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## ***FROM THE OFFICE OF THE MAYOR***



Tuesday 8 April 2014

Mr Adam Maguire  
Regional Director  
VicRoads  
60 Denmark Street  
Kew VIC 3101

File no: SF12/2359  
Contact: Julie Reid  
Phone: 9262 6306

Dear Mr Maguire,

### **COUNCIL'S ALTERNATIVE VISION FOR THE HEALESVILLE FREEWAY RESERVATION – FINAL SUBMISSION**

Further to Council's interim submission on the Healesville Freeway Reservation Renewal Project on 28 January 2014, please find enclosed Council's final submission.

I refer to your letter dated 2 January 2014, regarding Council's request for an extended timeframe within which to respond to VicRoads' concept plans. Although this request was declined, I would urge you to consider the enclosed plans which form Council's alternative vision. Our final submission is the result of considerable work across our organisation, taking into account the substantial feedback received from the Whitehorse community.

On 28 January, Council agreed to release the alternative Vision for community comment for a two-week period. The consultation period involved various means of notification and communication, as well as an opportunity to speak with Council Officers at a drop-in session and provide feedback through a survey. A total of 624 survey responses were received and approximately 150-200 people attended the drop-in session. The key matters arising from the consultation period were compiled and reported to Council at a Special Council Meeting on 24 March 2014, along with recommendations to revise the vision in response to community concerns.

Council resolved to endorse the recommended changes to the Vision, which included:

- Retention of the Nunawading Community Gardens entirely in their existing location;
- Removal of the proposed full-sized soccer field, instead setting this land aside for other future recreational uses; and
- Removal of the proposed low-rise apartment building.

For further detail on the rationale behind the above changes, please refer to the enclosed minutes of the Special Council Meeting of 24 March 2014.

If you require any further information, please contact Julie Reid, General Manager City Development.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sharon Ellis', written in a cursive style.

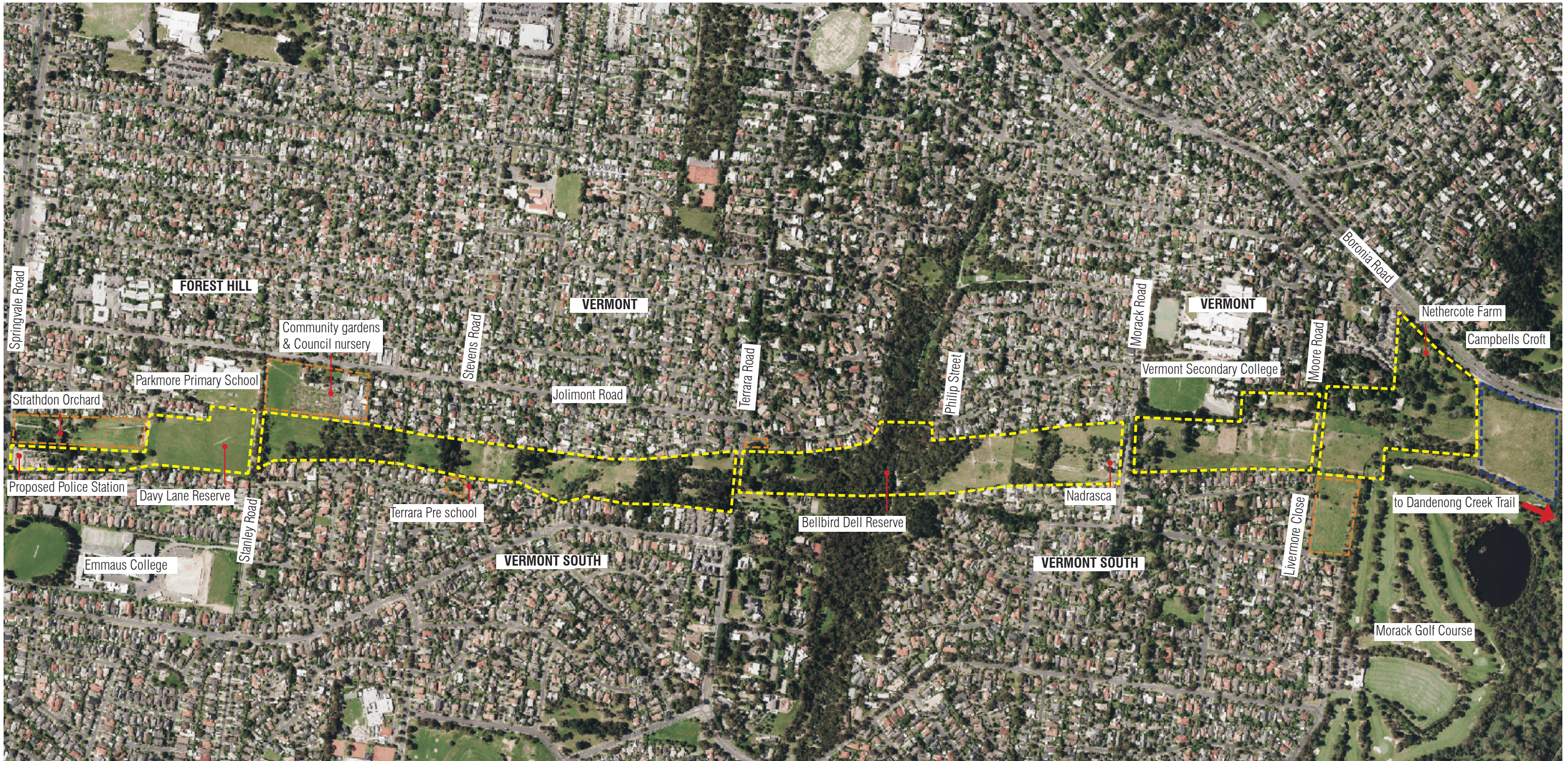
**CR SHARON ELLIS**  
**MAYOR**

Enc: Council's Alternative Vision for the Healesville Freeway Reservation – final  
submission  
Minutes of Special Council Meeting 24 March 2014

c.c.: Mr Peter Todd, Chief Operating Officer, VicRoads  
Mr Neil Angus, MP

**Alternative Vision for the Healesville Freeway Reservation –  
Final Submission to VicRoads**





### LEGEND

- Vic Roads owned land
- Adjoining City of Whitehorse owned land
- Department of Environment and Primary Industries owned land

