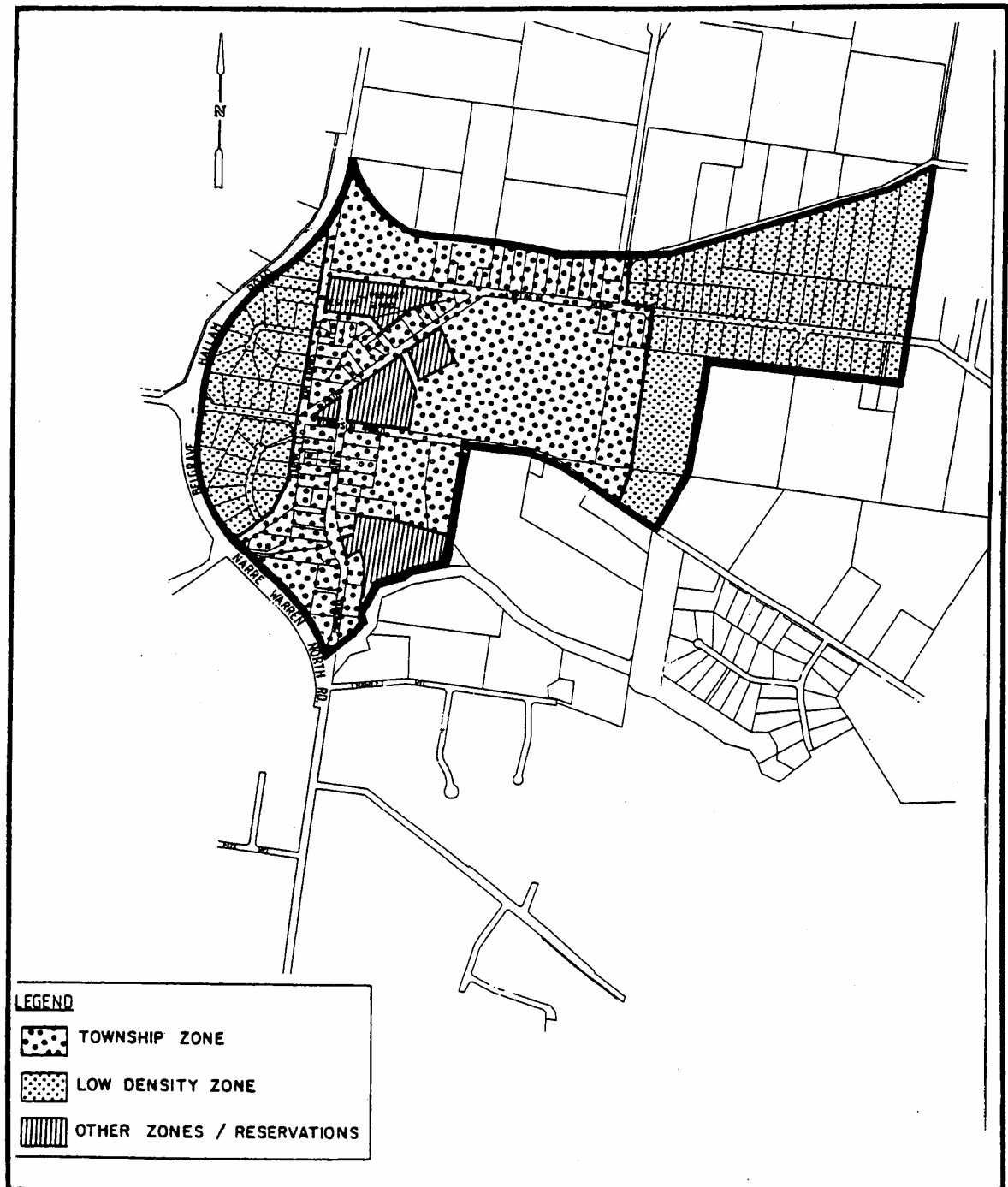
It is considered appropriate that a mixture of Australian and exotic species be encouraged within any future development in the Township. It would be appropriate to increase the percentage of Australian species from the western boundary to the eastern boundary of the study area. Council's policy is that the following species would be suitable within the tree reserves:

