

HOPETOUN PARK NORTH | Landscape & Visual Amenity Assessment | Supplementary Report

April 2023

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1 Introduction

Hansen Partnership (Hansen) were previously commissioned by Bacchus March Property Group to undertake three components of work, including:

- A neighbourhood character assessment of the existing development within Hopetoun Park;
- A visual landscape analysis of Hopetoun Park North urban growth area; &
- High-level design guidelines for the Hopetoun Park North urban growth area.

A report documenting the above was completed in April, 2020.

1.1 Role & context of Supplementary Report

We understand Hansen's April, 2020 report was submitted to Moorabool Shire Council as part of client negotiations regarding the potential rezoning of land. In response we further understand a number of specific comments and questions were raised with our report. We also acknowledge your advice that further discussions with Council have resulted in agreed modifications to be made to the overall development concept which now requires some reconciliation of content of the Hansen April, 2020 report.

Accordingly, the role and context of this supplementary report seeks to address and provide a documented response to various issues and questions which have been raised, as well as make necessary modifications to the development concept which have been agreed since the completion of the Hansen April, 2020 report.

1.2 Council assessment of development concept

Following an assessment of the proposed development concept outlined in the Hansen April, 2020 report, we note that Council raised a number of perceived inconsistencies as follows (referring to pages 12-13 of Council letter dated 29 July, 2022):

- *Inconsistencies in the escarpment setbacks, which was variously described as comprising a 17.3 or 20 metre road reserve, and a 40 metre or 37.3 metre setback from escarpment to built form.*
- *Figure 5 and 6 illustrating escarpment interfaces include road reserves with an annotated measurement of 17.3m, however scaling the drawing reveals the road reserve measures 20m across, which would support the 40m setback referenced throughout the report, as evidently the road reserve width was changed at some point during preparation of the document.*
- *Figure 9 illustrates a 17.3m road reserve, with individual dimensioned components which would require 18.8m to provide. The left naturestrip annotated as 5m, when scaled and measured is only 3.5m*
- *Figure 10 illustrates a 21.6m road reserve, with individual dimensioned components which would require 24.6m to provide. The naturestrips annotated as 5m, when scaled and measured are only 3.5m.*

These comments of Council are addressed within this supplementary report. Hansen April, 2020 report, inadvertently some references with report text referred to the incorrect road reservation width. Despite, this, it is highlighted that the provided sectional diagrams are the relevant and key reference for proposed road reservation widths. Further commentary on required revisions to sections are addressed in later sections of this supplementary report.

2 Response to issues raised

Following below is a short response to a number of issues raised by Council during recent discussions, and their review of the Hansen April, 2020 Report.

2.1 Visual assessment commentary

Previously a detailed package of 3D visual modelling was undertaken to assess the potential visibility of future dwellings when viewed from the Western Highway road corridor, in addition to longer range views of the edges of the eastern and western escarpments. This 3D visually modelling work is documented in full within the Hansen April, 2020 Report.

We note that the current revised development concept involves an agreement with Council to increase the western escarpment reserve width from 10m-20m. By implementing this design modification, it will functionally push any future buildings further away from the western escarpment edge. Logically speaking this increase in associated building setbacks will further reduce the visibility of buildings along the western escarpment.

On this basis we have formed a professional view that it is not necessary to revise and update the prior visual assessment 3D visually modelling work, which remains relevant background material to inform the consideration of the proposed rezoning of land.

2.2 Misinterpretation of sectional diagrams

We note that Council have raised comment that there are a number of discrepancies between written measurements and scaled measurements of a number of sectional diagrams. We wish to highlight that the written measurements on all sectional diagrams are correct.

Contextually, the sectional diagrams prepared as part of our earlier report are 'conceptual' nature and function to illustrate general layouts. More specifically, they do not constitute construction drawings where scaled plans become of greater importance. Despite any current discrepancies between scaled measurements, and written measurements, we note that written measurements will take precedence over any scaled measurements.