### HEALESVILLE FREEWAY RESERVATION VISION

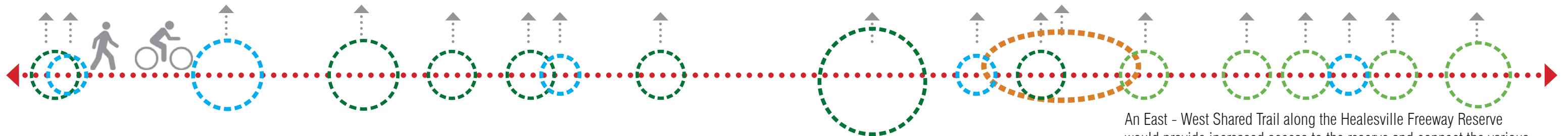
Drawing title: Site Context Plan

Drawing no: DWG 01      Revision: D final

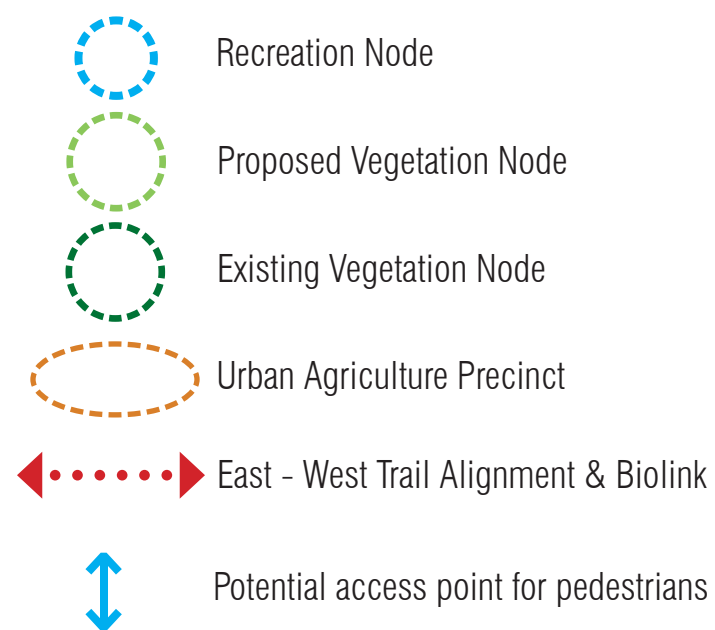
Date: March 2014      Not to scale







## East - West Shared Trail & Biolink



*The Shared Trail will provide a safe environment for cyclists and pedestrians.*



*Revegetation works will build on existing areas of remnant vegetation and create new vegetation nodes.*



*Fauna recorded on the Healesville Freeway Reserve include the Swift Parrot and Grey-headed Flying-fox, both of which are supported by significant vegetation site.*



An East - West Shared Trail along the Healesville Freeway Reserve would provide increased access to the reserve and connect the various facilities and land uses along the length of the corridor. This connection would form an important section of the Principal Bicycle Network and link the Dandenong Creek and Gardiners Creek Trail networks. The Shared Trail corridor would be 12m. wide configured as a 3 metre wide shared path, 2 metre wide buffer on each side and 2.5 metre wide vegetated buffer on each side.

An important part of the Trail is the associated Biolink, vegetated with native and indigenous canopy trees to provide a continuous habitat corridor. Vegetation nodes, both existing and newly established, along the length of the Biolink would provide areas of habitat at regular intervals. This is particularly significant between Bellbird Dell and Dandenong Creek. Recreation nodes in various forms punctuate the Trail at regular intervals and provide an increased range of leisure and recreational facilities.

## HEALESVILLE FREEWAY RESERVATION VISION

Drawing title: East - West Shared Trail & Biolink

Drawing no: DWG 02

Revision: D final

Date: March 2014

Not to scale





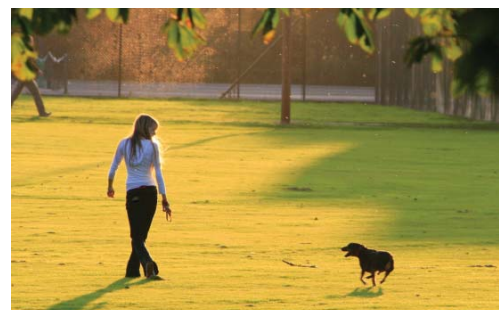


## **Sport & Recreation Precinct** **Urban Agriculture Precinct**

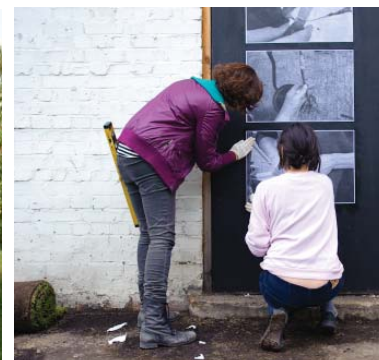
The development of a sport and recreation precinct at Davy Lane would better utilise the open space by designing for increased use without conflict and providing multiple opportunities for active and passive recreation.

The proposal caters for existing functions and park users whilst providing better facilities and a more diverse range of uses, including football, cricket, soccer and dog off leash areas providing opportunity to have separate sports and dog off leash areas. There is significant demand for a cricket and football field, particularly at junior level.

The precinct would be serviced by facilities such as a car park, dual pavillion and a circulation network connected to the Shared Trail. The increased activity generated by the precinct would complement the vision for increased usage of Strathdon Orchard.



*The precinct will provide informal recreation and leisure opportunities for all of the community.*



The precinct would be a forum for community participation.

*The Urban Agriculture precinct would provide an engaging space for various activities, programs and events.*

Urban Agriculture (UA) aims to increase the production of food locally and helps us address current sustainability challenges such as climate change, peak oil and food security. UA also has many social benefits in bringing the community together to grow and harvest food. Current research proves that Urban Agriculture can provide commercial, educational, environmental, cultural and social benefits for participants and the broader community.

The creation of an Urban Agriculture precinct at Morack Road supports existing uses spread along the length of the Healesville Freeway Reserve corridor. The UA precinct would be embedded within a larger open space setting and contribute to the diversity of leisure and recreation activities available to the users of the parkland.

The Urban Agriculture precinct could cohabitate with Nadrasca Community Farm and build on the services and facilities already provided. The precinct could also include the development of a community hub on the east side of Morack Road, expanding the range of services, supports and opportunities in the area.

## HEALESVILLE FREEWAY RESERVATION VISION

Drawing title: Key Precincts

Drawing no: DWG 03

Revision: D final

Date: March 2014

Not to scale





LAND USE VISION



OPEN SPACE VISION



- LEGEND**
- Sporting Facilities
  - Community Precinct
  - Urban Agriculture Precinct
  - Community Gardens
  - Housing
  - Educational Purposes
  - Significant Vegetation Areas
  - Open Space (refer Open Space Vision only)

- Recreation Node
- Water Sensitive Urban Design opportunity
- East - West Shared Trail Alignment
- Heritage Value

HEALESVILLE FREEWAY RESERVATION VISION

Drawing title: Land Use & Open Space Vision  
Drawing no: DWG 04    Revision: D Final  
Date: March 2014    Not to scale







### LEGEND

- Land for housing
- Drainage reserve
- Proposed streets

- C1** Concept 1. Land for housing
- C1&2** Concept 1 & 2. Land for housing
- C3** Concept 3. No housing proposed for Nethercote Farm

Note: This plan overlays information provided by Vicroads as outlined in Concepts 1, 2 & 3 from November 2013 and addressed Land for Housing only.

