

WYNDHAM NORTH PSPs

Landowner information sessions 13 December 2011

WHO IS THE GROWTH AREAS AUTHORITY?

The Growth Areas Authority (GAA) is the statutory authority responsible for overseeing the preparation of all precinct structure plans in Melbourne's growth areas, and for advising the Minister for Planning on their approval. The GAA works in partnership with the growth area councils, in this case Wyndham City Council.

Our goal is to create diverse, compact and well connected communities that are affordable and rich in local jobs, transport access, services and culture. We must also protect our valuable natural and historic features and use land more efficiently.

WHAT ARE PRECINCT STRUCTURE PLANS?

Precinct Structure Plans (PSPs) are master plans for new communities of between 10,000 to 30,000 people, and outline the nature of future urban development in a given area. PSPs are fundamental to making Victoria's new suburbs great places to live. They lay out roads, town centres, schools, parks, sports ovals, community centres, housing and employment, and set a blueprint for development and investment that will occur over many years.

In all cases, the precinct structure planning process requires the active involvement of land owners, developers, service and infrastructure providers and the growth area councils.

More information and a link to a map showing the location and status of PSPs is available on the GAA's website:

www.gaa.vic.gov.au/Precinct_Structure_Plans

WYNDHAM NORTH PRECINCT STRUCTURE PLANS

The GAA has commenced the process to prepare PSPs for the Wyndham North area in collaboration with Wyndham City Council. The Wyndham North area will be divided into four PSP areas (as shown on the reverse of this sheet) which are:

- PSP 1088 - Oakbank
- PSP 1089 - Tarneit North
- PSP 1090 - Truganina
- PSP 1091 - Riverdale

The GAA has completed a number background technical studies in the Wyndham North area, which is the first step in the process to prepare PSPs for this area. Any background studies or related information that affects a land owner's property will be made available on request. If you wish to obtain a copy of these documents please contact the GAA using the details provided at the end of this sheet.

HOW LONG WILL IT TAKE TO PREPARE PRECINCT STRUCTURE PLANS?

PSPs will be prepared for the 1090 and 1091 areas first, as these areas are adjacent to both existing developed areas and areas that have been planned for urban development. It is expected that draft PSPs will be prepared for these areas by late 2012. PSPs will then be prepared for the 1088 and 1089 areas, with draft PSPs prepared by late 2013. Development of land will occur over the next twenty to thirty years but cannot start until PSPs are in place. Following approval of PSPs, developers and land owners can apply to the Wyndham City Council for permits to subdivide their land.



WHAT OPPORTUNITIES FOR INPUT AND COMMENT DO I HAVE?

Today's information session is to provide you with information about the planning process. There is nothing you need to do at this time. If you would like to stay involved during the planning process please add your name and contact details to our land owner contact list available at today's session.

Once draft PSPs have been prepared for each area, they will be made available for comment by land owners and stakeholders. Land owners and stakeholders will be notified by letter and a notice in a local newspaper of this opportunity for comment.

From time to time the GAA website (www.gaa.vic.gov.au) will be updated with current information about the status of the Wyndham North PSPs and notification of any upcoming community consultation or information sessions. We recommend you also monitor the website updates to keep abreast of developments relevant to your property. If you do not have access to a computer, please notify the GAA using the contact details below and you will be sent a letter notifying you of any upcoming community consultation or information sessions.

WHAT INFRASTRUCTURE PLANNING IS HAPPENING?

A development contributions plan will be prepared covering all of Wyndham North which will outline local infrastructure items to be funded as development proceeds. This will cover costs associated with arterial roads, sporting facilities and community centres.

GROWTH CORRIDOR PLANS – YOUR VIEWS ARE WELCOMED

Draft Growth Corridor Plans have recently been released by the GAA and are available for public comment. These plans set the broad strategic direction for future urban development of land within Melbourne's Urban Growth Boundary. The corridor plans can be viewed at www.gaa.vic.gov.au.

The period for public comment on the corridor plans closes at 5pm on Tuesday 20 December 2011. Submissions to the GAA can be emailed to: gcp submissions@gaa.vic.gov.au, or posted to: Growth Corridor Plan Submissions, Growth Areas Authority, Level 29, 35 Collins Street, Melbourne, VIC, 3000.

CONTACT

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