While the above commentary is provided to outline our thoughts on the Hansen April, 2020 report, we also wish to highlight that relevant sectional diagrams which have been updated and amended to make other required changes (i.e. increase in escarpment reserve width), have been further checked and updated as necessary to ensure written and scaled measurements match.

2.3 Updated Sectional diagram/s

A series of updated sectional diagrams have been prepared in response to revisions to the development concept, as well as questions and comments raised by Council. Each are described in turn below.

2.3.1 Western escarpment interface

An updated western escarpment interface section is provided below, which includes an increase in escarpment reserve with from 10m to 20m, and has been further amended to ensure written and scaled measurements match.

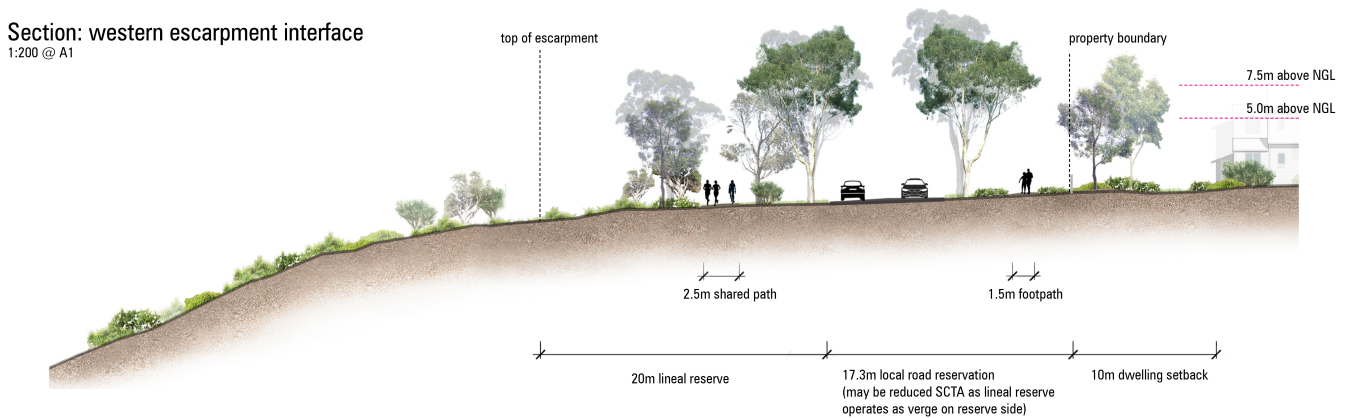


Figure 2. Recommended design requirements for western escarpment interfaces

2.3.2 Street Layout Plan: Level 2 Access Street

An updated street layout plan for a Level 2 Access Street has been prepared to better clarify naturestrip and footpath widths, which is illustrated below.