### LEGEND

- Vic Roads owned land
- Adjoining City of Whitehorse owned land
- Department of Environment and Primary Industries owned land

## HEALESVILLE FREEWAY RESERVATION VISION

Drawing title: VicRoads Concept Plans Overlay

Drawing no: DWG 05 Revision: D final

Date: March 2014 Not to scale







## LEGEND

- Residential Type A - Lowrise Apartments removed from vision in response to community consultation
- Residential Type B - Medium density
- Residential Type C - Medium to Low density
- Residential Type D - Low density
- East - West Shared Trail Alignment

*Building frontages are active, functional and contribute to the surrounding environment.*



Heller Street Park & Residences, Six Degrees Architects. Photograph: Patrick Rodriguez



The Avenue, Blackburn, Neil Architecture, Eckersley Garden Architecture

*Buildings respond to the unique site conditions with innovative design.*

*Retain existing vegetation and plant additional native vegetation.*

## NOTES

- The plans allow for a diverse range of dwellings across the different residential types and responds to the following criteria:
- Access from the existing road networks.
  - Primarily located on the northern boundary to allow for continuous and useable open space to the south.
  - Allow space for the East - West Shared Trail & Biolink.
  - Responding to and complementing adjoining residential areas i.e. higher density to low density from west to east.
  - Avoid areas of significant vegetation.
  - Avoid areas which are suitable for community uses.
  - Avoid sites of heritage significance.
  - Preliminary traffic and flood analysis information.
  - Provides a diverse range of housing options.
  - Responds to the unique site setting.
  - Buildings provide active frontages which address the open space where possible.



New Public Housing, Dandenong, Bent Architecture, DHS (owner/developer). Photograph: Trevor Mein

*Include diversity in the housing stock to cater for different segments of the community.*



Separation Street, Northcote, dKO Architecture

*Provide different housing densities to cater for different needs.*



Merricks, Robson Rak Architects. Photograph: Shannon McGrath

*Buildings should work with the site topography and compliment the local landscape character.*

*Buildings are open to the parkland environment.*

## HEALESVILLE FREEWAY RESERVATION VISION

Drawing title: Residential Site Plan

Drawing no: DWG 06

Revision: D final

Date: March 2014

Not to scale





# Minutes

## Special Council Meeting

**Held in the  
Council Chamber  
Nunawading Civic Suite**

379 Whitehorse Road  
Nunawading

on

**Monday 24 March 2014**

at 6:00 p.m.

**Members:** Cr Sharon Ellis (Mayor), Cr Bill Bennett, Cr Raylene Carr,  
Cr Robert Chong AM, Cr Andrew Davenport, Cr Philip Daw,  
Cr Helen Harris OAM, Cr Denise Massoud, Cr Andrew Munroe, Cr Ben Stennett

**Ms Noelene Duff**  
Chief Executive Officer



## WHITEHORSE CITY COUNCIL

24 March 2014

### Meeting Opened at 6.00pm

Present: Cr Ellis (Mayor), Cr Bennett, Cr Carr, Cr Chong AM, Cr Daw,  
Cr Harris OAM, Cr Massoud, Cr Munroe, Cr Stennett

### 1 WELCOME AND APOLOGIES

The Mayor welcomed all.

APOLOGY:

Moved by Cr Massoud, Seconded by Cr Harris

*That the apology from Cr Davenport be received and leave of absence granted.*

**CARRIED**

### 2 DISCLOSURE OF CONFLICT OF INTERESTS

None Disclosed

### 3 COUNCIL REPORTS

3.1 Alternative Vision for the Healesville Freeway Reservation – Final Submission to  
VicRoads

### 4 CLOSE MEETING



### **3.1 Alternative Vision for the Healesville Freeway Reservation – Final Submission to VicRoads**

FILE NUMBER: SF12/2359  
ATTACHMENTS

#### **SUMMARY**

*Council Officers have undertaken a two week consultation period on Council's alternative vision for the Healesville Freeway Reservation. The community was informed about the vision and an invitation was extended to attend a community information drop-in session. Feedback was encouraged primarily through a survey. The drop-in session was very well-attended, and overall 624 survey responses were received. Council Officers also received 40 letter and email submissions from individuals and groups. Overall, there was a high level of acceptance for "the balance between open space, community facilities and housing" proposed in Council's vision. Key comments emerging from the consultation are addressed in the following report and recommendations are made to alter the vision before providing it to VicRoads for their consideration.*

#### **RECOMMENDATION**

##### ***That Council:***

- 1. *Notes the role and purpose of Council's alternative vision as a response to VicRoads' concept plans and structure planning process, while acknowledging the ongoing relevance of Council's earlier resolution of 21 February 2011 to "request and lobby the Victorian State Government to provide all of the Healesville Freeway land as open space for the community in accordance with Council's preferred option..."***
- 2. *Endorses the following changes recommended to the alternative vision for the Healesville Freeway Reservation, as noted in the following report and shown in Attachment 1, based on community feedback during consultation:***
  - *Retention of the Nunawading Community Gardens entirely in their existing location;***
  - *Removal of the proposed full-sized soccer field, instead setting this land aside for other future recreational uses; and***
  - *Removal of the proposed low-rise apartment building.***
- 3. *Provides VicRoads with the final version of the alternative vision and a summary of the community feedback received during consultation, and sends copies to all local State Members of Parliament and the Opposition.***



### **3.1**

(cont)

#### **MOTION**

Moved by Cr Munroe, Seconded by Cr Massoud

***That Council:***

1. ***Notes the role and purpose of Council's alternative vision as a response to VicRoads' concept plans and structure planning process, while acknowledging the ongoing relevance of Council's earlier resolution of 21 February 2011 to "request and lobby the Victorian State Government to provide all of the Healesville Freeway land as open space for the community in accordance with Council's preferred option..."***
2. ***Endorses the following changes recommended to the alternative vision for the Healesville Freeway Reservation, based on community feedback during consultation:***
  - ***Removal of the proposed full-sized soccer field, instead setting this land aside for other future recreational uses and recognising that a needs study is required to establish the best use; and***
  - ***Removal of the proposed low-rise apartment building off Shinyruby Court.***
3. ***Supports in principle the concept of a low-rise apartment building along the corridor, subject to site suitability and accessibility, to provide housing diversity, affordable housing outcomes and to maximise community use of the land.***
4. ***Provides VicRoads with the final version of the alternative vision and a summary of the community feedback received during consultation, and sends copies to all local State Members of Parliament and the Opposition.***

**LOST**

#### **MOTION**

Moved by Cr Carr, Seconded By Cr Bennett

***That Council:***

1. ***Notes the role and purpose of Council's alternative vision as a response to VicRoads' concept plans and structure planning process, while acknowledging the ongoing relevance of Council's earlier resolution of 21 February 2011 to "request and lobby the Victorian State Government to provide all of the Healesville Freeway land as open space for the community in accordance with Council's preferred option..."***
2. ***Endorses the following changes recommended to the alternative vision for the Healesville Freeway Reservation, as noted in the following report and shown in Attachment 1, based on community feedback during consultation:***
  - ***Retention of the Nunawading Community Gardens entirely in their existing location;***
  - ***Removal of the proposed full-sized soccer field, instead setting this land aside for other future recreational uses; and***
  - ***Removal of the proposed low-rise apartment building.***



### **3.1**

(cont)

3. ***Provides VicRoads with the final version of the alternative vision and a summary of the community feedback received during consultation, and sends copies to all local State Members of Parliament and the Opposition.***

