



Waterways and parks to deliver a healthy and vibrant community

This new Precinct Structure Plan (PSP) will deliver over 115 hectares of waterways in a future urban area to the north west of Bulban Road. The precinct will develop over the next 20 years and accommodate up to 5,300 homes for approximately 14,800 residents. The precinct will deliver major infrastructure including a new arterial road (Ison Road) and served by the Regional Rail Link with access to a new train station.

The PSP will deliver the first stage of the arterial road link (Armstrong Road/Ison Road) between Black Forest Road and the Princes Freeway. The PSP also includes controls that will limit the amount of urban development that can occur prior to this Armstrong Road connection being put in place. A new bridge over the rail line at Bulban Road is an important feature. Important infrastructure such as major roads, community and recreation facilities will be funded through a Development Contributions Plan which will be collected by Council as development proceeds. In addition, major developers are proposing to bring forward funding for important road infrastructure under an agreement with Wyndham City.

Pending resolution of any matters raised during consultation, the GAA intends to recommend to the Minister for Planning that he approves the plan and grant the two planning permits WYP5825/12 and WYP5826/12 in accordance with the *Planning and Environment Act 1987*. Before finalising the PSP and making recommendations, the GAA wishes to hear your views on the proposal. Please provide your comments to the Growth Areas Authority by **Friday August 31, 2012**.

See plan overleaf for proposed layout and details...

Black Forest Road South

PRECINCT STRUCTURE PLAN

THE PLAN

The Black Forest Road South Precinct Structure Plan (PSP) covers an area of more than 510 hectares (965 acres). Land affected by the draft Amendment C169 shown as Black Forest Road South PSP on Plan 1 (see left). The Regional Rail Link will run through this precinct and a new arterial road (Ison Rd) will also feature.

The majority of the land across the precinct has been allocated for residential purposes. Residents will have access to a diverse range of housing options; including detached houses as well as medium density dwellings and apartments.

The Local Town Centre located on the lake will create a unique destination that will attract a greater diversity of housing and offer uses including offices, recreation and leisure facilities, services, community facilities, restaurants, shops, a supermarket and educational facilities.

An education hub will be centrally located in the neighbourhood, which will contain a state secondary school, a non-government primary school, and a sports reserve including a local park. A key element of the precinct will include vast wetlands and walking tracks that link the 12 local parks and sporting grounds.

WYNDHAM WEST INTEGRATED TRANSPORT PLANNING

A future transport network is planned for the wider Wyndham West area; including the Black Forest Road South PSP. The objective of this Wyndham West Integrated Transport Plan is to create an integrated road and rail transport network linking the existing Wyndham community with the seven future PSPs in Wyndham. This plan will help resolve the area's current transport issues, such as the lengthy delays during peak periods around Cottrell Street rail crossing and also provide additional capacity for the seven future communities. This will be achieved by the staged delivery of Armstrong Road over the next few years as shown on Plan 1 (see left).

VISION

The Black Forest Road South Precinct will be a new residential community that integrates with existing residential neighbourhoods and provides future residents with opportunities to live, work, shop and play locally.

Underpinning the structure of the community will be Lollypop Creek and its tributaries that traverse the site. They will be transformed into a series of water bodies, wetlands and drainage corridors, providing future residents with a range of leisure opportunities. The amenity of the precinct will be further enhanced by strong landscaping of public spaces. The Black Swamp area will be retained and enhanced, ensuring the preservation of cultural and biodiversity assets.

The precinct will provide a variety of local parks that will integrate with the water bodies, wetlands and the lineal drainage corridors. Additionally, the precinct will have a range of community facilities including two active sports grounds, state secondary and primary schools and a non-government primary school.

The road network will create a connected community through a hierarchy of tree lined streets that link the residents to open spaces. The southern length of Ison Road will provide a key gateway (emphasising built form and landscape treatments) to the Black Forest Road South precinct and the broader Wyndham West area.

The Local Town Centre will benefit from the adjacent open water body as well as its strategic location within the broader road network. This centre will be the heart of the community and consist of shops, community facilities and a state primary school as well as providing the opportunity for local employment.

The precinct will deliver a broad range of housing and encourage a diverse community. The centre will also cater for medium to higher density housing. Multi-unit and small-lot housing will be located in places of high amenity and accessibility such as around open space and the Town Centre.