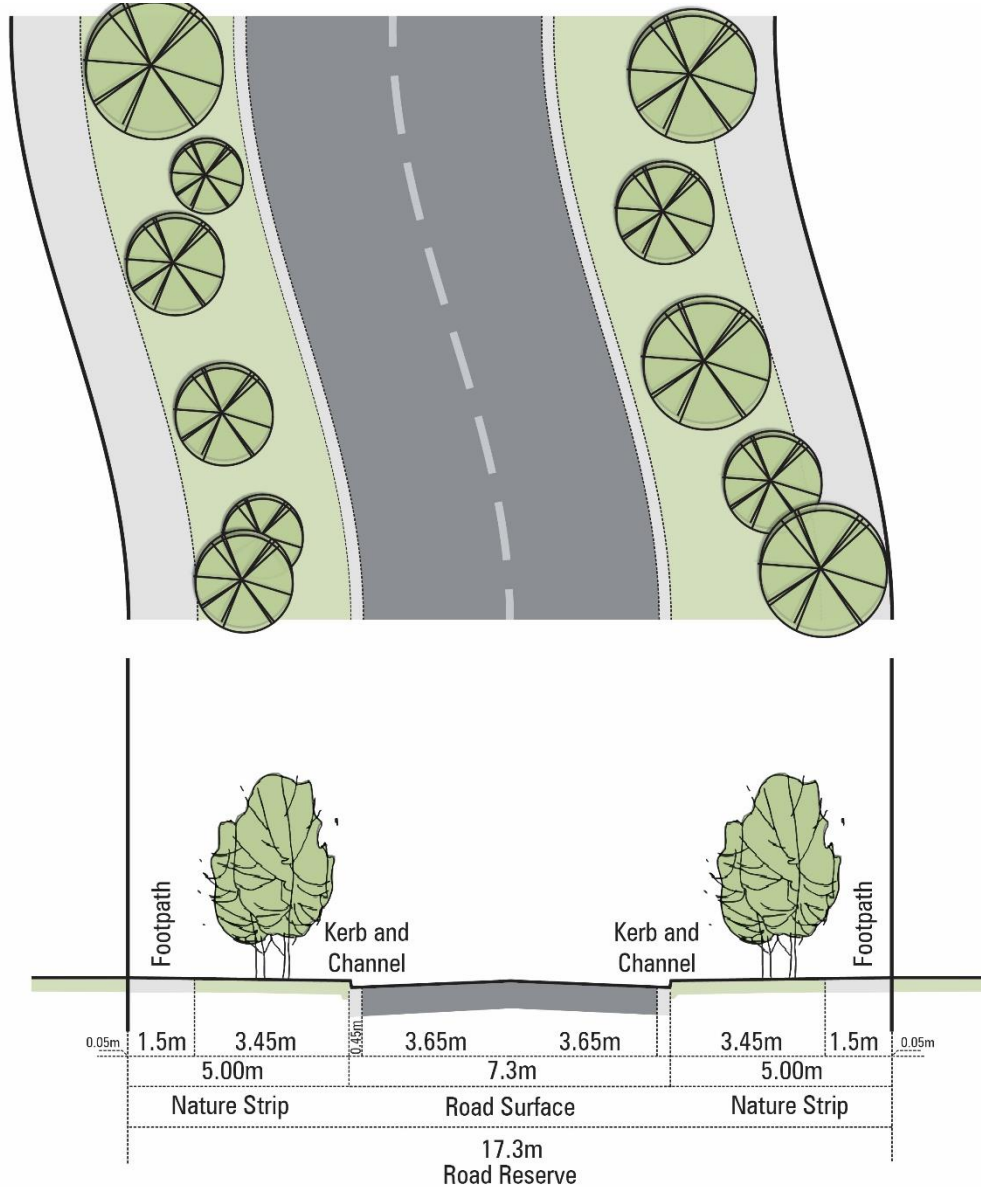


Figure 3. Street Layout Plan: Level 2 Access Street

2.3.3 Street Layout Plan: Level 1 Connector Street

An updated street layout plan for a Level 1 Connector Street has been prepared to better clarify naturestrip and footpath widths and road reservation profile, whilst also ensuring the cross section meets minimum requirements of the IDM, which is illustrated below.