### **AMENDMENT**

Moved by Cr Chong, Seconded by Cr Munroe

***That Council:***

1. ***Notes the role and purpose of Council's alternative vision as a response to VicRoads' concept plans and structure planning process, while acknowledging the ongoing relevance of Council's earlier resolution of 21 February 2011 to "request and lobby the Victorian State Government to provide all of the Healesville Freeway land as open space for the community in accordance with Council's preferred option..."***
2. ***Endorses the following changes recommended to the alternative vision for the Healesville Freeway Reservation, as noted in the following report and shown in Attachment 1, based on community feedback during consultation:***
  - ***Retention of the Nunawading Community Gardens entirely in their existing location;***
  - ***Removal of the proposed full-sized soccer field, instead investigating this land for the best future recreational uses; and***
  - ***Removal of the proposed low-rise apartment building.***
3. ***Provides VicRoads with the final version of the alternative vision and a summary of the community feedback received during consultation, and sends copies to all local State Members of Parliament and the Opposition.***

**LOST**

### **MOTION**

Moved by Cr Bennett, Seconded by Cr Carr

***That the motion be put.***

**CARRIED**

**The motion moved by Cr Carr, Seconded by Cr Bennett was then put and CARRIED**

### **A Division was called**

#### **For**

Cr Bennett  
Cr Carr  
Cr Chong  
Cr Daw  
Cr Ellis  
Cr Harris  
Cr Massoud  
Cr Stennett

#### **Against**

Cr Munroe

**On the results of the Division the motion was declared CARRIED**



### 3.1

(cont)

#### BACKGROUND

The Healesville Freeway Reservation (HFR) is currently owned by VicRoads and adjoined by a number of Council owned properties. Following a decision in 2009 that the land was no longer needed for road purposes, VicRoads began a structure planning process to guide its future use and development. In November 2013, VicRoads released three concept plans for consultation, proposing residential development on 55% - 60% of the corridor (depending on the option). Approximately 265 responses were received in response to VicRoads' consultation and a final land use concept is now being prepared based on the "Shared Path" concept.

Council's standing resolution is for the HFR to be retained as open space, but it is acknowledged that there may be scope to consider some residential development. The current proposals by VicRoads, however, fall short of Council expectations in achieving long-term benefits across the open space network.

Council's alternative vision for the HFR is an expression of the opportunities Council would like to see fulfilled on the land, as well as a response to VicRoads' structure planning process and concept plans. The vision is considered to provide a more balanced outcome than that proposed by VicRoads, with a continuous open space, sensitively located infill residential development covering approximately 19%\* of land within the corridor, community-focused uses linked by a shared path and biolink, and the retention and enhancement of the existing habitat.

For detailed background information about Council's vision for the HFR, refer to the Council meeting agenda and minutes of 28 January 2014.

Following Council's resolution at its meeting on 28 January 2014 to "release the alternative vision for the former Healesville Freeway Reservation... for community comment for a 2 week period in February 2014," Council Officers undertook a program of consultation, seeking views from residents, community groups and stakeholders. Refer to **Attachment 2** for a copy of the vision as released for comment. The consultation period involved various means of notification and communication, as well as an opportunity to speak with Council Officers at a drop-in session and provide feedback through a survey.

At its meeting on 28 January 2014 Council also resolved to "provide VicRoads with the alternative vision as Council's interim submission on the concept plans, and provide further information to VicRoads based on the community feedback received during consultation on Council's vision." The vision was provided to VicRoads for information and consideration, and in due course, the final vision and a summary of the community feedback received will also be made available.

#### **Community response to date**

The release and consultation of Council's vision came after strong community involvement, led by independent groups as a response to initial statements released by VicRoads, as well as by VicRoads themselves through workshops and an online forum. The online forum called for residents and stakeholders to vote for their preferred concept.

*\* This percentage relates to the vision in its current form. If Council agrees with the recommendation to remove the proposed apartment building, this percentage will be revised to approximately 18%.*



### **3.1**

(cont)

It is worthwhile to note that there has been a strong response by the community thus far. Perhaps the largest has been from the Friends of the Healesville Freeway Reserve, who independently arranged for a petition for tabling in Parliament. The petition was signed by 4,981 people and asked that the Legislative Assembly of Victoria maintain the reserve as open space for the use of the community, and protect the endangered vegetation on the site.

Over 300 users of the Morack Golf Course also signed a petition asking for the 18th hole of the golf course, which is located within the HFR, to be retained. The petition, which was also submitted for tabling in Parliament, requested that the Legislative Assembly urge the Government to seek a guarantee from VicRoads that the 18th tee would be gifted to the City of Whitehorse for ongoing use by Morack Public Golf Course patrons.

#### ***State government announcements***

On 24 February 2014 the Member for Forest Hill, Neil Angus MP, announced that the State government would develop the HFR in line with the 'Shared Path Concept', as voted for by the community, and would include a tree lined shared path running from Springvale Road to Boronia Road.

On 25 February 2014 the Victorian Leader of the Opposition, Daniel Andrews, subsequently announced that the Australian Labor Party, if elected in November 2014, would keep the HFR as open space and turn management of the land over to Parks Victoria. It is Council's understanding that the ongoing maintenance of the land would also be the responsibility of Parks Victoria.

If elected, the Opposition's proposal is supported by Council's earlier resolution to seek the entire corridor for open space for the community. Further it is important to note that Council recognises the purpose and role of its alternative vision as a response to VicRoads' concept plans and structure planning process.

#### **DISCUSSION**

VicRoads has indicated to Council that they will continue with the process of preparing and releasing their structure plan for the HFR, due for release in April, regardless of the processes and timing of Council's vision. VicRoads indicated that they would accept Council's draft vision as an interim submission however no commitment was made to take into account Council's consultation results and final vision. It is therefore important that the final vision and consultation results be sent to VicRoads in a timely manner, to enable consideration by VicRoads prior to the release of their structure plan. For this reason, the consultation period for Council's vision ran for a relatively short timeframe of two weeks, allowing a sufficient amount of time to analyse surveys and submissions, as well as make any necessary changes to the vision.



### 3.1 (cont)

#### ***Consultation method***

The consultation period ran from 5-19 February 2014 and included:

- A media release, distributed on 5 February 2014.
- One full page advertisement on page 4 of the Whitehorse Leader on Wednesday 5 February 2014, along with a survey that appeared under 'Whitehorse Update' on page 10.
- One full page follow-up advertisement with the same project information, referring to the opportunity to provide feedback via the online survey.
- A letter to community groups, sent or emailed on 31 January 2014 and 3 February 2014.
- Copies of the vision at Council's customer service centres, Sportlink, and libraries throughout the municipality.
- Posters displayed in and near the HFR.
- An update on Council's website under the 'Latest news' section and on the Planning and Building webpage, also referring to links to the six plans that summarise Council's vision.
- Notification via Council's on-hold message.

The community was given the opportunity to provide feedback on the Vision by:

- Completing the survey that appeared in the 5 February 2014 edition of the Leader newspaper and on Council's website throughout the consultation period. Hard copy reply paid surveys were also available at Council's customer service centres and libraries.
- Attending a drop-in information session at 4pm-8pm on Thursday 13th February 2014 at Sportlink, 2 Hanover Rd, Vermont South. Surveys were also available at the drop-in session for any attendees who wanted to provide formal feedback.

Council also accepted several email and postal submissions during the consultation period. These have been considered and reported on below.

#### ***Survey***

Refer to **Attachment 3** for a copy of the survey.

