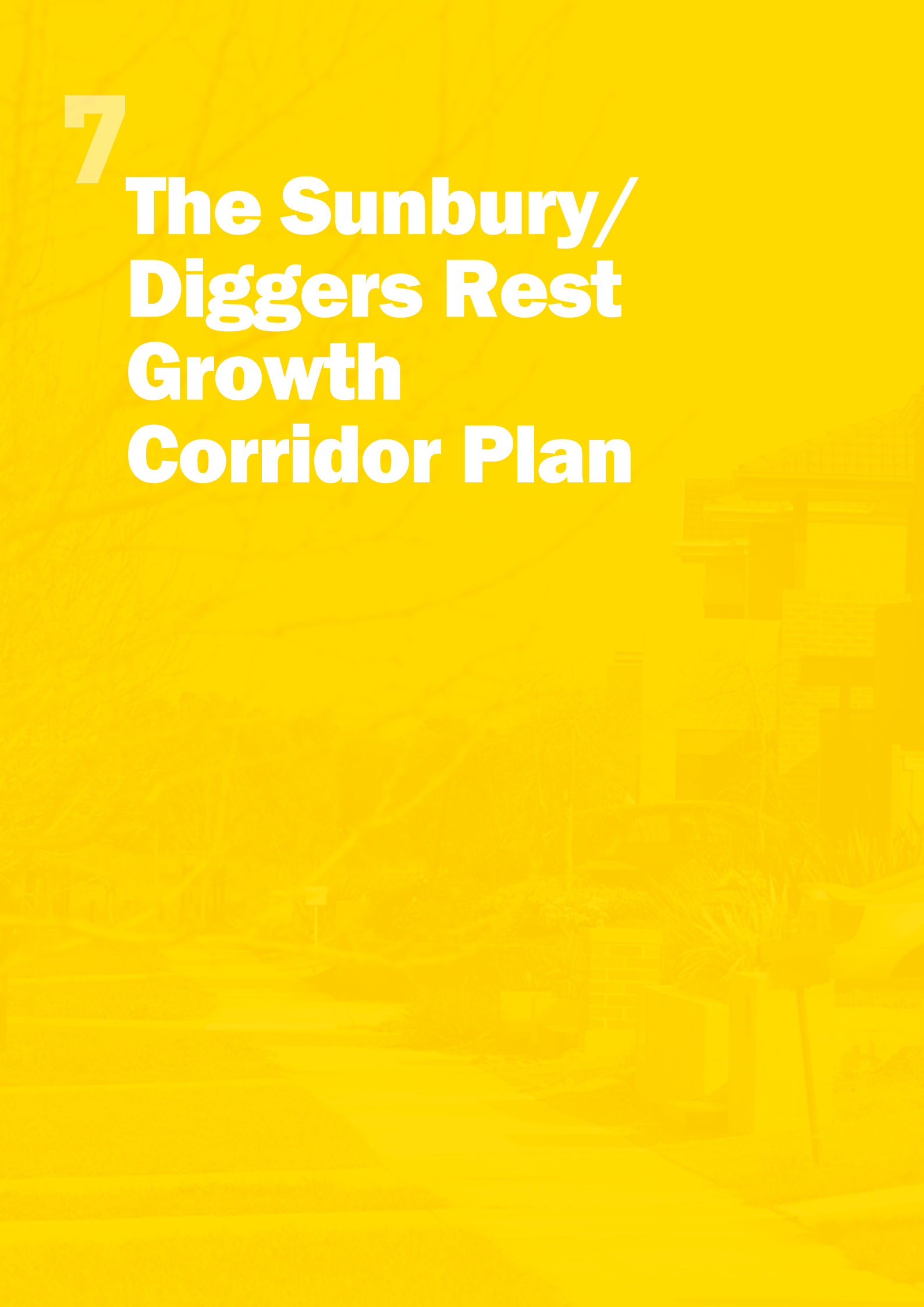


# 7

## **The Sunbury/ Diggers Rest Growth Corridor Plan**







# SUNBURY/DIGGERS REST GROWTH CORRIDOR PLAN

- Existing Urban
- Urban Growth Boundary
- Freeway
- Arterial Road
- Road Link (under investigation)
- Principal Freight Network
- Railway Line
- Rail Station
- Opportunity for future Rail Station
- Principal Public Transport Network
- Specialised Town Centre
- Principal Town Centre
- Major Town Centre
- Industrial
- Business
- Business with Residential
- Residential
- Existing Open Space
- Regional Active Open Space (under investigation)
- Biodiversity Values
- Landscape Values
- Quarry
- Retarding Basins
- Rivers & Creeks
- Waterway Corridor
- Investigation Area
- Investigation Area OMR link to airport