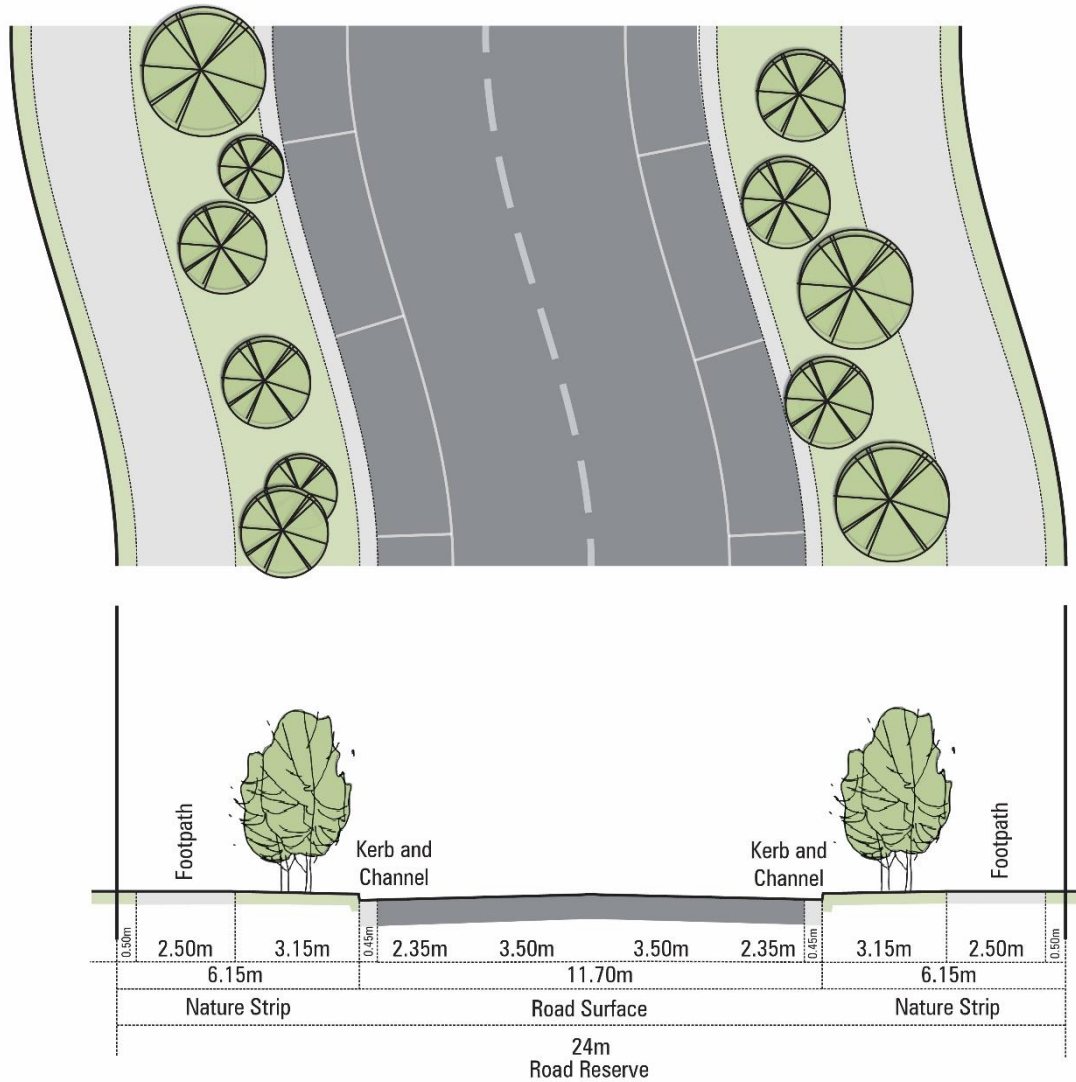


Figure 4. Street Layout Plan: Level 1 Connector Street

3 Revised Design Guidelines

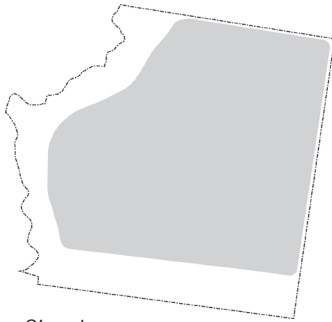
Based on the matters raised within this supplementary report, the Design Guidelines contained in the Hansen April, 2020 report have been updated to appropriately reflect the current context, and to include the new sectional diagrams etc.

The revised April, 2023 Design Guidelines are included in full below.

