

LOCAL CONTEXT AND SITE DESCRIPTION

Metropolitan and Regional Context

The Greenvale Central Precinct Structure Plan (PSP) area is located approximately 20 kilometres north of the Melbourne CBD, within the Hume Growth Area shown on Plan 1.

Melbourne's Hume Growth Area generally extends north from Somerton Road (west of Sydney-Melbourne rail line) to Gunns Gully Road at Merrifield. It includes parts of the suburbs of Greenvale and Craigieburn and the localities of Donnybrook, Kalkallo and Beveridge.

The Hume Growth Area, along with the Mitchell and Whittlesea Growth Areas, make up the Melbourne North Growth Corridor. The Melbourne North Growth Corridor Plan details the strategic direction for future urban development within this region. The corridor is characterised by strong population growth occurring on various fronts. The population base is projected to increase from its current level of around 170,000 residents to over 220,000 people and has the capacity to provide for at least 68,000 jobs.

The North Growth Corridor Plan provides an opportunity to establish new communities to assist in meeting Melbourne's urban growth needs over the next 30 years. The plan ensures that the following existing key roles and features are maintained within the Hume Growth Area:

- A strategic transport corridor of state and national significance;
- A gateway to Melbourne for interstate and international visitors;
- Large areas for future employment and industrial development;
- Highly self-contained working population (with approximately 50% of Hume's workforce employed within the municipality);
- Significant water catchments, creek corridors, remnant vegetation and stone resources on its east and west boundaries; and
- Important landscape features and biodiversity assets including grasslands and grassy woodlands.

Greenvale Central Precinct

The Greenvale Central precinct is a predominately a residential development, comprising over ~~2,800~~2,700 dwellings to accommodate a future population in excess of ~~8,000~~7,500 residents. The precinct itself is a small residential pocket nestled in an area which has a rural outlook to the west but which is also well connected to the existing neighbourhoods within Greenvale.

The precinct is ideally located to take advantage of nearby community facilities and retail activity as well maintaining an attractive natural setting by virtue of its proximity to the large regional open space areas of ~~Greenvale Reserve, the~~ Greenvale Reservoir Park and ~~the~~ Woodlands Historic Park, ~~as well as access to substantial active open space facilities at Greenvale Recreation Reserve.~~

The precinct is surrounded by existing and proposed transport infrastructure providing access to regional and metropolitan destinations. Roxburgh Park Station is located approximately 5.5 kilometres to the east of the precinct ~~which allows for and provides~~ rail access to the Melbourne CBD. In addition, existing local bus services provide access from the adjacent Greenvale Shopping Centre to Roxburgh Park and Broadmeadows. The existing arterial road network provides regional road access via the Western Ring Road and the Hume Freeway.

Two regional parks directly bookend the precinct from east to west - Greenvale Reservoir Park and Woodlands Historic Park. These significant amenities will provide local recreational opportunities and significant landscape amenity for the existing and growing community. Extensions to the metropolitan trail network and principal bicycle network would link the regional parks to the Merri Creek and provide for additional recreational opportunities within the broader precinct.

The co-location of native vegetation to be retained and drainage requirements have arranged the form of the park network across the PSP area. There are seven habitat zones within the precinct are to be set aside for protection as their biodiversity values are significant. The water quality of the headwaters of Yuroke Creek will be protected through development of ponds and associated drainage works and wetlands.

Local Context

History

The Wurundjeri people of the Kulin alliance have inhabited the Greenvale area for over 40,000 years. At the time of European settlement, the region was occupied by the people from the Woi Wurrung language group.

Today the descendants of the Woi Wurrung are represented by the Wurundjeri Tribe Land and Compensation Cultural Heritage Council. The Bunurong Land Council Aboriginal Corporation and Boon Wurrung Foundation are also recognised as being traditional owners of land in the region that includes the Greenvale Central precinct.

European settlement of the area dates back from the 1840s with land mostly used for farming purposes including grazing and cropping. Significant residential development did not occur until the early 1980s; however, the land within the precinct area has predominately remained of semi-rural character, with larger farm holdings to its north (above Somerton Road).

Surrounding Neighbourhoods

The precinct is proximate to the established urban area of Greenvale which is mostly residential neighbourhoods made up of conventional residential lots and some pockets of low density residential development.