Table 4: Proposed Tree Species for Township Area

Botanical Name	Common Name	Maximum Width/Height
Callistemon pallidus	Lemon Bottlebrush	3-4 x 1-2 m
Callistemon salignus or Callistemon salignus Var. nibra	Pink Tip Bottlebrush Red Flow Pink Tip Bottlebrush	7-9 x 5 m 7-9 x 5 m
Eucalyptus scoparia or Eucalyptus spathulata	Wallangarra White Gum Swamp Mallet	6-10 x 6 m 6-10 x 6 m
Hakea laurina	Pin cushion Hakea	3-6 x 3-5 m
Tristaniopsis laurina	Kanooka	3-10 x 2-5 m
Pynus calleryana or Pynus uoseriensis	Callery or Chinese Wild Pear Manchurian Pear	8-12 x 5-8 m 8-12 x 5-8 m
Quercus coccinea	Scarlet Oak	7-12 x 3-4.5 m
Ulmus parvifolia	Chinese Elm	6-10 x 4 m

In order to cater for the larger trees, the road widths proposed for the Township should be increased to 20 m, except for the Seebeck property where a minimum of 17 metres is acceptable as a trade off for the additional provision of open space. Furthermore, attention should be given to the layout of the new residential subdivisions. The layout design should encourage through streets rather than courts and the lots should be rectangular in shape in order to encourage appropriate orientation for solar access.

Plan No. 13 - Proposed Zone Boundaries For The Township Area



15. Commercial Development in the Township

In order to reinforce the role of the Township in Narre Warren North it is considered appropriate that additional commercial facilities be provided.

Presently, the Township contains one general store which has a floor area of approximately 150m² and is located along Main Street opposite Seebeck's land. The general store provides a variety of goods from hardware to fruit produce as well as postal facilities. It is considered appropriate that any additional commercial facilities be provided as shown on Plan 14. No new commercial/retail facilities are permitted to locate on the north/western side of Main Street.

The document entitled *"Metropolitan Activity Centres - A Policy Statement for Activity Centres - Retail Development, Office Development and Technology Precincts"* April 1989 provides a guide as to the level of retail facilities that should be provided in Narre Warren North. Under the retail hierarchy outlined in the Policy the Township, itself, would be classified as a "corner shop". However, in light of the regional context in which the Township exists, there may be potential for retail facilities in the Township to be upgraded to a "local" centre status. A "local" centre should have a catchment between 3,000 - 10,000 people, a floor area between 1,000 m² - 6,000 m² and should consist of a small supermarket as the main magnet with an additional 5 - 10 shops. Furthermore, local centres essentially cater for convenience shopping.

In planning for other local centres throughout the municipality Council officers in the past have used a ratio of 1 m² of floor area per household in order to calculate the area of such centres. This ratio has been adopted for the Strategy and applied in the Township area. A marginally lower ratio has been used to calculate the amount of retail floor space to service the wider catchment of Narre Warren North.

It is estimated that the Township study area will ultimately contain approximately 424 lots whilst Narre Warren North (not including the Township) will ultimately contain 1,551 lots.

On the basis of these abovementioned figures and analysis of Council's Activity Centres Strategy, 2000, it is concluded that the Township study area would not be able to support a small local centre without the catchment of the wider region. It is considered that the catchment of the Narre Warren North area will enable a local centre to be developed in the Township with additional floor area within the vicinity of 1,250 m². Council does not support the establishment of a supermarket in the area however, believes that a larger redeveloped general store (ie. 650 m²), small group of shops (eg. bakery, chemist etc.) and related commercial facilities (eg. doctor's surgery, cafe etc.) would be appropriate to provide a focus for the Township.

Plan No. 14 indicates the location of the local centre.