HOPETOUN PARK NORTH | Design Guidelines

April 2023

Typical Allotments



Site plan

DESIGN GUIDELINES

Minimum allotment size: 800m²*

Minimum frontage width: 20m

Minimum front setback: 6m

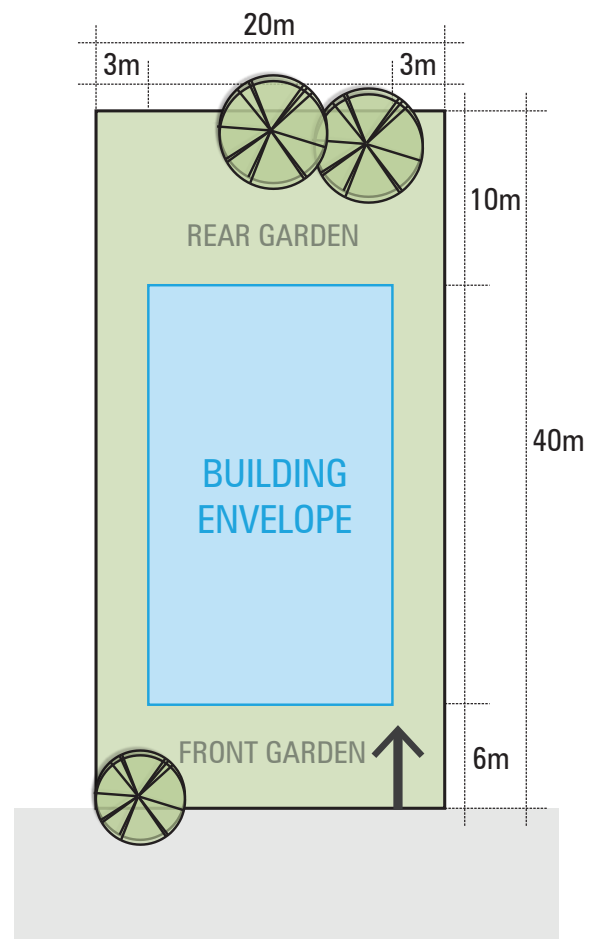
Minimum side setbacks: 3m

Minimum rear setbacks: 10m

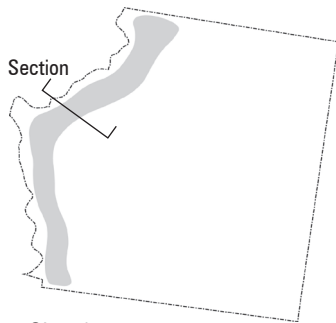
Fencing: No front fencing. Standard fencing to side and rear boundaries, except reduced to 1.2m high in front of dwelling

Landscaping: Encourage planting surrounding buildings.

*Allotments which are larger than the minimum nominated size, the minimum setbacks still apply.



Escarpment Allotments



Site plan

DESIGN GUIDELINES

Minimum allotment size: 1,500m²*

Minimum frontage width: 30m

Minimum front setback: 10m

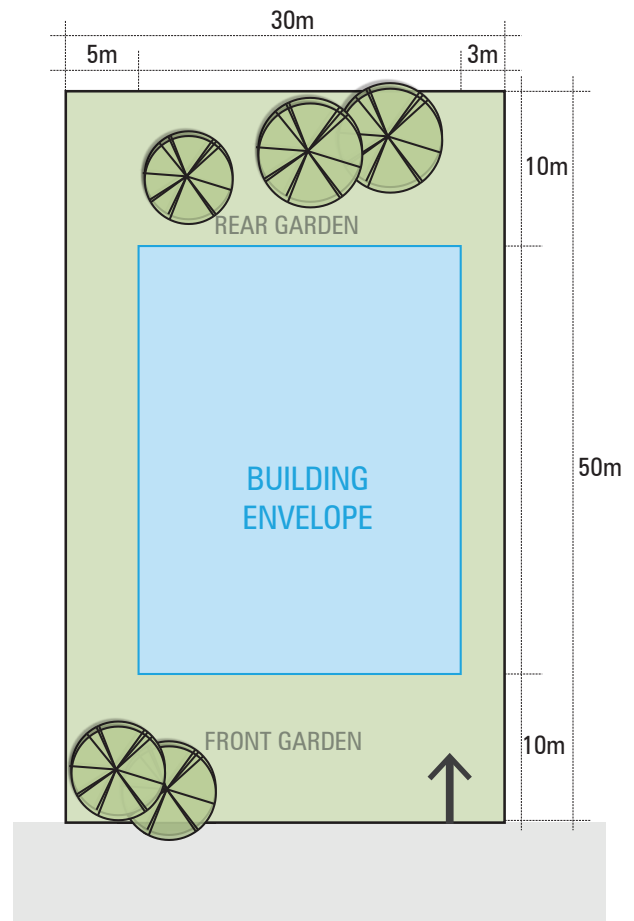
Minimum side setbacks: 5m to one side boundary and 3m to the other side boundary.