The following neighbourhoods exist in the surrounding areas of the Greenvale Central precinct:

To the north: The Greenvale North (R1) PSP is located north-east of the precinct. The precinct has been approved for residential use with associated open space areas. Greenvale North (R1) PSP does not include community facilities given the land is physically isolated from the remainder of Greenvale due to it straddling the Greenvale Reservoir. Providence Estate is immediately south of Greenvale North (R1) PSP and has been approved for residential development comprising a future population of approximately 1,540 residents and a future Local Town Centre.

Craigieburn is located further to northeast and has a growing population of over 20,000 residents. The community includes two town centres that are well linked to the proposed Aitken Boulevard-~~(E14)~~ Transit Route (E14), the Hume Freeway and Craigieburn Station, part of the metropolitan train network.

To the east: Greenvale Shopping Centre is located on Mickleham Road, just south of Somerton Road. It is a key commercial feature of a suburb that grew rapidly throughout the 1980s and 1990s. The PSP will provide an impetus for further growth in Greenvale and will encourage new activity within its commercial areas. Roxburgh Park is a recently established suburb covering almost 600 hectares and home to approximately 20,000 residents. Developed as a complete “new community” by the Urban Land Authority (now VicUrban), Roxburgh Park borders existing Greenvale.

To the south: Broadmeadows, as the Central Activity District for the Hume corridor, provides a range of higher order retail community and recreational services to meet the needs of the community. Broadmeadows has been designated as one of the major employment areas and activity district, approximately 7-seven kilometres from Greenvale Central and will service precincts outside the Melbourne CBD. ~~Its~~The role of Broadmeadows as a higher order regional services precinct will ensure its growth in the surrounding corridor.

To the west: Greenvale West (R3) PSP caters for a future residential community of up to 3,700 residents directly northwest of the precinct, on Mickleham Road. This new community will have a strong relationship to both areas of Greenvale Central.

Transport and movement

The precinct adjoins Somerton Road and Mickleham Road which provide convenient access to growing local employment nodes and existing activity centres. Both roads are ultimately proposed to be duplicated to 6-lane arterials. Upgrades to both Somerton and Mickleham Roads, in the form of signalised access, will be required as a result of the long term development of the precinct and adjoining residential developments.

Public transport is likely to be provided by extensions to local bus routes that currently run through existing Greenvale urban areas. Walking and cycling opportunities are provided within both adjoining regional parks and connections into the precinct will be provided where practical.

Employment and Activity Centres

A range of existing employment opportunities and town centres exist within the vicinity of Greenvale Central, including Greenvale Shopping Centre, Roxburgh Homestead Shopping Centre and Roxburgh Park Shopping Centre.

The precinct is proximate to a variety of existing and proposed centres and consequently no retail or commercial floor space is anticipated within the PSP. New residents situated within the precinct will form part of the catchment of the existing and proposed town centre as outlined above.

The Greenvale Central precinct is located nearby two key employment areas in the Hume Highway Employment Area (and its northern expansion) and the Melbourne Airport Employment Area. The continued growth at both the Hume Highway and Melbourne Airport Employment areas create significant employment opportunities in either direction from the precinct.

Community Facilities

The established urban areas of Greenvale and Roxburgh Park contain a broad range of community facilities, including schools, churches and retailing and commercial centres.

The precinct is proximate to and serviced by a range of education and community facilities, including Aitken College, Greenvale Primary School, Roxburgh Park College and Primary School, Greenvale Seventh Day Adventist Church and the Greenvale Uniting Church.

Due to the small size of the precinct and its location at the edge of the Urban Growth Boundary, the need for community facilities in the precinct has been considered in context of the wider Greenvale area. The combined population of Greenvale West, Greenvale North and Providence Estate is in the order of 6,800 and this has determined the community and open space facilities required.

Open Space

Both regional parks, [Woodlands Historic Park](#) and [the Greenvale Reservoir](#), are managed by Parks Victoria and provide important open space assets of a regional and even metropolitan scale.

Greenvale Reserve is located to the east of Woodlands Historic Park on the south side of Somerton Road. This recreational facility is managed by the Hume City Council and provides a variety of district and regional level recreation facilities, including football/cricket ovals, tennis courts and pavilion facilities. Greenvale Reserve is home to the Greenvale Football Club and Greenvale Cricket Club.

GREENVALE CENTRAL PRECINCT FEATURES

Transport and Movement

Greenvale Central PSP utilizes the existing road network within the precinct, enabling landowners increased ability to control development timing and access for their properties.

Greenvale Drive will be extended through the precinct to Greenvale Recreation Reserve, linking its sporting grounds and facilities directly to the Greenvale Shopping Centre and the wider, existing community. The road will be constructed with an adjoining shared path, providing excellent connectivity for pedestrians and cyclists.