PLAN 1

PROPOSED CHANGES TO THE WYNDHAM PLANNING SCHEME

- Incorporates two new documents into the planning scheme by listing them in the Schedule to Clause 81.01:
 - Black Forest Road South Precinct Structure Plan
 - Black Forest Road South Native Vegetation Precinct Plan;
- Introduces and applies Schedule 6 to the Urban Growth Zone (UGZ6) to land in the amendment area. This zone sets out the land use and development controls for the precinct. The zone requires land use and development to be generally in accordance with the incorporated Black Forest Road South Precinct Structure Plan;
- Removes the Environmental Significance Overlay Schedule 1 (ESO1) from the amendment area;
- Introduces and applies Schedule 11 to the Development Contributions Plan Overlay (DCPO11) to land in the amendment area. This overlay requires planning permits to be consistent with the soon to be prepared Wyndham West Development Contributions Plan (DCP). Before approval of the DCP, the DCPO11 schedule will require developers to enter into an agreement to pay infrastructure levies in line with the DCP once it is approved;
- Realigns the Public Acquisition Overlay – Schedule 6 (PAO6) to correspond to the revised Werribee Line Extension, Metro Spur from a 1000 metre radius to an 800 metre radius;
- Applies the Environmental Audit Overlay to Lot 1 TP867003 and Lot 1 TP577302 Bulban Road, Werribee;
- Includes floor space provisions for shop uses in the Black Forest Road South Local Town Centre and Black Forest Road South Local Centre by amending the Schedule to Clause 34.01, Business 1 Zone (B1Z);
- Provides for public open space contributions for land in the Black Forest Road South Precinct Structure Plan area when land is subdivided by amending the Schedule to Clause 52.01;
- Lists the Black Forest Road South Native Vegetation Precinct Plan (Black Forest Road South NVPP) in the Schedule to Clause 52.16 to manage native vegetation in the precinct;
- Updates the Schedule to Clause 61.03 to reflect the planning scheme map changes; and
- Updates the schedule to Clause 66.04 to include the Department of Primary Industries as a referral authority in accordance with the provisions of UGZ6.

PLANNING PERMITS

APPLICATION SOUGHT	PERMISSION SOUGHT	APPLICANT	LAND
WYP5825/12	Subdivision of Land	Lend Lease Communities (Australia) Limited	Lot 3 TP591603E & Lot 60 PS005410, Black Forest Road, Werribee
WYP5826/12	Subdivision of Land	Lend Lease Communities (Australia) Limited	Lot 2 & 3 TP591603E & Lot 60 PS005410, Black Forest Road, Werribee

CONCURRENT PLANNING PERMIT APPLICATION WYP5825/12

A permit application and draft planning permit WYP5825/12 is also being considered as part of this consultation process. The application seeks to subdivide land for approximately 135 lots. Access to the site will be via Black Forest Road.