Minimum rear setbacks: 10m

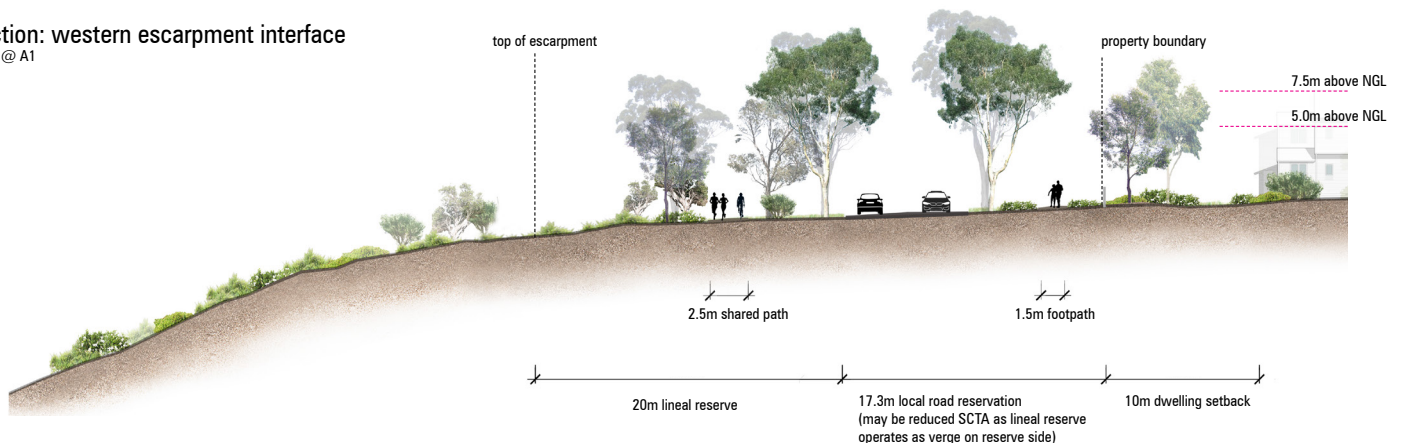
Fencing: No front fencing or otherwise post and wire or railing fence with minimum 50% visual permeability. Standard fencing to side and rear boundaries, except reduced to 1.2m high in front of dwelling

Landscaping: Encourage planting surrounding buildings.

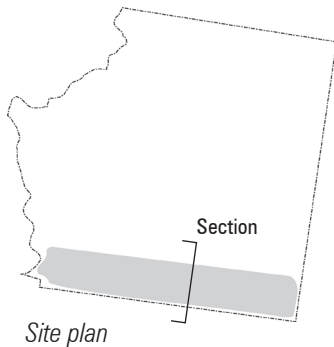
* Allotments which are larger than the minimum nominated size, the minimum setbacks still apply.