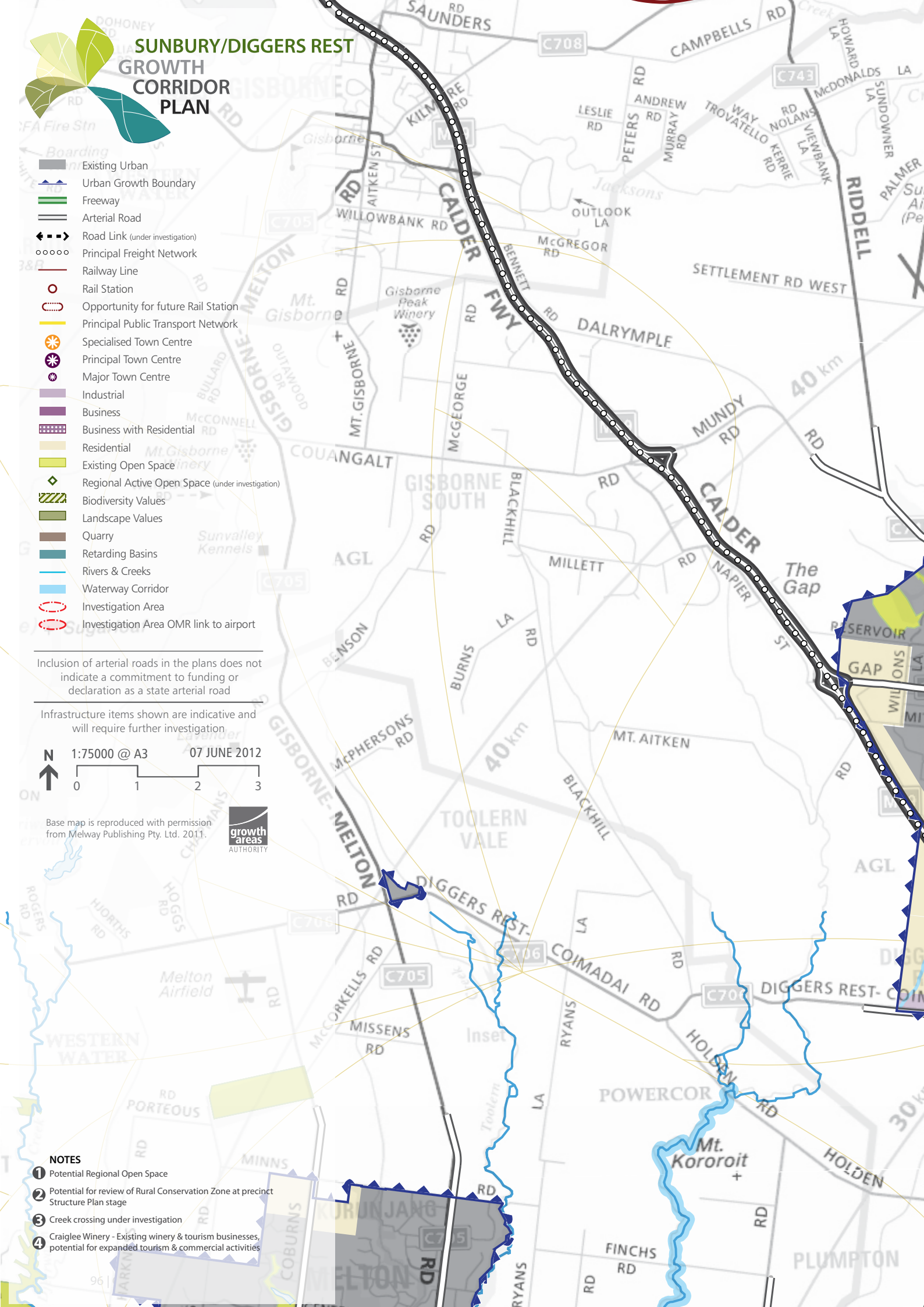
Inclusion of arterial roads in the plans does not indicate a commitment to funding or declaration as a state arterial road

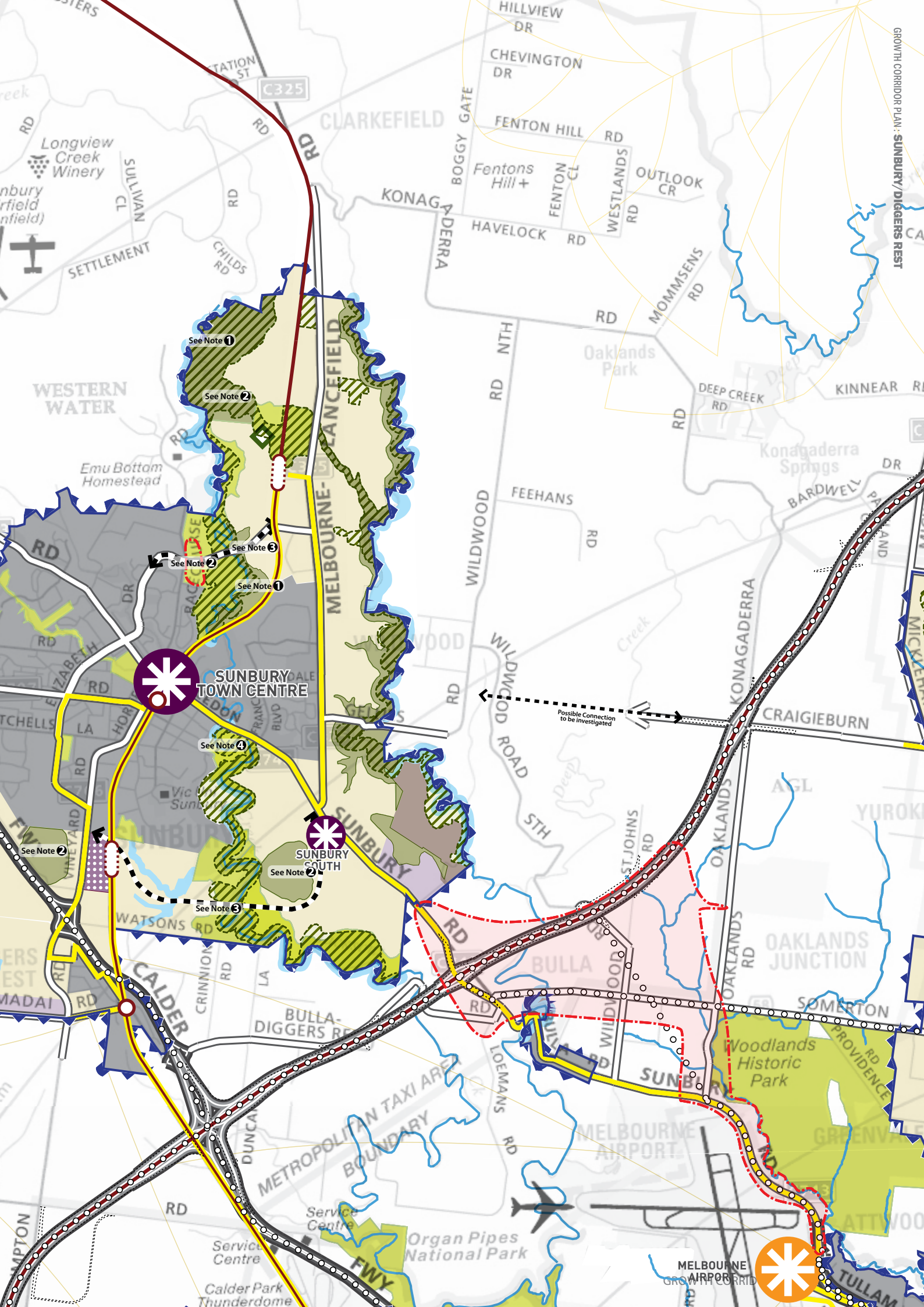
Infrastructure items shown are indicative and will require further investigation

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Base map is reproduced with permission from Melway Publishing Pty. Ltd. 2011.