Off-road cycling is provided for along most connector roads in the precinct. The existing road network will be upgraded using a two-stage implementation plan where initial development proponents will urbanise the road within its existing 20-metre carriageway, providing safe access to the arterial road network for the earliest new residents. Upon subdivision, subsequent development proponents complete the remaining 2.5 metres on their side of the road, ultimately ensuring adequate buffering distances between built form and traffic movements.

Open space

Local parks of various sizes will be provided throughout the precinct and co-located with native vegetation and wetlands/retarding basins. Most parks will be surrounded by higher density development to provide greater levels of access and passive surveillance.

The precinct will provide significant funding towards the new sporting infrastructure and the improvement and expansion of active recreation and community facilities in Greenvale Recreation Reserve, existing Greenvale and Greenvale West PSP.

Access to Greenvale Reservoir Park

Greenvale Reservoir Park is a significant regional open space featuring sloping hills, numerous formalised picnic/barbeque areas and playgrounds, and Brodies Lakes, all linked by cycling and walking tracks. The PSP provides for encumbered open space within the Greenvale Central precinct along Brodies Creek, which directly adjoins Greenvale Reservoir Park and provides water flow into the Brodies Lakes. Access agreements that will provide direct links between this area of the precinct and Greenvale Reservoir Park (via trail extensions and gated access points) could not be established with Melbourne Water through the preparation of the plan.

Greenvale Reservoir holds particular significance given the water supply held within has already been significantly treated at Silvan Reservoir and Sugarloaf Reservoir prior to arrival. As a consequence, contamination risk is heightened and increased public access to Reservoir is discouraged. Melbourne Water would ideally like to create higher security levels surround the water body itself, however the project/funding is not currently planned.

GAA supports the future provision of direct access to Greenvale Reservoir Park, an initiative that has support of Parks Victoria and Hume City Council. Direct access between the areas would further legitimise the Brodies Creek open space as a key local open space asset for future residents, as well as increase general access to the park and provide improved user safety through increased passive surveillance.

Generally, GAA support the Brodies Creek open space being constructed and managed as a local open space asset within the precinct irrespective of future Greenvale Reservoir Park access arrangements.

Education

A Catholic Primary School site has been shown in the PSP area north of Somerton Road to assist the Catholic Education Office Melbourne in establishing a Catholic Primary School that will meet a strategically justified need for Catholic education in the area.

Heritage

Cultural heritage studies carried out by Heritage Insight revealed that there are three archaeological sites of high sensitivity within the precinct. These sites are isolated artefacts and the spread of the sites indicate that they are likely to be large artefact scatters that extend over large areas.

The survey located indigenous sites in the vicinity of ~~Yuroke-Brodies~~ Creek, on a slight rise located near the corner of Somerton Road and Section and on the gentle slope at the southern end of the PSP bordering the Woodlands Historic Park.

The areas identified will require more detailed analysis in the form of a Complex Assessment as per the recommendations in the Standard Assessment. It is expected that sub surface testing will reveal numerous Aboriginal stone artefacts across the precinct with the most significant sites being concentrated within 200 metres of Attwood Creek and Yuroke Creek.

There are two post-settlement heritage sites present in the precinct; Prospect Cottage (30 Providence Road, Greenvale) and Primitive Church (70 Providence Road, Greenvale).

Biodiversity

~~Despite Greenvale Central historically being used for agricultural purposes, There~~ There are areas that maintain rich biodiversity values that are home to locally, regionally and nationally significant flora and fauna. In particular, Yuroke Creek and its surrounding water bodies sustain a habitat for the Growling Grass Frog, a nationally threatened species under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Biodiversity values also link to a number of biodiversity assets in the surrounding area, most notably the large woodlands at the Woodlands Historic Park and Greenvale Recreation Reserve Park.

The precinct supports native species and vegetation communities that are listed as threatened under the federal Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) and listed under the Victorian Flora and Fauna Guarantee Act 1988 and listed in the advisory lists of threatened species in Victoria.

Thirty Habitat Zones of varying quality were recorded and mapped, most of which are associated with Plains Grassy Woodland Ecological Vegetation Classes (EVCs) or Hill Herb-rich Woodland EVC. Two patches are associated with Hills Herb-rich EVCs. ~~Both species are endangered within the Victorian Volcanic Plains Bioregion.~~ Plains Grassy Woodland EVC is endangered in the Victorian Volcanic Plain and Hills Herb-rich Woodland EVC is vulnerable in the Central Victorian Uplands Bioregion. Vegetation within the precinct also supports ~~population-habitat~~ of Golden Sun Moth *Synemon plana*, Striped Legless Lizard

Delma impar, Growling Grass Frog *Litoria raniformis* and Matted Flax-lily *Dianella amoena* and if removed, will incur offset requirements.