Section: western escarpment interface
1:200 @ A1



South-West Allotments



DESIGN GUIDELINES

Minimum allotment size: 1,500m²*

Minimum frontage width: 30m

Minimum front setback: 10m

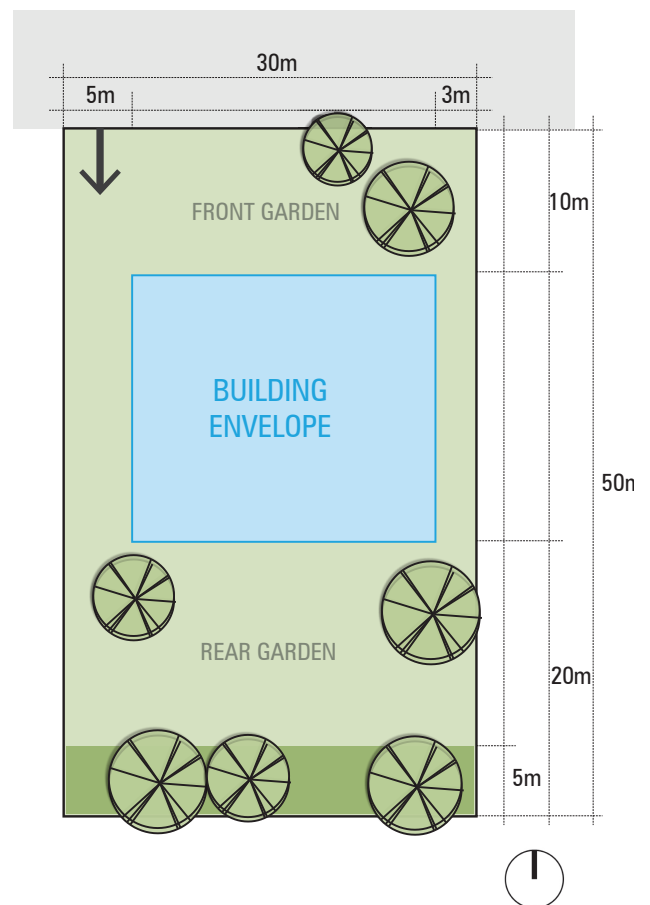
Minimum side setbacks: 5m to one side boundary and 3m to the other side boundary

Minimum rear setbacks: 20m, incorporating a 5m landscape buffer

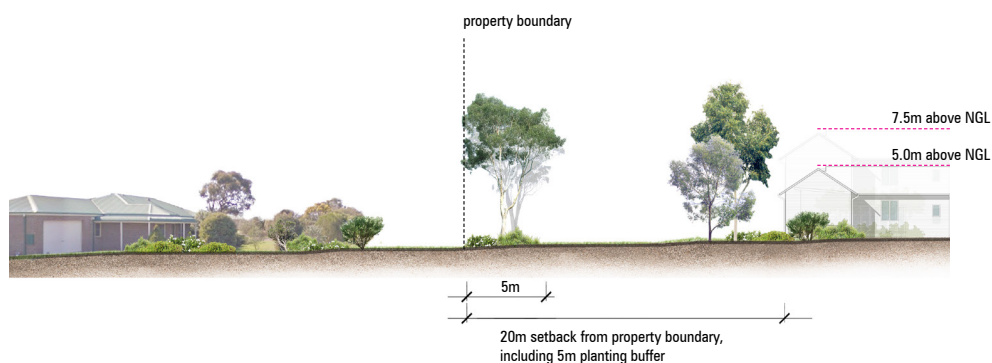
Fencing: No front fencing or otherwise post and wire or railing fence with minimum 50% visual permeability. Standard fencing to side and rear boundaries, except reduced to 1.2m high in front of dwelling

Landscaping: Encourage planting surrounding buildings. Require 5m planting buffer to rear of allotments.

* Allotments which are larger than the minimum nominated size, the minimum setbacks still apply.



Section (southern boundary interface with rear fence of existing housing)
1:200 @ A1