- NOTES**
- 1 Potential Regional Open Space
  - 2 Potential for review of Rural Conservation Zone at precinct Structure Plan stage
  - 3 Creek crossing under investigation
  - 4 Craiglee Winery - Existing winery & tourism businesses, potential for expanded tourism & commercial activities





SUNBURY TOWN CENTRE



SUNBURY SOUTH

MELBOURNE AIRPORT GROWTH CORRIDOR





# THE SUNBURY/DIGGERS REST Growth Corridor Plan

## 7.1 CONTEXT

Sunbury and Diggers Rest sit within a landscape of surrounding hills, intersected by treed creek valleys and open space linkages. The area covered by the Growth Corridor Plan will eventually accommodate a population of at least 71,000 people and some 10,000 jobs.

The Sunbury Principal Town Centre is well established and services the residents of Sunbury, Diggers Rest and the broader region. Residents value its 'country town' feel as well as the benefits of being close to major employment precincts such as Melbourne Airport and Broadmeadows.

The towns have access to Melbourne's CBD via the Calder and Tullamarine Freeways, and will benefit from more improved train services on the electrified Sunbury rail line.

There is relatively limited local employment within Sunbury and Diggers Rest, due in the main to its proximity to other larger employment locations including Melbourne Airport which is a major employer in the north.

As a result, there is pressure on the local road network and rail services at peak times.

Sunbury's layout has been defined by the plateau and incised creeklines. These characteristics give the town much of its character, and they also create a series of distinct urban areas that connect to the main town centre via a radial network of arterial roads. Sunbury Road is the only main creek crossing, with east-west connections through the town centre limited, resulting in congestion at peak times.

Key Issues to be addressed in the future development of Sunbury and Diggers Rest are:

- > The need to improve local transport links, including creek crossings and improved capacity on the main approach roads to the town;
- > Improving the range of local jobs and services available to the community;
- > Strengthening the role of the Sunbury Principal Town Centre, as well as providing for quality local access to complementary shopping and community facilities within a connected network of Local Town Centres;
- > Increasing the population of Diggers Rest to a size that will sustain a broader range of local shopping, education and community facilities;
- > Preserving and enhancing the semi rural and natural setting of Sunbury as the township develops; and
- > Establishing an accessible open space system, particularly along Jacksons and Emu Creeks.



## 7.2

Sunbury and Diggers Rest will develop as a highly attractive and liveable regional city linked to but distinct from the metropolitan area.

Its distinctive creek environs, hills and rural hinterland provide an attractive landscape setting for the township, which will be maintained and enhanced.

The environmental and cultural heritage values of Jacksons and Emu Creeks will be protected and enhanced, and community access to these areas will be improved over time.

The Sunbury Town Centre will grow in importance as a regional hub, and will be complimented by a series of smaller town centres that meet the local shopping and other needs of residents.

Diggers Rest will grow to become a more self contained neighbourhood, supported by a Local Town Centre, open space and community facilities.

Transport access will improve over time, with the extension and electrification of rail services and extensions to the local bus networks, as well as road upgrades that improve connectivity within and to the town centre. These upgrades will better link the community to employment areas beyond Sunbury, including Melbourne Airport, the Craigieburn employment corridor and opportunities proposed in the Melton corridor.

Additional employment opportunities will be provided within the town over time, within the Sunbury Town Centre, local centres and new local industrial precincts.



## 7.3 LANDSCAPE, ENVIRONMENT AND OPEN SPACE

The Sunbury/Diggers Rest Growth Corridor comprises areas which are important for a range of biodiversity, drainage, flood mitigation, landscape and cultural heritage values. In addition, significant opportunities exist to create new active and passive recreation areas to address the open space needs of the broader region.

The Growth Corridor Plan recognises this wide range of ecological, cultural, recreational and social values across the West Growth Corridor.

Combined, these values make up an integrated open space network for Sunbury. This network provides an important natural setting for the entire Growth Corridor. It will make a

major contribution to the future amenity and sense of place for future communities.

Residents and visitors will be able to access the open space via a comprehensive trail network that will be focussed along Jackson and Emu Creeks.

### 7.3.1 Landscape

The landscape of Sunbury is one of its most significant features. Sunbury includes and is surrounded by a number of volcanic cones rising out of the extensive volcanic plain.

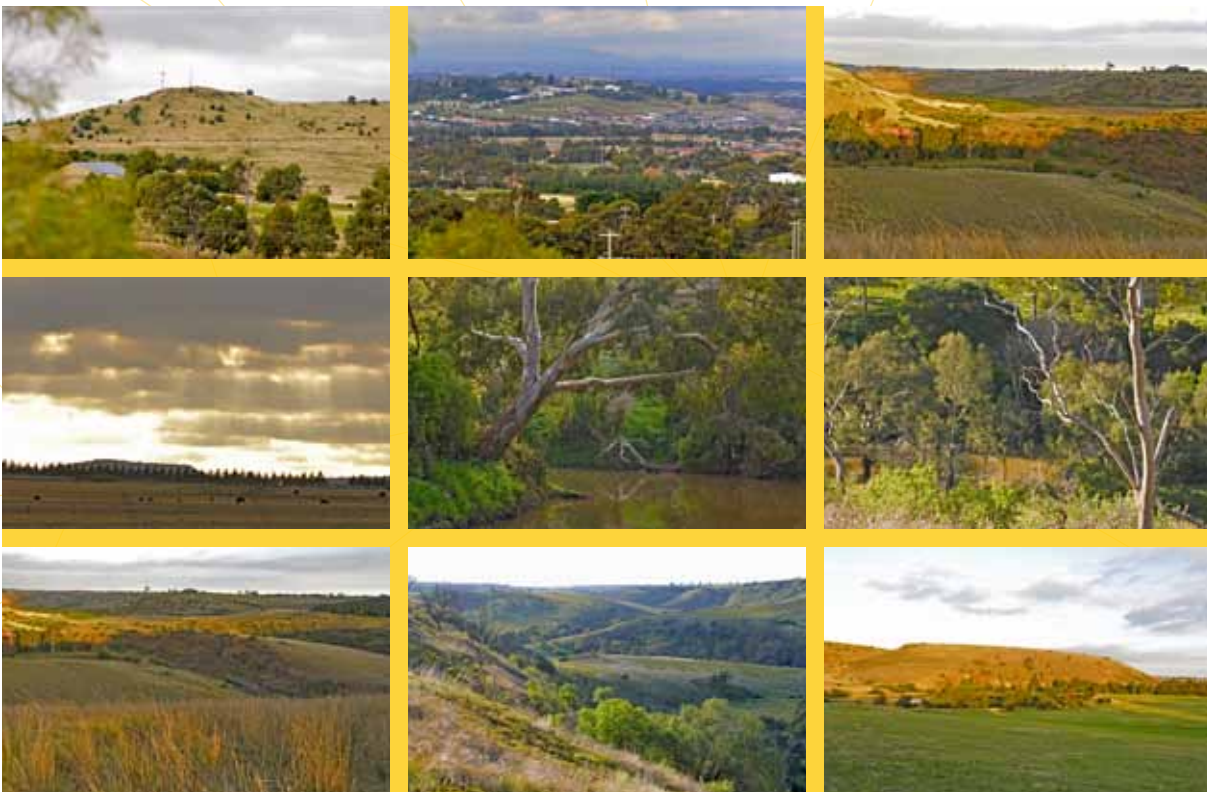
The plain has been deeply incised locally by Jacksons Creek and Emu Creek and their tributaries. The combination of steep hills, incised valleys and elevated plateaus creates a visually diverse and varied landscape that is worthy of preservation and provides a unique natural setting