The survey sought to gauge community opinion on:

- The balance between open space, community facilities and housing proposed by the vision.
- Which elements of vegetation are most important.
- The level and type of housing proposed.
- Which elements of the shared trail are most important.
- The importance of:
  - A continuous open space between Springvale Road and Boronia Road;
  - A new urban agriculture precinct;
  - A new sport and recreation precinct.



### 3.1

(cont)

Council Officers were particularly interested to find out whether respondents were satisfied with the proposed balance between development and open space, or whether higher/lower densities of development were preferred in favour of more/less open space. This was considered an important question in evaluating the community's willingness to accept higher densities of housing than surrounding areas in order to retain open space areas.

In addition, Council Officers were keen to gauge the level of importance placed by the community on the inclusion of a continuous open space, with a shared path and biolink as part of any redevelopment of the HFR.

Refer to **Attachment 4** for a full summary of the survey results.

Key points of the survey results:

- 624 survey responses were received (214 were completed online, 410 were submitted or posted to Council offices).
- 77% of respondents thought "the balance between open space, community facilities and housing" proposed in Council's vision was acceptable.
- 53% of respondents thought that Council's vision struck "a reasonable balance between the number of houses on the land and the extent of open spaces".
- There was strong support for low density, detached dwellings across the corridor (459 votes), with relatively lower levels of support for medium and higher densities of development (233 and 58 votes respectively).
- Respondents thought the most important elements of the shared trail were the inclusion of a habitat corridor (475 votes), as well as frequent and safe access points (312 votes). Lighting and signage were considered to be relatively less important, with 85 and 30 votes respectively.
- Respondents overwhelmingly felt that "a continuous open space between Springvale Road and Boronia Road" was "very important" (74%).
- 45% of respondents thought that a new urban agriculture precinct was "very important". 35% of respondents felt that it was "important".
- There was a relatively low level of support for a new sport and recreation precinct, with only 18% of respondents stating that this was "very important". This may be due, in part, to the inclusion of a full sized soccer field potentially requiring the relocation of a number of plots at the Nunawading Community Gardens. Several survey respondents and attendees at the drop-in session demonstrated support for a new sport and recreation precinct, but not at the expense of relocating plots at the Community Gardens.

#### ***Community information drop-in session***

The community information drop-in session was an opportunity for community members to speak with Council Officers about the vision. The session was well-attended, with 68 people recorded on the attendance sheet and an estimated 150 - 200 people attending in total. At the session, attendees were able to ask questions or provide verbal comments, and were directed to provide formal feedback through the online or reply paid postal survey.

#### ***Submissions to Council***

A total of 40 individuals or groups made email and postal submissions to Council during the consultation period. Refer to **Attachment 5** for a full summary of comments made by submitters.



### 3.1

(cont)

The following groups, committees and organisations were represented through submissions.

- Nunawading Community Gardens (NCG) Inc.
- Friends of the Healesville Freeway Reserve
- City of Whitehorse Bicycle Advisory Committee (CoWBAC)
- Bellbird Dell Advisory Committee
- Nadrasca Community Farm
- Blackburn and District Tree Preservation Society Inc.

The views of the individuals and groups mentioned above are addressed below under Key comments made by submitters.

#### Petitions and standard response forms

One petition was received from the residents of Prestbury Drive and Shinyruby Court. The petition was signed by 46 individuals who were concerned about the proposed low-rise apartment building and its impact on local roads. This matter is addressed below.

A representative of the NCG also arranged for a standard form to be signed and submitted to Council, detailing concern about the relocation of plots to accommodate the proposed full sized soccer field. 76 of these forms were received. This matter is also addressed below.

#### ***Key comments made by submitters***

##### The relocation of plots at NCG

A number of responses were received from representatives and members of the NCG in response to one of the options presented in the vision to relocate a proportion of the plots (either to the area immediately south of the existing gardens or to an area adjoining Nadrasca Community Farm) to allow sufficient space for a full sized soccer field. There was a great deal of concern expressed for the relocation of any plots to accommodate the full sized soccer field proposed as part of the Davy Lane sport and recreation precinct. As noted in the submission by the NCG Inc., relocating a proportion of the plots would “affect the owners and their families and break up community friendships built up over many years. People have worked up their soil over many years and that cannot just be moved.”

##### *Council Officer response*

The relocation of plots at the Community Gardens was proposed in conjunction with the expansion of the site to the south and/or the relocation of the Gardens to an alternative location altogether. The proposed expansion of the Gardens to the south would have resulted in no net loss of space, while an alternative or additional site would have provided additional plots. These options were proposed in response to advice that the Gardens are at capacity and have a waiting list. In addition, the relocation of the Gardens to an alternative site was seen as an opportunity to establish an urban agriculture precinct, offering a range of associated activities and facilities.

A solution to the waiting list was considered within the broader context of other activities at Davy Lane Reserve and together with Council's Parks Planning and Recreation Unit, a full sized soccer field was considered to be a fitting use of the space, but unfortunately requiring the relocation of at least a proportion of the existing plots.



### 3.1

(cont)

#### *Recommendation*

Given the strong response received from members of the NCG and the reasons put forward for remaining in its current location, it is recommended that the vision be altered to retain the Gardens entirely in their existing location and set aside the adjoining land for an alternative recreational use.

It is recommended that Council works together with Nadrasca Community Farm, who have expressed interest in the development of community garden plots, to create an urban agriculture precinct on land within their leasehold and on land to the area east of Morack Road. This will assist in meeting demand for additional community garden plots within Whitehorse.

#### Redevelopment of sporting facilities at Davy Lane Reserve

While there was some support for a new sport and recreation precinct within the reserve, some submitters raised the question of whether there was demand for new facilities across the municipality. The question was raised as to whether Council had over-catered to the current and future users of this space, particularly in relation to the soccer field and car parking.

#### *Council Officer response*

The vision for the Davy Lane Reserve was focused on the development of an integrated precinct with associated activities. There are few sites within Whitehorse which offer an opportunity to be developed as a precinct with complementary sporting facilities. The inclusion of the soccer field as part of the vision was a best practice response to the co-location of facilities, which has been shown to increase the use of services, while simultaneously maximising the use of the space.

#### *Recommendation*

Given the strong response received from the community in response to this matter, it is recommended that the full sized soccer field be removed from the vision and a detailed study of current and future needs be undertaken to determine what type and scale of community infrastructure is required.

#### Trees and significant vegetation

There was a strong response from submitters with regard to the removal of vegetation throughout the corridor to make way for housing and other features of the vision. The Friends of the Healesville Freeway Reserve questioned whether Council's mapping of significant trees had missed any potentially significant vegetation and pointed to an independently funded study undertaken by Biosis. Other submitters questioned whether adequate protection had been provided for vegetation on Nadrasca Community Farm's property in relation to the shared trail, and vegetation between Bellara Street and Terrara Road where Council's vision proposes medium density housing.

#### *Council Officer response*

It is important to reiterate that the vision in its current form is conceptual, meaning that the representation of proposed uses is approximate. Many of the concerns raised regarding the loss of vegetation are matters to be considered during establishment of the planning control framework and the detailed design process.



### 3.1

(cont)

The vision advocated for the retention of individual significant trees, the protection of significant vegetation areas and the establishment of a biolink as part of the shared path, the establishment of new vegetation nodes (habitat islands) and the enhancement of existing vegetation nodes with extensive revegetation works.