Topography and Landform

The precinct generally flat and is characterised by a mix of open farmland with scattered woodlands and remnant vegetation. Yuroke Creek enters the site in the north eastern section of the precinct and flows in a south easterly direction across the corner of the precinct boundary. The precinct overlies quaternary volcanic and shallow reddish brown heavy clays with thick loamy topsoil.

Catchment and Drainage

The northern area of the precinct comprises three drainage catchments. The land falls from the west to east with a natural ridgeline commencing north of Somerton Road at Mickleham Road. The proposed development will discharge treated flows to Yuroke Creek. The southern area of the precinct also has three separate drainage sites which all drain into Attwood Creek. Major drainage infrastructure will be provided by Melbourne Water whilst Hume City Council will be responsible for minor drainage works and roads.

Contamination

Given the land has historically been used for farming purposes, potential contamination matters were considered as part of the preparation of the PSP. A Phase 1 Environmental Site Assessment was undertaken by Lane Piper in June 2011. The assessment identified two properties with potential 'high risk' and 14 properties were considered to be of 'medium risk'. 33 properties were unable to be assessed due to denied access from land owners.

A Phase 2 Environmental Site Assessment was carried out in December 2011 by Golder Associates. It was a site specific assessment to investigate the potential 'high risk' contamination identified in the Phase 1 Report. The assessment ensures that the conditions of the land are known and any identified contamination can be addressed, if required, prior to the development occurring. Only one out of the two properties which were labelled as 'high risk' in the Lane Piper Assessment was tested; as a consequence, 85 Hillview Road will have an Environmental Audit Overlay placed over the identified land. 615 Mickleham Road was considered after shallow soiling testing to be of low risk and therefore an EAO is not required. It was recommended by Golder Associates that it be confirmed that the potential Environmental Audit requirements of this portion of land with Council.

Egg Farm (30 French Road)

An egg farm is located at 30 French Road, Greenvale. The land was purchased by the current owners in 1980 however it has operating as an egg farm for over 50 years. The farm is two hectares in size with 2,000 birds on site but a capacity for 5,000 birds.

The GAA commissioned a report to outline the constraints on future sensitive uses surround the poultry farm. Separation distance from the farm operations recommended by GHD takes into account the current operations, the local meteorology of the area and the any other relevant factors.

Noise

Melbourne Airport is the gateway to Victoria and a focal point within the State economy. There is a need for sensitive land use planning for areas surrounding Melbourne Airport, particularly given:

- The airport's curfew-free status which generates significant benefits to the region, Melbourne, Victoria and the east coast of Australia; and
- The airport's long-term growth projections and development plans which include two additional runways.
- The Melbourne Airport Environs Overlay Schedule 2 (MAEO2) abuts the precinct to the south. The area is subject to moderate levels of aircraft noise based on the 20-25 Australian Noise Exposure Forecast (ANEF) contours. The ANEF system is used to assess noise impacts and direct land use decisions under flight paths.

ANEF contours are dynamic and subject to continual change. Noise contour maps are created every five years with the current Melbourne Airport contours maps last generated in 2003 and again in 2008. They will be redeveloped again in early 2013.

The property that abuts the MAEOS will be subject to a 173 Agreement that ensures that future land owners are aware of the potential impact of aircraft noise through a notification on the title.

Servicing

The servicing infrastructure assessment demonstrates that development of the Greenvale Central PSP area can be provided with the full range of utility services, although not all are immediately available.

Yarra Valley Water, the water authority responsible for the provision of reticulated sewerage, water supply and recycled water supply to the Greenvale Central PSP area, has indicated support for the following permanent servicing arrangements:

Sewer reticulation

Sewerage will be provided separately in the north and in the south of the precinct.

Area North: The Mickleham Road Branch Sewer is currently under construction to service the Providence Estate, located north of the precinct. It runs south to connect to the existing sewer branch system. The existing sewer system is at limited capacity. Yarra Valley Water will construct the Mickleham Road Pump Station located on Somerton Road where it meets Yuroke Street to service the northern area of the precinct.