16. Community Facilities in the Township Area

A number of community facilities are located in the Township study area which service the wider area of Narre Warren North. These facilities include the primary school, hall, pre-school and fire station (refer to Section 9.6).

Currently, there are no proposals to provide any additional community facilities in the Township area. In comparison to other new, urban areas of the municipality Narre Warren North is fortunate to have such an array of community facilities at its disposal.

16.1 Primary School

Narre Warren North Primary School is located at No's. 15-31 a'Beckett Road adjacent to Narre Warren North Reserve and the Hall. The old weatherboard school was opened in 1901 and is considered to be the oldest existing building in Narre Warren North. Today the school consists of a number of buildings some of which are portables. It is located on a site of 1.394 hectares.

The small site area has created a relatively crowded school environment and very little open space is available for the school to utilise. Currently, the school does utilise the adjoining reserve for recreational activities. Given, the size of the reserve and the lack of any formal group occupying the oval this situation is considered appropriate. If the a'Beckett Road deviation occurs, additional land will be available to be incorporated into the school site.

In February 1993 Council officers conducted their annual survey of Narre Warren North Primary school. An overwhelming number of students from the Primary School live in the Township area or in close proximity to the Township area.

16.2 Narre Warren North Hall

The Narre Warren North hall is located at No. 13 a'Beckett Road adjacent to the primary school. The existing brick hall was constructed relatively recently in 1968-69 replacing the 1888 Mechanics' Institute and Free Library. The hall is an important building in the Narre Warren North area and has been used for many local dances, concerts and bazaars. The Red Cross Blood Bank also operates from the hall on a quarterly basis per year.

The hall is located on Crown land, however, it is managed by the Narre Warren North Hall and Recreation Reserve Committee of Management.

There are no proposals to extend the hall however a new floor was recently installed in the building.

16.3 Pre-School

The Narre Warren North Pre-School is located at No. 8 Winters Lane which has an area of 3170 m². The Pre-School was opened in June 1971. It caters for the pre-school needs of residents in Narre Warren North.

16.4 Fire Station

A Bush Fire Brigade was formed in 1944. In 1960 the brigade became affiliated with the Country Fire Authority. The current fire station was completed in 1966 and is located along Narre Warren North Road opposite the intersection of this road with Memorial Drive. The site has an area of 2023.4 m² and is affected by the future widening of Narre Warren North Road. It has been suggested that an alternative site for the station may be appropriate given its current size and location. A more appropriate site may be on the extended Narre Warren North Reserve along a'Beckett Road. Regardless of this issue, an increase in the number of lots and therefore population in the Township will help to secure the retention of the fire brigade service for the general area.

17. Public Open Space in the Township

The study area is located within a wider area which is considered to be well endowed with public open space reserves when compared to the newer urban areas throughout the municipality containing larger populations (refer to Plan No. 5).

Due to the fact that the Township will draw people from a wider catchment area than just the study area, the public open space requirements will need to be considered a little differently from other urban areas.

The provision of public open space in residential areas is based on the needs of the community which will ultimately live in these areas.

17.1 Existing Open Space

There are two existing parcels of open space within the Township area:

- (i) the Narre Warren North Reserve, a'Beckett Road; and,
- (ii) the Claire Robinson Reserve, Main Street.

Narre Warren North Reserve

The Narre Warren North Reserve is located on the corner of Tom Jones Court and a'Beckett Road and has an area of 1.083 ha. The recreation reserve contains an undersized oval, a pavilion and four tennis courts. Barbecue facilities are located next to the tennis courts and pavilion. The oval has a cricket pitch which is used by the Narre Warren North Primary School. The oval is not used by any formally established group due to its size. The Engineering Department has indicated that even with additional land obtained from the a'Beckett Road deviation, the oval will still be too small to be utilised by an active sporting group. Therefore, there is potential for alternative uses to be considered on the reserve in order for the land to be used efficiently. The tennis courts are utilised by the Narre Warren North Tennis Club which was initially formed at the turn of this century.