The preparation of the vision was undertaken with input from Biosis (ecology and cultural heritage consultants), Council's arborist and a bushfire management consultant. Existing stands of vegetation are proposed to become part of the biolink where possible. This is the case with the vegetation north of Nadrasca Community Farm.

#### Traffic management

A number of submitters expressed concern about the impact of traffic on local roads, including Shinyruby Court, Prestbury Drive, Terrara Road, Morack Road and Moore Street.

Residents in the area around Shinyruby Court and Prestbury Drive were concerned about

- Whether Shinyruby Court is capable of servicing additional traffic related to the proposed low-rise apartment building;
- An increase in traffic along what are otherwise quiet local roads;
- Any future plans to open the road block at Saxonwood / Prestbury Drive to provide additional access to the apartment building.

There was also concern raised about future traffic along Morack and Terrara Roads, associated with any development on the HFR, as well as that associated with the increased future population. It was suggested that Council prepare a traffic management plan to deal with this matter.

One submitter was concerned about the use of Moore Road as the sole entry and exit point for construction vehicles associated with development on the HFR. It was suggested that Council's vision be amended to show further entry and exit points along other parts of the corridor to ease traffic congestion along Moore Road.

The point was also raised that the sealed path linking Stevens Road and Walbrook Drive across the reserve is a busy pedestrian route, and the impact of any development on its existing role and pedestrian safety should be properly considered.

#### *Council Officer response*

The preparation of Council's vision was informed by Council's traffic department and consultants who were appointed to investigate potential future traffic movement. Advice has indicated that the additional traffic volume associated with the proposals in Council's vision can be sustained in the local road network.

With specific regard to access to the proposed apartment building, advice indicated that Shinyruby Court and Prestbury Drive were also capable of sustaining additional traffic in line with the number of dwellings proposed by the vision. The projected number of movements in peak hours was not considered to significantly impact upon traffic conditions in Shinyruby Court.

Other comments made by submitters are detailed design considerations that would need to be managed as part of the future redevelopment of the land.



### 3.1

(cont)

#### *Recommendation*

Although, as noted above, the roads proposed to provide access to the apartment building have the capacity to carry additional traffic movements, there was a considerable response from residents in this location. It is therefore recommended that the apartment building be removed from Council's vision. This will result in the land area of housing being reduced by approximately 1% and the total dwelling yield being reduced by approximately 25%.

#### The shared path and Biolink

Council Officers received several enquiries regarding the alignment of the shared path and Council's proposal to relocate the path to reflect a mostly southern alignment. The following issues were raised:

- The need to consider a northerly alignment, with housing along the southern boundary. This would allow new residential dwellings a north-facing aspect, overlooking any communal space.
- The location of the path around Nadrasca Community Farm and whether there was enough allowance for the Biolink around this location, immediately to the south of proposed medium density housing.

#### *Council Officer response:*

Council's vision proposes a 12 metre wide East–West Shared Trail and Biolink, generally configured as follows:

- 3 metre wide shared path
- 2 metre wide buffer on either side of the path
- 2.5 metre wide vegetated strip on either side of the buffer.

The alignment of the shared path along the corridor was determined through an assessment involving site visits and the consideration of an alignment that would respond to topography, drainage, access, sightlines, the inclusion of significant vegetation in the biolink, reducing the need to remove vegetation, minimising the number of road crossings and facilitating a continuous open space along the corridor. The alignment proposed in the vision is considered to respond as best as possible to these various elements.

The location and configuration of the shared path and biolink on Council's vision is indicative only and its configuration may need adjustment at some points along the corridor, particularly around Davy Lane reserve, where the tree canopy may be on one side only, and north of Nadrasca Community Farm, where existing trees may need to be incorporated into the biolink. Similarly there are other areas where the width of the biolink could be extended, which is a matter that would be addressed during detailed design development.

#### Density and style of housing

Several submissions noted that medium densities were not appropriate to the location and surrounds of the HFR. Some residents were concerned about medium density housing being located immediately adjacent existing houses and the potential lack of respect for existing character.



### 3.1 (cont)

#### *Council Officer response:*

While a number of submitters were concerned about medium density housing and said that only low density housing should be allowed, there was also some support for higher densities, including a low-rise apartment building. In addition, when questioned about getting a reasonable balance between housing yields and open space, the majority of responses (53%) stated that the balance was right in Council's vision. 22% of respondents stated that they would prefer more areas of medium density housing and more open space and 17% of respondents stated that they would prefer more low density housing and less open space. A lower number of respondents (9%) indicated that they would prefer more locations for low rise apartment buildings and a greater area of open space.

#### Other matters referred to by submitters

Other issues were raised in relation to future planning controls on the HFR in response to VicRoads' initial proposal for an amendment to be approved by the Minister under section 20(4) of the Planning and Environment Act 1987 without the normal public exhibition process. In addition to this, VicRoads proposed to apply a Development Plan Overlay (DPO) to the land, extinguishing resident's rights to appeal to VCAT. This issue was further discussed in the Council minutes of the 28 January meeting.

Residents also commented that Council's vision had not adequately allowed for the future expansion of Vermont Secondary College. Council consulted early in the process with Vermont Secondary College and Council's vision responds to the school's aspirations for additional land for future expansion. It is acknowledged, however, that to date, the **Department of Education** and Early Childhood Development has indicated that land within the HFR is not required. Should this position change, the vision allows for a flexible space south of Vermont Secondary College, which could be used for expansion.

#### Suggestions for alternative uses within the HFR

Council received a number of submissions suggesting additional or alternative uses within the HFR. These were considered by Council Officers, however, did not impact on the changes recommended to the vision in this report. Some of the suggestions may be useful to take into account in the future detailed planning of the HFR.

#### Feedback on the vision based on incorrect assumptions

Council received a small number of submissions either referring to or quoting the views of the group Concept4Preservation. These submitters had incorrectly interpreted Council's Land Use and Open Space visions as two alternative concepts, when in fact they propose the same outcome. The Land Use Vision sets out all of the land uses and detailed uses of open space, whereas the Open Space Vision depicts the total amount of land proposed for open space uses.



### **3.1**

(cont)

#### ***Summary of recommended changes to the vision***

Based on the feedback received, it is recommended that Council endorses the following changes to the Vision:

- Retain the NCG entirely in their existing location and form.
- Reduce the extent of the sport and recreation precinct by removing the proposed full sized soccer field, and set aside the land adjacent to the NCG for future recreational use.
- Work with Nadrasca Community Farm to progress the idea of an urban agriculture precinct on land encompassing their leasehold and land to the area east of Morack Road.
- Based on the high level of community feedback remove the proposed area of low-rise apartments north of Saxonwood Estate.

The updated Vision is shown in **Attachment 1**.

#### ***Next steps and timing***

Subject to endorsing the updated vision, Council Officers will immediately provide the vision and results of consultation to VicRoads, prior to the release of their structure plan in April.

Council officers are also involved in three ongoing working groups with VicRoads Officers, to discuss matters of primary concern between the two parties relating to:

1. The proposed planning process
2. Future land disposal and land management
3. The proposed shared trail

#### ***Future planning process***

For more detail on the future planning process and future statutory controls proposed by VicRoads, see the minutes of Council's meeting on 28 January 2014.