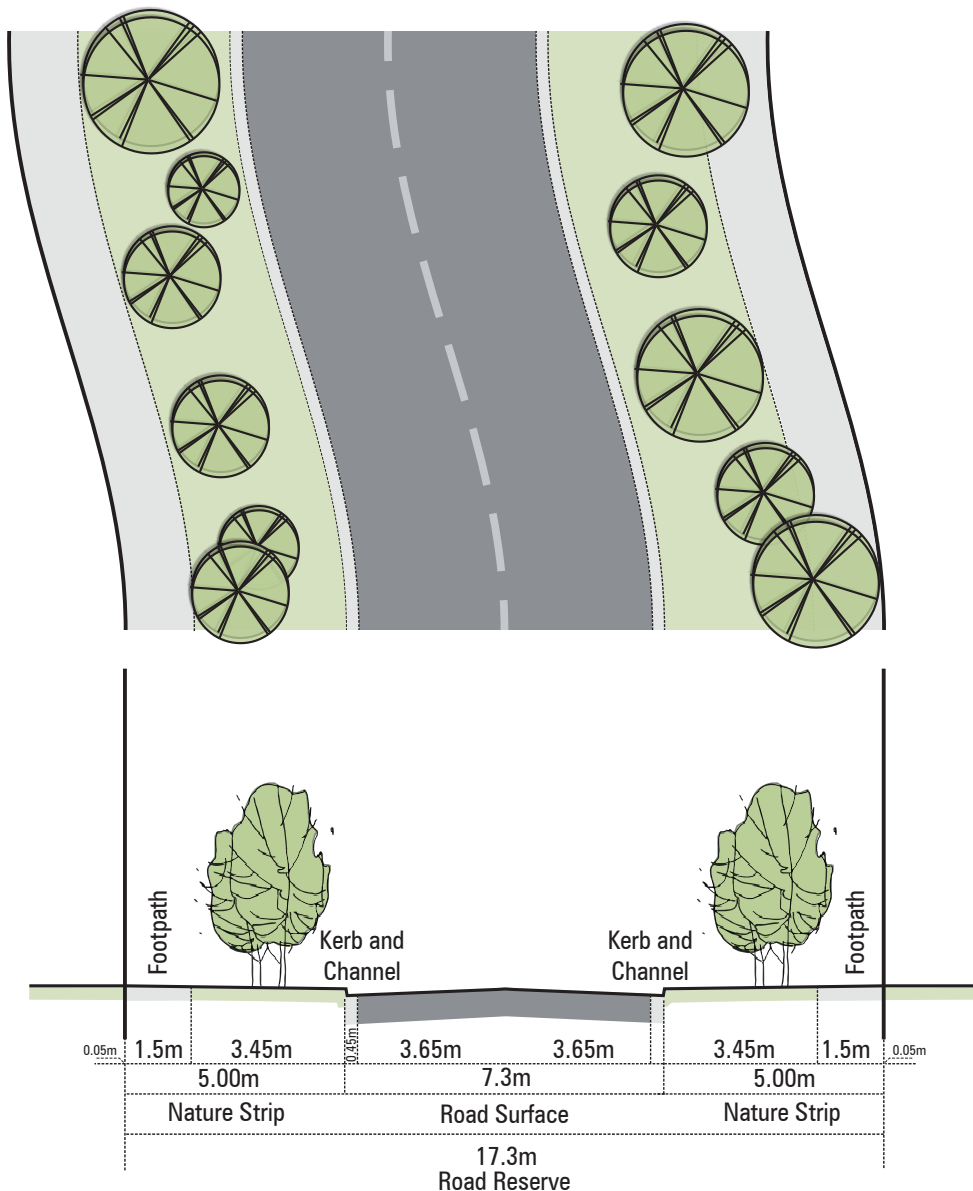
Street Layout Plan Level 2 Access Street

DESIGN GUIDELINES

Road reserves: 17.3 metres in width (7.3m carriageway + 1.5m footpath and 3.45m nature strip to either side)

Road surface treatment: Surface width of 7.3 metres, including asphalt surface

Road verge treatment: Kerb and channel with nature strips of 5m including 1.5m footpath to either side of the roadway to accommodate canopy planting. Pedestrian footpath to both sides.



Street Layout Plan Level 1 Connector Street

DESIGN GUIDELINES

Road reserves: 24 metres in width (11.7m carriageway + 6.15m nature strip either side which includes provision for 2.5m shared path)

Road surface treatment: Surface width of 11.7 metres, including asphalt surface (3.5m in each direction + 2.35m for parking bay either side)

Road verge treatment: 6.15m verge either side which allows for 2.5m shared path and 3.15m grassed verge sufficient for street tree planting