for Sunbury.

As the township has grown, urban development has begun to spread from the valley into these hills and plateaus, at Jacksons Hill and Goonawarra for example. Future urban growth will continue this spread and it is important to manage this growth in a way that retains and enhances these striking landscape values.

The key landscape features that form part of the broader setting for urban development include:

- > Emu Creek and its tributaries, which flanks the eastern edge of Sunbury. This creek's environs contain significant natural and biodiversity values;
- > Jacksons Creek, which traverses the Growth Corridor. As well as containing



significant biodiversity values, this area is well located for recreation opportunities to enable the area to be enjoyed and managed in the long term;

- > The conical hills of Redstone Hill and Big Hill in the new Growth Corridor and Jacksons Hill, Mount Holden and Burke Hill in the established part of Sunbury or outside the urban growth boundary. By careful design, it may be possible to incorporate some urban development on the lower slopes of those hills within the new Growth Corridor, yet retain the qualities of these hills as striking natural features. This will be explored in Precinct Structure Planning; and
- > Retaining a semi-rural character to the main approach roads to Sunbury and Diggers Rest.

### 7.3.2 Biodiversity

The Sunbury/Diggers Rest Growth Corridor includes areas of significant biodiversity values, particularly along Jacksons and Emu Creek, both of which provide important corridors for flora and fauna, including the Growling Grass Frog. The Holden Flora and Fauna Reserve is an important asset and adjoins the Jacksons Creek to the south of Sunbury.

Some areas of the Grassy Eucalypt Woodland remain within and adjoining Sunbury, particularly to the east and west of Lancefield Road and to the north of the new station identified at Lancefield Road. Three areas will be protected for conservation.

### 7.3.3 Drainage

The Sunbury/Diggers Rest Growth Corridor includes parts of four major catchments: the Koro-

roit Creek East Branch catchment; Kororoit Creek catchment; Jacksons Creek-Maribyrnong River catchment; and the Emu Creek-Maribyrnong River catchment.

These waterways ultimately discharge into Port Phillip Bay. The deeply incised valleys of Jacksons and Emu Creeks and their numerous smaller tributaries and local wetlands include areas of cultural heritage, and provide habitat for significant native flora, frog and fish species, and other fauna.

Stormwater management systems including flood management and quality treatment infrastructure will need to be provided within the development areas before discharging to the Jacksons and Emu Creek valleys. Development staging may need to consider the provision and timing of appropriate stormwater management systems.





### 7.3.4 An Integrated Open Space Network















Jacksons Creek provides an excellent opportunity for passive recreation, and opportunities to deliver regional open space along the creek will continue to be explored with landowners, Council, DSE and Parks Victoria. Parks Victoria also proposes to investigate public access to the Holden Flora and Fauna Reserve.