A ridgeline causes a portion of land to fall back to Somerton Road. For this area to be serviced, the Somerton Road Branch Sewer will have to be constructed from the intersection of Mickleham Road and Somerton Road and travel east to the proposed pumping station at Yuroke Creek. The Somerton Road Branch Sewer will impose bring forward costs on the developed by Yarra Valley Water for its construction.

Area South: There is no sewer at this location and the downstream sewer system is almost at full capacity. As such, two options have been proposed:

Construct and connect the Broad Street Branch Sewer along Attwood Creek into the existing sewer system (this option can only serve the initial stages of development as the existing sewer system is near capacity).

Construct the Elphinstone Blvd Sewer Pump Station at the corner of Mickleham Road and Elphinstone Blvd. The Elphinstone Blvd Rising Main will be provided from the proposed pump station and into the Somerton Road Branch Sewer.

Land south of Swain Street will require a pump station at the most southern end of the precinct and a rising main back to the Elphinstone Blvd Sewer Pump Station to service the area. The full cost of these works will be borne on the developer.

Water supply

The Greenvale Growth Strategy Potable Water Infrastructure Plan notes that the precinct cannot be serviced without undertaking significant capital works and will be subject to bring forward costs from the developer.

Area North: To service the northern area, two mains are to be constructed. The Yuroke Reservoir Main must be constructed from a connection point at the intersection of Brendan Road and up to the Melbourne Water Storage Tank. The Yuroke South Main is to be constructed along Mickleham Road and is to connect with Providence Estate.

Area South: To service the southern area of the precinct, the Yuroke West Main must be constructed from Mickleham and Somerton Road and then head due west along Somerton Road to Bonds Lane. The Greenvale Drive East Main is to be constructed from Mickleham and Greenvale Drive and then heads due west into the southern area. Staging will be required as development proceeds.

Recycled water

Class A recycled water can be made available from the future Craigieburn recycled water network ~~and Class B recycled water can be made available from the Craigieburn Sewage Treatment Plant~~. If provision was to be made for future connection to the Greenvale Central PSP, the developers would be required to construct and fund the third pup reticulation as part of the development.

The following arrangements for electricity and gas supply and telecommunication services are made, following discussion with the relevant utility providers:

Electricity supply

Jemena Electricity Networks is the power supply authority for the precinct. On site substations will be required throughout the development so as to properly service the proposed demand lots.

Gas supply

SP AusNet is the responsible service provider for the provision of gas supply within the precinct. The existing gas mains along Mickleham Road Providence Road will have the capacity to service all parts of Greenvale Central.

Telecommunications

The National Broadband Network Corporation is the responsible authority for the provision of telephone facilities within the precinct.

Telephone facilities will be made available in conjunction with staged development. An optic fibre connection will also be available to the precinct.

BACKGROUND STUDIES

The Precinct Structure Plan for Greenvale Central has been informed by a number of background studies as follows:

- [Department of Sustainability and Environment \(2012\) Biodiversity Conservation Strategy](#)
- [Department of Sustainability and Environment \(2012\) Sub-Regional Species Strategy for the Golden Sun Moth](#)
- [Department of Sustainability and Environment \(2012\) Sub-Regional Species Strategy for the Growling Grass Frog](#)
- SMEC (September 2009) Biodiversity Assessment Report – Greenvale South PSP Area 23
- SMEC (October 2010) Biodiversity Assessment Report – Greenvale South PSP Area 21
- Heritage Insight (January 2009) Preliminary Heritage Assessment – Greenvale Precinct Structure Plan
- Heritage Insight (April 2011) Desktop, Standard and Complex Assessments (DRAFT) – Greenvale Precinct Structure Plan
- WBCM Group & Engeny (June 2012) Greenvale Central PSP Storm Water Management Strategy
- ASR Research Community Planning (May 2012) Greenvale Central PSP Assessment of Community Infrastructure Requirements and Opportunities
- WBCM Group (March 2011) Greenvale Central PSP Service and Utility Infrastructure Engineering Report
- Golder Associates (December 2011) Limited Phase 2 Environmental Site Assessment (615 Mickleham Road, Greenvale)
- Lane Piper (June 2011) Phase 1 Environmental Site Assessment
- Essential Economics (February 2011) Retail Analysis Report
- Meinhardt (May 2012) Transport Infrastructure Costings
- [O'Briens Valuers and Property Consultants \(May 2012\) DCP Land Valuations Assessment](#)
- Traffix Group (July 2012) Greenvale Central PSP Traffic Assessment Report
- [GHD Adverse Amenity Impace Report \(November 2012\)](#)