The process to amend the Whitehorse Planning Scheme is yet to be determined by the Minister for Planning however VicRoads has indicated a preference for an amendment to be approved by the Minister under section 20(4) of the Planning and Environment Act 1987, without the normal public exhibition process.

### **FINANCIAL IMPLICATIONS**

There are likely to be ongoing financial implications with regard to the future planning and development of the HFR. As noted above, Council Officers are involved in working groups with VicRoads to resolve matters of primary concern. Along with projected continued participation in the process, this will require Council Officer time.

For additional detail regarding financial implications associated with the development of the HFR, refer to the minutes of Council's meeting on 28 January 2014.



### 3.1

(cont)

#### POLICY IMPLICATIONS

Council's standing resolution with respect to the HFR is to have the entire corridor available for community use. The Whitehorse Open Space Strategy (WOSS) highlights features and opportunities within the HFR. Council's alternative vision reflects the principles outlined in the WOSS and other key policy documents such as the Whitehorse Bicycle Strategy, Sustainability Strategy and the overarching Council Vision 2013 – 2017 which has a Strategic Objective:

***Increase in the amount of quality open space and improvement in the sustainability of our natural environment.***

Council is currently undertaking a Housing and Neighbourhood Character Review. This Review excludes the HFR as the corridor is subject to this separate planning process by VicRoads. It is envisaged that future rezoning of the corridor will take the context of adjoining land into account.

#### CONCLUSION

Responses to the consultation indicate that the community is generally in support of the balance of land proposed for open space, community facilities and housing in Council's vision. In addition, the provision of a shared path and biolink as part of a continuous open space between Springvale Road and Boronia Road are considered to be important elements in any redevelopment of the HFR.

In response to community concerns regarding the NCG, the proposed full sized soccer field as part of the sport and recreation precinct at Davy Lane reserve, and traffic concerns related to the proposed low-rise apartment building, it is recommended that Council endorses the changes to the vision outlined in this report and as shown in **Attachment 1**.

It is also recommended that Council recognises the purpose and role of the vision as a response to VicRoads' concept plans and structure planning process, and acknowledges the continuing relevance of its earlier resolution to seek the entire corridor for open space for the community.

#### 4 CLOSE MEETING

Meeting closed at 6.47pm

**Confirmed this 28<sup>th</sup> day of April 2014**

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**CHAIRPERSON**



**Attachment 1: Revised Land Use and Open Space Vision**



LAND USE VISION



OPEN SPACE VISION



LEGEND

- Sporting Facilities
- Community Precinct
- Urban Agriculture Precinct
- Community Gardens
- Housing
- Educational Purposes
- Significant Vegetation Areas
- Open Space (refer Open Space Vision only)
- Recreation Node
- Water Sensitive Urban Design opportunity
- East - West Shared Trail Alignment
- Heritage Value

HEALESVILLE FREEWAY RESERVATION VISION

Drawing title: Land Use & Open Space Vision  
Drawing no: L - 104      Revision: D Final Concept  
Date: March 2014      Not to scale





## **Attachment 2: Land Use and Open Space Vision for Consultation**



LAND USE VISION



OPEN SPACE VISION



LEGEND

- Sporting Facilities
- Community Precinct
- Urban Agriculture Precinct
- Housing
- Educational Purposes
- Significant Vegetation Areas
- Open Space (refer Open Space Vision)
- Recreation Node
- Water Sensitive Urban Design opportunity
- East - West Shared Trail Alignment
- Heritage Value

HEALESVILLE FREEWAY RESERVATION VISION

Drawing title: Land Use & Open Space Vision  
Drawing no: L - 104      Revision: C for consultation  
Date: Jan 2014      Not to scale





**Attachment 3: Reply Paid Survey**





# Whitehorse City Council Vision for the Healesville Freeway Reservation

The Healesville Freeway Reservation consists of 35 hectares of undeveloped VicRoads land that runs for 3.5 kilometres from Springvale Road in Forest Hill to Boronia Road in Vermont.

The land includes Davy Lane Reserve, the 18th tee of Morack Golf Course, Nadrasca Community Farm and areas of native vegetation within Bellbird Dell bushland park. The land also includes three dwellings, two heritage properties and pastures previously used for livestock grazing.

VicRoads originally purchased the land for future roads. However, in 2009 they determined that it was no longer required. In 2012, VicRoads began a structure planning process known as the Healesville Freeway Reservation Renewal Project to determine future use and development of the land. In late 2013, VicRoads released three concept plans for comment, which proposed housing on up to 60 per cent on the land. Comments regarding these concepts closed on 23 December 2013.

## Council's Alternative Vision to the VicRoad Concepts

Council's standing resolution is to have the land available as open space for the community. This is supported by the principles outlined in Council's open space, bicycle and sustainability strategies as well as the overarching Council Plan 2013-2017 that includes the following strategic objective: "Increase in the amount of quality open space and improvement in the sustainability of our natural environment." However, Council acknowledges that there may be scope to consider some residential development, which could help in responding to local housing need and supporting improvements to open space and community facilities. Accordingly, Council has prepared an alternative 'community-focused' vision for the future use of the land, which promotes good planning and design outcomes and offers a better balance between land for community and open space, and land for residential development.

Council's vision promotes a balance of sensitively located residential development covering approximately **19 per cent** of the land. This allows for continuous open space and community-focused uses covering approximately **81 per cent** of the corridor linked by a dedicated shared path. Design and development principles have been prepared to guide Council's vision in relation to land use, built form and landscape design.

For detailed information, visit [www.whitehorse.vic.gov.au/Healesville.html](http://www.whitehorse.vic.gov.au/Healesville.html) or read the minutes from the Council Meeting on 28 January 2014.



# Council would like to hear your views on its vision for the Healesville Freeway Reservation

To have your say, please complete the form below, fold it and post it 'Reply paid' to Whitehorse City Council by 19 February 2014.

1. Do you think the balance between open space, community facilities and housing is:

- ☐ Acceptable  
☐ Not acceptable

2. What elements of vegetation are most important to you? Please choose two:

- ☐ Protection of significant vegetation / revegetation works to enhance existing significant vegetation areas  
☐ Creating a habitat corridor along the Shared Trail (Biolink)  
☐ Revegetation works to create new habitat islands between Bellbird Dell and Dandenong Creek  
☐ Expansion of Bellbird Dell to the east

3. In order to get a reasonable balance between housing yields and open space areas would you prefer:

- ☐ More low density housing and less open space  
☐ More areas of medium density housing and more open space  
☐ More locations for low rise apartment buildings and a greater area of open space  
☐ The balance is right

4. Different housing types have been proposed in Council's vision to cater for different segments of the community. Please select the housing types you think are suitable for the land (you can choose more than one):

- ☐ Low density (e.g. detached housing)  
☐ Medium density (e.g. mostly attached and semi-attached housing)  
☐ Low rise apartment (e.g. no more than three storeys)  
☐ Social housing (e.g. public and community housing)  
☐ Affordable housing  
☐ Other, please specify:

5. What elements of the shared trail are most important to you? Please choose two:

- ☐ The inclusion of a habitat corridor as part of the shared trail  
☐ Frequent and safe access points, with connections to the shared trail from surrounding streets  
☐ An alignment of the trail that minimises road crossings  
☐ Lighting  
☐ Signage  
☐ Other, please specify:

6. How important are the following elements of the vision?

• A continuous open space between Springvale Road and Boronia Road?