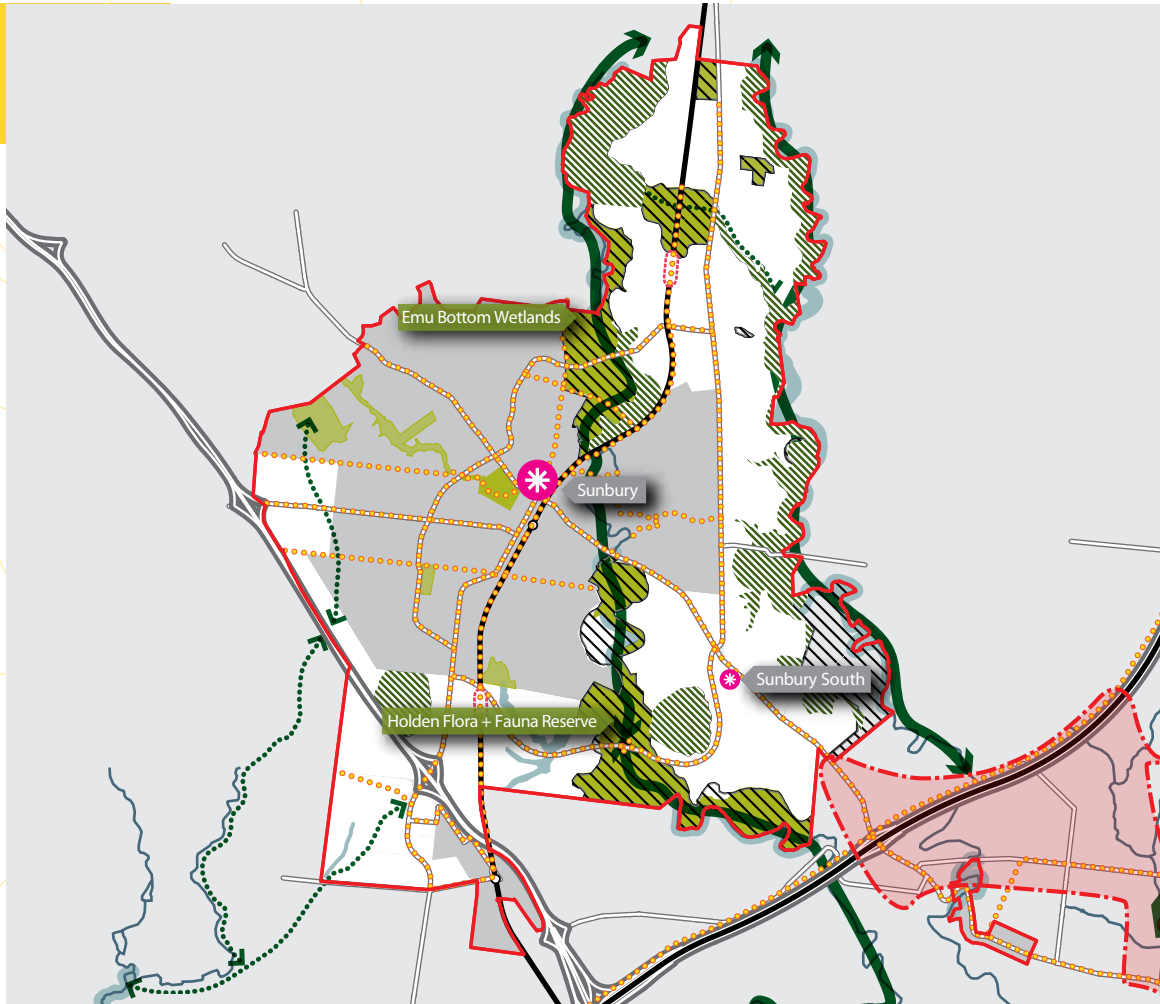
A potential location for a regional active open space facility is identified within the Jacksons Creek corridor, south of Emu Bottom. This area is relatively flat, and may present an opportunity for active sports provision, however the relationship between this potential use, biodiversity values and flood risk needs to be explored.

The MTN identified in the plan is focused on the creeks in Sunbury, which would be linked by a series of trails and shared paths across the township.

#### Sunbury

### Integrated Open Space Concept Plan

- Central Activity Area 
- Principal Town Centre 
- Major Town Centre 
- Train Station 
- Future Station 
- Opportunity for future Rail Station 
- Urban Growth Boundary 
- Existing Urban Area 
- Area Outside UGB 
- Investigation Area: link to airport 
- Regional Open Space (not all publicly accessible) 
- Potential Regional Active Open Space 
- Potential Bicycle Network 
- Principal Bicycle Network Links 
- Metropolitan Trail Network 
- Metropolitan Trail Network Links 
- Landscape Values 



## 7.4 CREATING COMMUNITIES

### 7.4.1 Character and Identity

Sunbury's landscape, its separation from Melbourne and its role as a regional centre make it unique amongst the four Growth Corridors. The new communities in Sunbury/Diggers Rest will need to be designed to feed off the existing Sunbury Town Centre, and improved road, public trans-

port and cycling and pedestrian links to the town centre will need to be provided. In achieving this, it will be important to consider how the landscape character can be retained in a larger, more developed Sunbury. This will focus in particular on the relationship between the new communities and the heavily incised creeks that provide a major opportunity for recreation and to enjoy the relatively tranquil, natural setting.














### 7.4.2 Residential Districts within the Growth Corridor

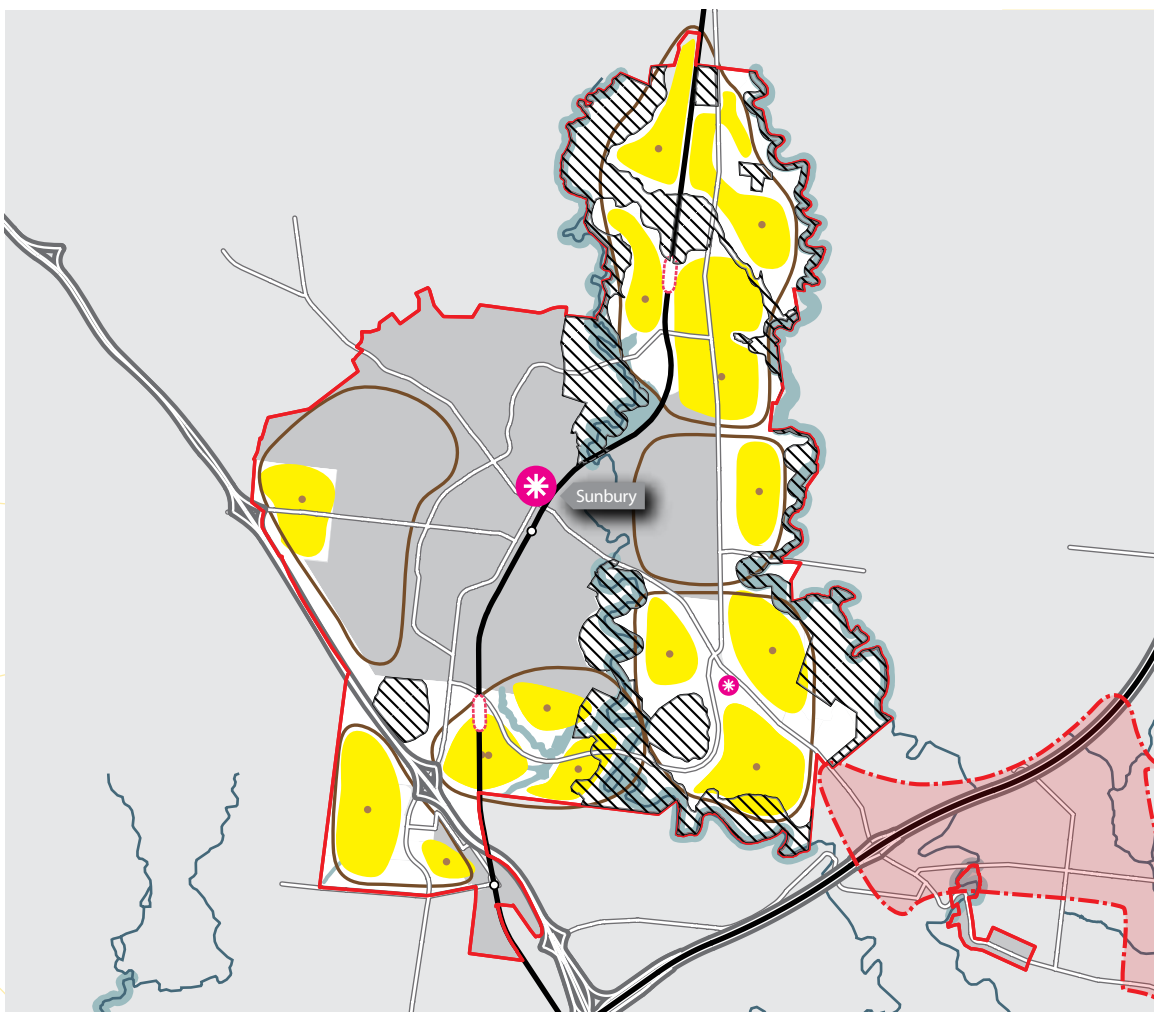
A number of natural and man-made features define a series of distinct urban precincts across Sunbury.