Claire Robinson Reserve

The Claire Robinson Reserve is an attractive triangular parcel of land bounded by Robinson Road, Memorial Drive and Main Street and has an area of approximately 0.32 hectares. The reserve is a focal point in the Township and has strong historical ties. Many years ago it was the site of the Church of England. Today the reserve provides an opportunity for passive recreational activities for local residents and is one of a small number of reserves within the municipality which contains mature trees. The mature trees date from the Church of England era and some have been identified as being significant.

17.2 Proposed Open Space Reserves

In assessing public open space within the study area, the number of residents in the Township's primary and secondary catchments needs to be considered. Given the location of the Township in a semi-rural environment, it would be expected that any community facilities and services including open space would be used by a wider catchment of people than just the residents within the study area. It is estimated that the Township will have an ultimate population of 1,484 and an additional 5,429 persons located within its surrounding catchment of Narre Warren North.

As previously mentioned, the Township contains the Narre Warren North Reserve and Claire Robinson Reserve. Whilst the Narre Warren North Reserve is undersized, having an area of only 1.083 hectares, it does provide active recreational facilities (ie. oval and tennis courts). Claire Robinson Reserve is also a relatively small reserve. However, the encouragement of residential development in the Township will provide new opportunities to upgrade or develop existing and new open space areas. Two large parcels of land are available to be utilised for open space purposes - approximately 2.4 hectares of land on the Seebeck property and the Narre Warren North Retarding Basin:

The Central Park

It is envisaged that the 2.4 hectares of land obtained through the public open space contribution for residential development on Seebeck's property would be appropriately located at the corner of Memorial Drive and Robinson Road opposite the existing Claire Robinson Reserve.

The location of the open space in this corner of the site would provide an excellent opportunity for the development of a central park for the Township. Whilst Claire Robinson Reserve has been a focal point for the Township for many years, its size has limited the variety of uses that could be developed within the reserve.

A larger passive recreation reserve will create a focus for the Township and the location would be ideally suited for tourists and "Sunday Drivers". Such a reserve could be further enhanced by the provision of a small number of shops facing onto the parkland.

Narre Warren North Retarding Basin

The Narre Warren North Retarding Basin is located on the edge of the Township. The Strategy provides an opportunity for the retarding basin to be incorporated into the Township and to be utilised as public open space. Melbourne Water has indicated that there are no objections to the basin being utilised for recreational purposes however, it is advised that the final location design and suitability of the basin for such purposes will be dependent upon the level of development which will occur in the upstream catchment.

Some concern has been expressed regarding the adequacy of the basin to cater for additional development given its size. In this light, the recreational potential of the site may be limited to passive uses only.

In order to protect the tributary of Troups Creek which passes through the Seebeck property from east to west, Melbourne Water has indicated that a floodway of 20 m will need to be designated over the tributary. This floodway will extend into the retarding basin. Two silt traps to the north and east of the basin will also restrict uses on the site. This situation also indicates that the site may be more suitable for passive rather than active recreation. Further discussion needs to occur between Council officers and Melbourne Water regarding the retarding basin's potential to be used for recreational purposes.

It is considered appropriate that the Central Park area on Seebeck's land be linked to the retarding basin via the floodway. It would be appropriate to develop a pedestrian/bicycle pathway and even a horse trail along this floodway.

The Seebeck land will incorporate a total landscaped open space area of 4.42 hectares including the Central Park and wide linear open space reserve that is an expanded width to that required by Melbourne Water for drainage purposes. This is above the standard provisions of 10% open space and is a specific requirement of this development Plan that **must** be met.

Plan No. 14 shows the location of the open space area on Seebeck's land.