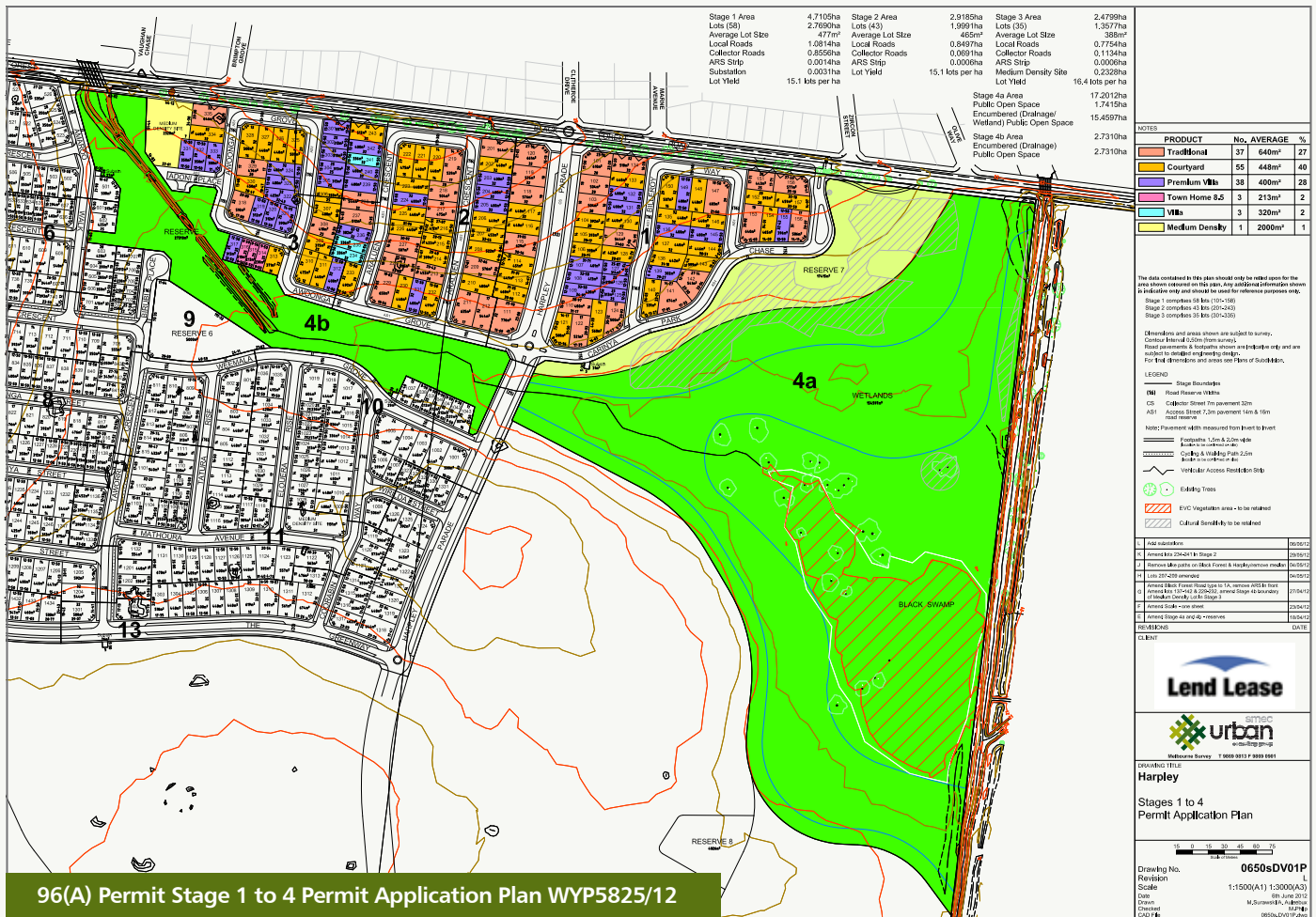
CONCURRENT PLANNING PERMIT APPLICATION WYP5826/12

A permit application and draft planning permit WYP5826/12 is also being considered as part of this consultation process. The application seeks to subdivide land for approximately 350 lots. Access to the site will be via Black Forest Road.