Jacksons and Emu Creeks form an impressive landscape feature which will define the character of neighbourhoods along this spine.

Jacksons Creek poses a barrier to movements from new urban growth to its east, and the established parts of Sunbury, including the Town Centre to its west. Consideration will need

## Sunbury Community Concept Plan

-  Central Activity Area
-  Principal Town Centre
-  Major Town Centre
-  Train Station
-  Future Station
-  Opportunity for future Rail Station
-  Urban Growth Boundary
-  Existing Urban Area
-  Area Outside UGB
-  Investigation Area: link to airport
-  Constrained Land
-  Local Neighbourhood
-  New Residential Districts





to be given to creating connections across this creek, to enable the residents of the new Growth Corridor to access the facilities within the established part of Sunbury. In particular, a local creek crossing in the southern part of Sunbury would provide access for residents of Sunbury East to Vineyard Road and to the proposed new rail station identified in this area and a crossing in the northern part of Sunbury would provide a link for new residents on Lancefield Road to access the town centre.

The new residential precincts in south, east and north Sunbury will be supported by new Local Town Centres which provide for local needs and create a focal point for these neighbourhoods.

Each of these communities will have a strong sense of place, based around the attractive natural landscape, particularly in the form of hills, creeks and plateaus that Sunbury is built upon.

### 7.4.3 Regional Community, Health and Education Services and Facilities

Sunbury's town centre contains civic and community facilities and services that serve its broader regional catchment to its north and west, which makes it unique amongst Growth Corridors.

Demand for new services will increase as the population grows.

Victoria University owns a campus at Sunbury, although it provides no educational courses from this facility at present, and is undecided about the long term future of the campus. A new site more suited to post compulsory education provision with a focus on Vocational Education and Training (VET) qualifications and Higher Education courses is expected to be needed in Sunbury as it expands.

However, the provision model may be one that works well within the context of a town centre and a new campus based facility may not be required. Opportunities to provide this type of facility should be explored, ideally within Sunbury Town Centre, which has good access to rail services.

Western Health opened a new day hospital in Sunbury in early 2011 which provides a range of services including renal dialysis. This service provides an alternative to hospital-based services for many day procedures and outpa-

tient visits. It is co-located with the Sunbury Community Health Centre, which provides primary health care services including counselling, dental, mental health and drug and alcohol. Primary care services are mainly provided by general practitioners. The area is serviced by a number of GP practices and by regionally based hospitals, aged care and mental health services. Planning for the upgrade and expansion of ambulance services is occurring within the context of the state-wide service context.

Additional residential aged care capacity will be required to provide for an expanding and ageing population in Sunbury.



## 7.5 EMPLOYMENT












The employment provision rate in Sunbury is currently relatively low when compared to metropolitan Melbourne - the township has 0.37 jobs per resident worker.

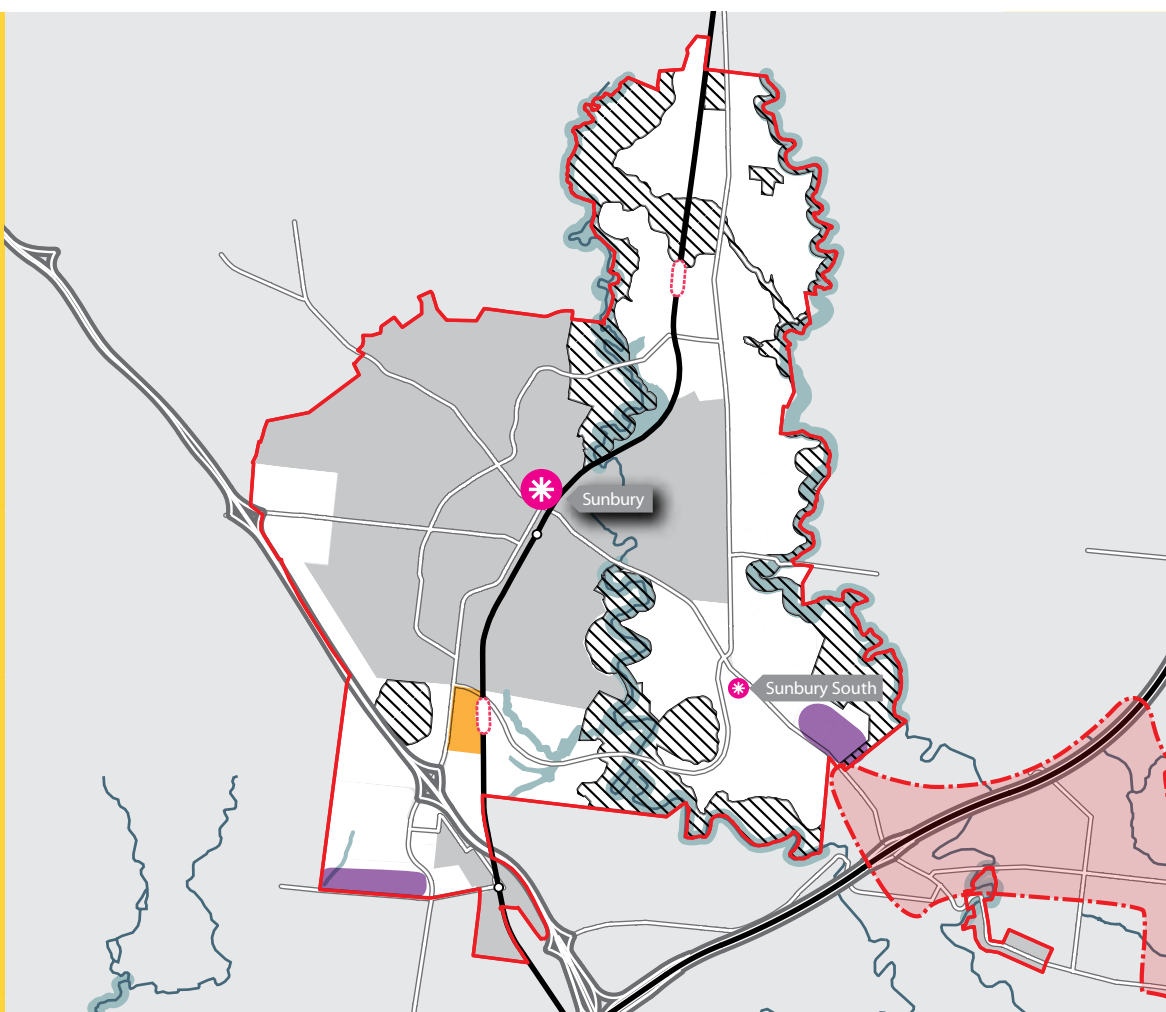
Because of Sunbury's size and proximity to major employment areas in Hume and Melbourne Airport, even when it is fully built out it is unlikely to provide a metropolitan employment market. The Growth Corridor Plan for Sunbury and Diggers Rest therefore aims to ensure that provision is made for local popu-