18. Seebeck Property Specific Conditions

The following conditions must be met for the Seebeck property:

- Provision of a minimum 8 metre wide tree reserve to Council along the Main Street frontage of the site. A corresponding reduction in the lot size of the lots fronting Main Street from 1,000 square metres to 832 square metres to compensate for the reserve provision. The minimum lot sizes of these lots will not be calculated as if they were 1,000 square metres for the purposes of assessing the average lot size in the development.
- Comprehensive landscaping of all reserves and public open space to Council's satisfaction and above standards of conventional subdivisions.
- Appropriate agreement with Melbourne Water and Council regarding future maintenance of waterways or water features.
- Provision of a common drive way entry to any proposed lots instead of battle-axe entries to the satisfaction above standards of Council.
- Agreement to investigate the costs and practicality of under grounding powerlines along the south side of a'Beckett Road as part of the subdivision works.
- Provision of shared (2.5 metre minimum) wide paths throughout the reserves and to the surrounding road network to the satisfaction of Council.
- Provision of advanced landscaping to all streets within the development, including Robinson Road, Main Street and a'Beckett Road to the satisfaction of Council, based on a strong Oak Tree theme. Oak trees must be planned at least along Robinson Road and the link roads in the subdivision and in Central Park.
- Consideration to engineering design of the development works (ie. streets and nature strips) to consider ways to develop a 'township character', as opposed to a conventional suburban character.
- Place a legal requirement on the titles of the new lots fronting the Main Street tree reserve and other lots accessed from rear laneways in a'Beckett Road, that the front entrance of the house must be orientated to Main Street or a'Beckett Road, vehicle access must be provided from the rear laneway and no front fences may be constructed along Main Street or a'Beckett Road.
- A minimum of 17 metres for road reserve width except for rear access lane ways of court heads to the satisfaction of Council.
- Provision of a road fronting the entire length of the open space areas.
- Provision of lots fronting at least 50% of the Robinson Road frontage.
- Provision of a 6 metre wide mounded and landscaped tree reserve to those parts of Robinson Road that do not have lots fronting them, a black cyclone mesh fence, or another design to the satisfaction of Council that is transparent must be provided facing Robinson Road in areas where lots do not front.
- Lots must front Main Street and a'Beckett Road with vehicle access from a rear laneway.
- No drive ways may be constructed to Main Street, Robinson Road or a'Beckett Road.
- An 8 metre wide tree reserve must be provided between Main Street and the retail site.
- A 6 metre wide tree reserve must be provided to Robinson Road, small section of road reserve may be provided instead of tree reserve to provide access to properties, however a consistent row of Oak trees must be provided along the entire length.

19. Strategy Overview

The Strategy plan provides the overall planning framework for the Narre Warren North Township area. The plan combines all the factors previously mentioned in the other sections of this document. The Strategy for the development of the Township area is shown on Plan No. 14.

The Township area is located at the foothills of the Dandenong Ranges in the northern portion of the City of Berwick near the boundary with the Shire of Sherbrooke. It is also located on the fringe of the South Eastern Growth Area and thus is experiencing pressure to develop from other residential areas further south and to the west of the municipality.

The land use of the Township area is primarily residential surrounded by rural activities. It is an important focus for community and commercial facilities for residents in the wider area of Narre Warren North.

Principally the Strategy encourages limited growth whilst reinforcing the identity and strengthening the character of the Township area. The Strategy attempts to consolidate the residential area by advocating the provision of lots with an average size of 1,000 m² in the centre of the Township area (with 980m² on Seebeck's property). Further east the Strategy indicates that larger residential lots of a minimum size of 4,000 m² would be appropriate as a transitional zone between the smaller residential lots and the larger rural lots. It is considered that the land further north and east of the Township area is not suitable to be developed into smaller lots than what currently exists given the grades of the land, the poor capacity of the soil to retain waste water and poor drainage of these areas. Furthermore parts of these areas are located in the 200 m to 500 m wide buffer areas around the quarry sites along a'Beckett Road. Recently Council has resolved to retain the zone of land further east of the Township as Landscape Interest A.