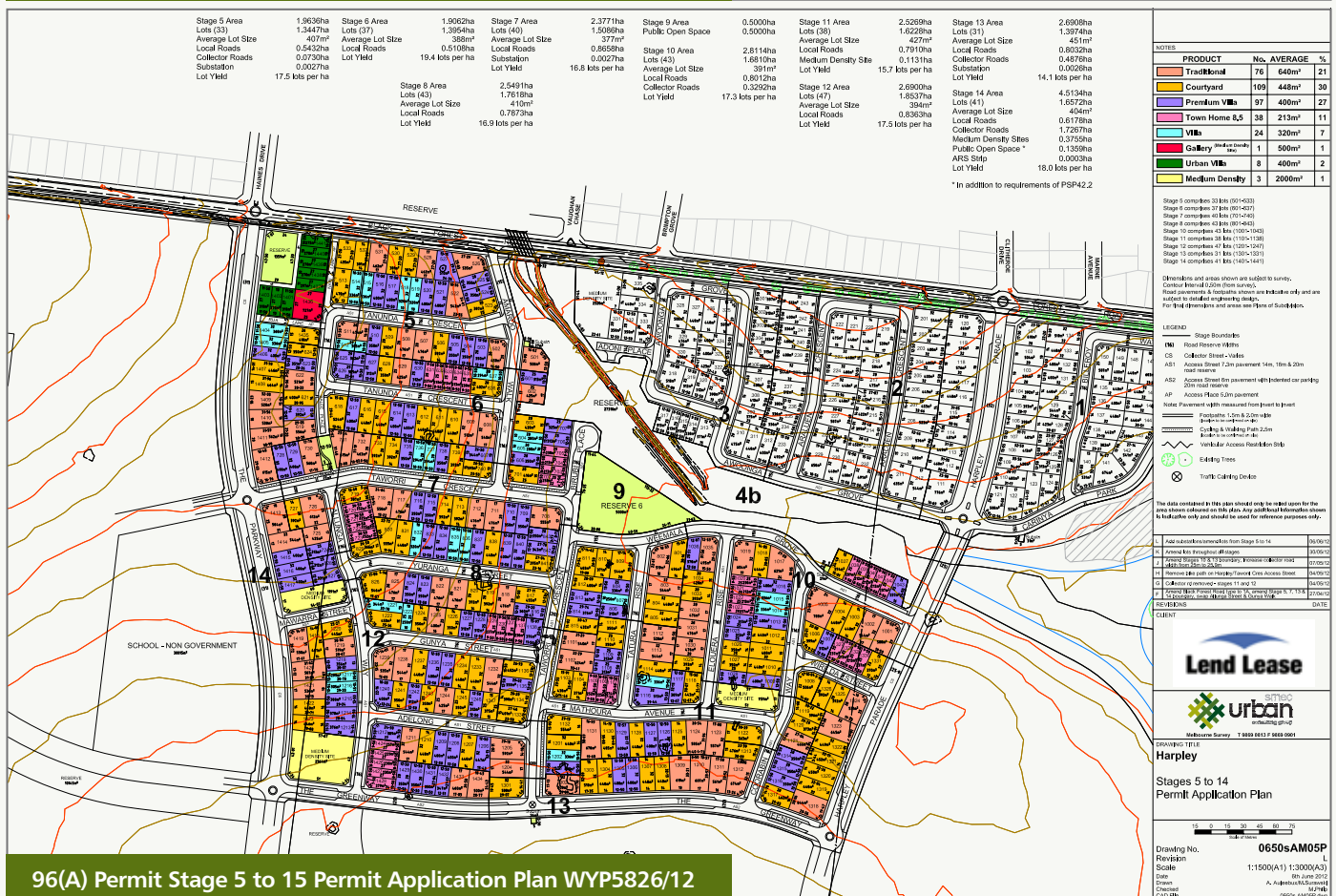
Black Forest Road South

PRECINCT STRUCTURE PLAN

partners in creating new communities



96(A) Permit Stage 1 to 4 Permit Application Plan WYP5825/12



96(A) Permit Stage 5 to 15 Permit Application Plan WYP5826/12



WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

If you wish to make a submission this must be made to the Growth Areas Authority at the below postal address or via e-mail to amendments@gaa.vic.gov.au. Please ensure that any submission in respect of draft Amendment C169 of the Wyndham Planning Scheme is received by **Friday August 31, 2012**.

Electronic copies of the amendment to the draft Wyndham Planning Scheme C169, the Black Forest Road South PSP and the draft planning permits associated with the two planning permit applications are available from the Growth Areas Authority or Wyndham City Council websites:

www.gaa.vic.gov.au | www.wyndham.vic.gov.au

INFORMATION SESSION

An information session will be held where you can view all plans and documents and ask questions about the proposals.

Wednesday August 15, 2012 | 4.00pm to 7.00pm | Wyndham Vale Community Learning Centre, 86 Manor Lakes Blvd, WYNDHAM VALE

You can also review these documents in hardcopy during business hours, Monday to Friday at the locations listed below:

GROWTH AREAS AUTHORITY

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35 Collins Street
MELBOURNE VIC 3000

WYNDHAM CITY COUNCIL

Municipal Offices
45 Princes Highway WERRIBEE 3030
Phone: (03) 9205 2200

FURTHER INFORMATION

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The Growth Areas Authority is always interested in your views about our programs and initiatives, and the issues covered in this newsletter.

If you would like to receive regular email updates on the work of the Growth Areas Authority, please register via our website www.gaa.vic.gov.au

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