lation driven employment such as retail, civic and service industries, and that transport access is provided to metropolitan employment markets in the north and west of Melbourne, and at Melbourne Airport.

In total, the Sunbury/Diggers Rest Growth Corridor Plan has the capacity to provide between 10,000 and 15,000 new jobs on its full development although more jobs will be supported if this can be achieved.

### Sunbury Employment Concept Plan

-  Central Activity Area
-  Principal Town Centre
-  Major Town Centre
-  Train Station
-  Future Station
-  Opportunity for future Rail Station
-  Urban Growth Boundary
-  Existing Urban Area
-  Area Outside UGB
-  Investigation Area: link to airport
-  Constrained Land
-  Industrial
-  Business with Residential



### 7.5.1 Employment

The Sunbury Township currently provides 0.37 jobs per resident which is relatively low when compared to metropolitan Melbourne. This low provision rate is due to its historical designation as a satellite town and its proximity to major employment areas in Hume and the Melbourne Airport. Given these factors, Sunbury is unlikely to be a location that attracts a large share of the metropolitan employment market, even at its full development.

The Sunbury/Diggers Rest Corridor Plan aims to provide opportunities for both local population driven employment, as well as creating opportunities for the town to play a more regional role. The Plan also seeks to improve access for residents to metropolitan employment markets in the north and west of Melbourne.

The Sunbury/Diggers Rest Corridor Plan provides in the order of 10,000-15,000 new jobs. These are expected to be heavily represented by household service based sectors such as retail, health care, education and service industries. These jobs would be provided within the designated industrial and business precincts, within town centres and local community hubs. Whilst the job provision will be primarily located within these designated precincts, flexibility should be maintained to enable new business/employment opportunities within Sunbury to be pursued. This may include the potential for higher education and health facilities within the Township, which are key employment generators.

### 7.5.2 Town Centres

The existing Sunbury Principal Town Centre is focussed around the Sunbury Train Station and accommodates a range of retail, services, entertainment/leisure, office and civic functions. It will continue to play an important role in the wider region and will be a primary source of local jobs for Sunbury residents given its access to the rail system and ability to accommodate some additional development.

The planned town centre network for Sunbury seeks to reinforce the principal role of the Sunbury Town Centre and improve the distribution of sub-regional scale retail services within the Township. To achieve this, the Corridor Plan provides for a Major Town Centre on Sunbury-Bulla Road to support the adjoining employment precinct and the residential population, particularly in the northern and southern sections of the expanded Sunbury Township.



A series of smaller town centres will also be delivered within Sunbury and Diggers Rest to support the needs of the local communities. These will be determined through the PSP process, however there are opportunities to deliver local town centres along the Sunbury railway line and in locations adjoining the existing urban area which would benefit from local retail provision

### 7.5.3 Employment Precincts

The Sunbury/Diggers Rest Corridor Plan makes provision for an additional 100 hectares (gross) of industrial land and 110 hectares (gross) of land for business and other purposes.

The industrial precinct is located on the eastern side of Sunbury-Bulla Road adjoining the existing quarry. This location provides for arterial road access to the Sunbury Town Centre and the Melbourne Airport. The land is relatively unconstrained and un-fragmented which provides the opportunity for a master planned approach to development of the land for industry.

The Corridor Plan nominates a business precinct to the south of the existing Township with access from Vineyard Road. This location provides opportunity for transit oriented development (surrounding the potential train station) including office and business services, which will provide additional jobs for Sunbury and

Diggers Rest residents beyond those accommodated in the Town Centres.

This area is expected to be a location for employment generating uses that would directly benefit from access to high capacity public transport and which would have synergy with a local town centre, likely to be positioned next to the railway line. It is also expected that there will be a mix of residential types and densities within and beyond the immediate catchment of the potential train station.

## 7.6 TRANSPORT

### 7.6.1 Public Transport

Urban development in Sunbury will be supported by the existing rail line to Sunbury, which is currently being electrified. This will effectively double the level of service available to Sunbury residents.

















Planning for rail services and station development, including multi-modal integration, will support Principal and Major Town Centres, as well as strategically located park and ride facilities.