The Township area has approximately 46 hectares of land available for development. The Strategy encourages the development of an additional 240 residential lots (approximate) in the Township area. Ultimately the Township area will contain 424 residential lots with an additional 1,551 lots in the surrounding Narre Warren North area. It is considered that residents in the surrounding catchment of the Township area will utilise its existing and proposed community, open space and commercial facilities.

In order to ensure the safe and efficient movement of traffic around the Township area a number of alterations to the transport network have been proposed. These alterations include:

- The deviation of a'Beckett Road.
- The closure of a section of Tom Jones Court and Main Street and the incorporation of this area into the Claire Robinson Reserve.
- The long term closure of Randle Court at Heatherton Road and the construction of a new street from Memorial Drive to Randle Court.
- The local street linking Randle Court to Memorial Drive being a long term option if problems are experienced in Heatherton Road as a result of the geometry of the road in the vicinity of the Randle Court intersection.
- The levelling of a section of Heatherton Road in front of the existing intersection of Randle Court with Heatherton Road.
- The construction of the extension of Tacaberry Avenue to provide a link between a'Beckett Road and Heatherton Road.

Narre Warren North Township Strategy

- The construction of a linking local street from Tacaberry Avenue to the extension of Winters Lane, parallel to the Melbourne Water drainage reserve.

As a result of the Strategy, Council has concerns regarding the designation of Robinson Road as a secondary arterial. It is considered appropriate that Robinson Road remain classified as a collector/sub-arterial. It would be inappropriate for Council to encourage the upgrading of Robinson Road for two main reasons:

1. Previous experience with Narre Warren North Road/Belgrave-Hallam Road has resulted in these roads being diverted from the Township area in order to reduce traffic problems and the segregation of the Township. It would be inappropriate to encourage a situation which may have the potential to create a similar problem.
2. Two roads further south - Brundrett Road and Ernst Wanke Road will be able to cater for traffic wishing to access Harkaway and Berwick. Ernst Wanke Road has been designated as a major east-west arterial through the municipality.

The strategy advocates the provision of wider local street reservations to 20 m (except for the Seebeck property) so that an appropriate landscape theme can be developed in the new areas of the Township in order to build on the Township's existing environmental attributes.

Provision for pedestrian/bicycle paths and a horse trail have also been allocated in the Strategy Plan for the Township area. These paths follow the drainage reserve across Seebeck's land and link to the proposed Central Park and the retarding basin further south. It is recommended that a path be provided in the short term along Council owned land linking Randle Court to Memorial Drive.

It is proposed that a relatively small local commercial centre be constructed along the Main Street overlooking the proposed Central Park. It is estimated that the Township and surrounding area will be able to support an additional 1,250 m² of retail floor space over and above the existing general store. The local centre will cater for convenience shopping of local residents. The Development Plan requires that no new commercial development establish on the north/west side of Main Street.