- ☐ Not important    ☐ Not sure    ☐ Important    ☐ Very important

• A new urban agriculture precinct

- ☐ Not important    ☐ Not sure    ☐ Important    ☐ Very important

• A new sport and recreation precinct

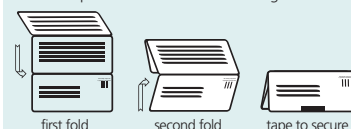
- ☐ Not important    ☐ Not sure    ☐ Important    ☐ Very important

Alternatively, you can scan and email the form to [allison.egan@whitehorse.vic.gov.au](mailto:allison.egan@whitehorse.vic.gov.au)

If you would prefer to complete the form online, visit [www.whitehorse.vic.gov.au/healesville.html](http://www.whitehorse.vic.gov.au/healesville.html)

## Fold Diagram

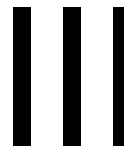
Once completed fold nomination as diagram shows:



## Delivery Address:

Locked Bag 2  
NUNAWADING BC VIC 3110

No stamp required  
if posted in Australia



Whitehorse City Council  
Reply Paid 69766  
NUNAWADING BC VIC 3110



**Attachment 4: Full Summary of Survey Results**

**Attachment 4: Alternative Vision for the Healesville Freeway Reservation – Full summary of survey results**

Survey Question	Percentage / count
<b>1. Do you think the balance between open space, community facilities and housing is:</b>	
Acceptable	76.75%
Not acceptable	23.25%
<b>2. What elements of vegetation are most important to you? Please choose two:</b>	
Protection of significant vegetation / revegetation works to enhance existing significant vegetation areas	424
Creating a habitat corridor along the Shared Trail (Biolink)	415
Revegetation works to create new habitat islands between Bellbird Dell and Dandenong Creek	141
Expansion of Bellbird Dell to the east	158
<b>3. In order to get a reasonable balance between housing yields and open space areas would you prefer:</b>	
More low density housing and less open space	16.68%
More areas of medium density housing and more open space	21.83%
More locations for low rise apartment buildings and a greater area of open space	8.58%
The balance is right	53.25%
<b>4. Please select the housing types you think are suitable for the land (you can choose more than one):</b>	
Low density (e.g. detached housing)	459
Medium density (e.g. mostly attached and semi-attached housing)	233
Low rise apartment (e.g. no more than three storeys)	58
Social housing (e.g. public and community housing)	74
Affordable housing	179
Other	48
<b>5. What elements of the shared trail are most important to you? Please choose two:</b>	
The inclusion of a habitat corridor as part of the shared trail	475
Frequent and safe access points, with connections to the shared trail from surrounding streets	312
An alignment of the trail that minimises road crossings	272
Lighting	85
Signage	30
Other	36
<b>6. How important are the following elements of the vision?</b>	
<b>a. A continuous open space between Springvale Road and Boronia Road</b>	
Not important	2.90%
Not sure	4.25%
Important	18.83%
Very Important	74.00%
<b>b. A new urban agriculture precinct</b>	
Not important	6.58%
Not sure	13.74%
Important	34.88%
Very Important	44.85%
<b>c. A new sport and recreation precinct</b>	
Not important	31.73%
Not sure	18.08%
Important	31.80%
Very Important	18.43%



**Attachment 5: Summary of Comments Made by Submitters**

## **Attachment 5**

### **Alternative Vision for the Healesville Freeway Reservation: Summary of comments made by submitters during the consultation period**

#### Nunawading Community Gardens

- Opposition to the relocation of any plots at the Nunawading Community Gardens.

#### Davy Lane Reserve

- Council may be over-catering to sporting/recreational facilities– are the full size soccer field, 180 car spaces and two dog-off leash areas needed?

#### Vegetation

- Need for further retention of vegetation and wildlife habitats.
- Need for greater controls for native vegetation (around the WSUD area, around Nadrasca (shared path location) and between Bellara Street and Terrara Road).
- Request for Council to consider independently funded Biosis tree mapping exercise.
- Care needs to be taken in avoiding the introduction of weeds, and minimising damage to remnant vegetation and existing drainage patterns.

#### Traffic and pedestrian management

- Traffic concerns, particularly around:
  - Shinyruby Court and Prestbury Drive (associated with the proposed low-rise apartment building);
  - Terrara Road;
  - Morack Road;
  - Moore Street.
- Concern for pedestrians, and increased traffic particularly around:
  - The proposed car parking alongside Parkmore Primary School;
  - The pedestrian linkage between Stevens Road and Walbrook Drive, and its continuation along Stevens Road

#### The shared path and biolink

- The proposed alignment of the shared path and its impact on access to sunlight for new housing.
- The location of the path around Nadrasca and the Urban Agriculture precinct (i.e. whether it will fit and still be able to support a biolink in this location).
- The cost of relocating the path.
- Lack of familiarity with the new proposed location.
- Reduced surveillance, removes the opportunity for supervised usage around Parkmore Primary School.
- Lighting should not be included due to the impact on wildlife and nearby dwellings.

#### Density, style and location of housing

- Query as to whether there a need for additional housing in this location.



- Support for lower density housing.
- Concern regarding medium density townhouses and their impact on overlooking and reduced values for nearby properties.
- Need for more housing suited to ageing population (single storey etc.).
- Concern about housing on the eastern side of Terrara Road (loss of open space for the sake of few houses).

#### Education

- Concern regarding lack of space allocated for any future expansion of Vermont Secondary College.
- Need to allow for land for the preschool to expand in future. The southern alignment of the shared path does not allow for this.

#### Future planning process

- Concern for future planning controls (i.e. Ministerial amendment, DPO with no appeal rights).

#### Financial considerations

- Concern for future property values for housing adjoining the HFR.
- Concern about Council's ability to budget for the cost of open space and recreational facilities proposed.

#### Suggestions to consider for inclusion in the vision

- Bellbird Dell should be expanded to the east.
- Potential for a localised food production / environmental learning facility, possibly adjoining the existing Horticultural Centre. Suggests collaboration with OASES School or CERES.
- Adventure playground in location of proposed full size soccer field.
- The 2.5 metre sections of the Biolink should be joined on one side to create a 5 metre biolink.
- Consider user facilities for shared path – toilets, bike parking, kilometer markers, drink taps, dog bowls etc.
- Maintain the trail as an informal east-west link
- The current community gardens should remain and be expanded on site
- Support for additional community gardens plots at Nadrasca.
- 'Eco village' housing development with open/communal spaces – see Kevin McCloud's social housing project in London and Wombat Bend in Manningham (for visionary play spaces).
- Housing around Mirrabooka will devalue this site. Would be perfect for community use / cafe / food farm / urban orchard.
- More housing appropriate to the ageing population (single storey).
- Housing should reflect a Bush Environment character and should incorporate bricks and other natural materials.
- Courtyard housing with options for shared housing around new urban agriculture precincts, with the creation of more than one urban agriculture precinct.

- More higher density housing for international residents who don't want gardens.
- Incorporate ESD principles in all new housing.
- Three additional crossings should be made as part of the current HFR project to improve bus services and permeability.