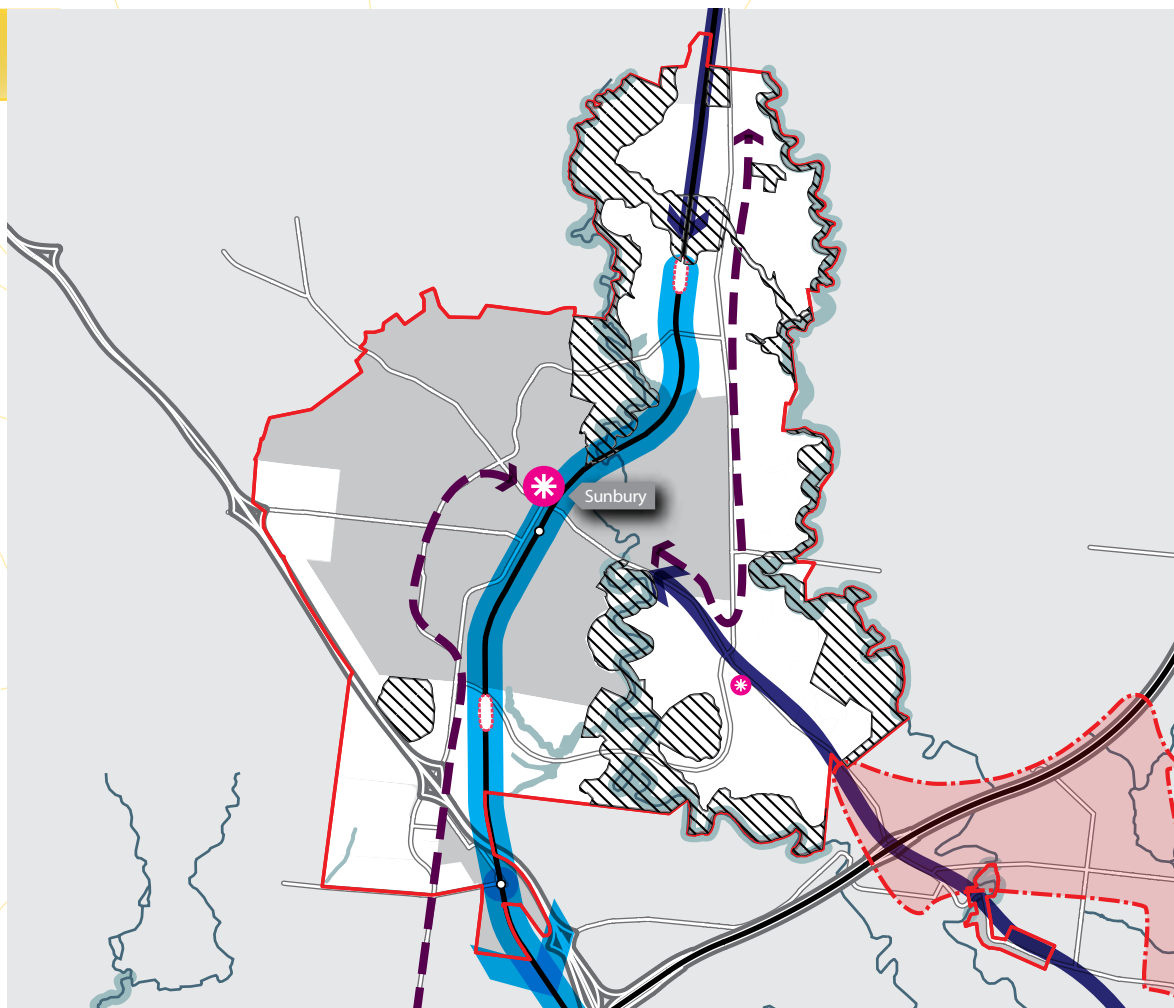
Planning of the PPTN is to connect the Sunbury population with the train station, and to Sunbury and other Town Centres.

The PPTN is planned to connect in future to Melbourne Airport and Broadmeadows, and to the Melton corridor. The PPTN is likely to be provided by an arterial road based SmartBus type service.

Planning for a network of potential local bus routes will be refined in PSPs.

## Sunbury Public Transport Concept Plan

-  Central Activity Area
-  Principal Town Centre
-  Major Town Centre
-  Train Station
-  Future Station
-  Opportunity for future Rail Station
-  Urban Growth Boundary
-  Existing Urban Area
-  Area Outside UGB
-  Investigation Area: link to airport
-  Business
-  Business with Residential
-  Metropolitan Demand
-  Regional Demand
-  Subregional Demand
-  Other Major Demand



## 7.6.2 Arterial Road Networks

Sunbury is well located with respect to Metropolitan Melbourne, including proximity to Melbourne Airport, Broadmeadows and the wider Melbourne North Growth Corridor.

However, parts of the freeway and arterial road network experience congestion, including the Calder Freeway and Bulla Road.

The Growth Corridor Plan identifies an area of investigation for connection options between Sunbury and Craigieburn, which include a Bulla Bypass, as well as the possibility to utilize the OMR and an extended Tullamarine Freeway to provide the link.

Possible future crossings of Jacksons Creek are also being investigated but remain in the early stages of consideration at this stage and will be considered in more detail once PSPs are commenced and demand can be better understood.

There are opportunities to improve local connectivity within Sunbury. This includes the continuation of Elizabeth Drive through to Racecourse Road and Vineyard Road will improve local connectivity on the west side of Sunbury to the Calder Freeway

## 7.7 OTHER INFRASTRUCTURE

The Sunbury wastewater treatment plant currently produces Class B recycled water for agricultural use, but will need to be upgraded to serve the new Growth corridor. Western Water is investigating the potential to produce Class A recycled water in future. The existing plant includes internal buffers which, along with the Jacksons Creek corridor, are expected to provide appropriate buffers to the residential uses identified on the eastern side of Jacksons Creek.

The plan ensures that the existing operational quarry and non-putrescible landfill site within the revised Urban Growth Boundary to the north of Sunbury-Bulla Road is protected from encroachment by sensitive land uses. Industrial uses are identified between the quarry and Sunbury-Bulla Road to achieve this. The development of this industrial area, and the development of land currently zoned Farming Zone adjacent to the quarry, is dependant on the Works Authority being amended by the quarry license holder.

Infrastructure Coordination