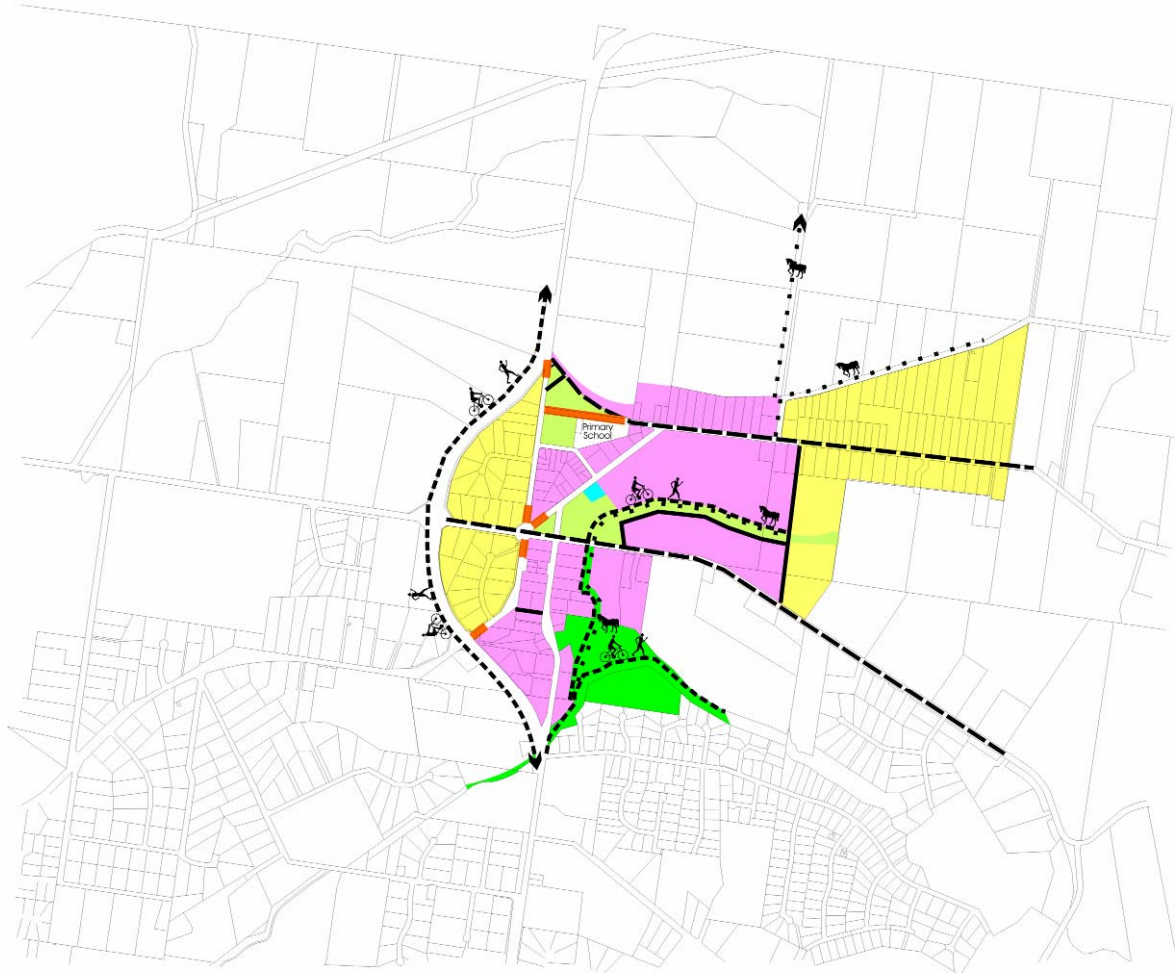
The Strategy does not propose any additional community facilities for the Township area. The Township area and its surrounds is fortunate to have access to most community facilities required by residents. Many of the existing community facilities in the Township area are not yet available in other residential areas of the municipality.

As previously mentioned, the Township area currently has two existing parcels of open space - the Narre Warren North Reserve and Claire Robinson Reserve. The Strategy proposes to upgrade both these reserves. The Narre Warren North Reserve will acquire additional land if the deviation of a'Beckett Road occurs. Claire Robinson Reserve will benefit from road closures and the proposed Central Park to be provided on the opposite side of Memorial Drive from the small triangular reserve. The provision of a Central Park will contribute to building and developing a definite town centre thus enhancing the identity of the Township area.

The drainage reserve twisting through Seebeck's land provides an opportunity to link the Central Park to the retarding basin further south. It is envisaged that the retarding basin could also be used for recreational purposes thus forming part of the overall open space network in the Narre Warren North area.

The Strategy recognises the environmental and historic attributes of the Township area and the role of the Township not only in the wider Narre Warren North area but also within the municipality. In short, it attempts to deal with the increasing urban pressure being placed on the Township area as a result of being part of the South-Eastern Growth Area.

Plan No. 14 - The Strategy of the Township Area



Legend

	Township Housing		Low Density Housing
	Open Space		Reservation
	Activity Centre		Local Street
	Horse Trail		Sub arterial/Collector
	Pedestrian/Bike Path		Road Closure