



WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of draft Amendment C171 to the Wyndham Planning Scheme, including the Ballan Road PSP, are available free of charge from the Growth Areas Authority, Wyndham City Council and Department of Planning and Community Development's (DPCD) websites:

www.gaa.vic.gov.au | www.wyndham.vic.gov.au | www.dpcc.vic.gov.au/planning/publicinspection

You can also review these documents free of charge in hard copy during business hours at the locations listed below:

GROWTH AREAS AUTHORITY

Level 29
35 Collins Street
MELBOURNE VIC 3000

WYNDHAM CITY COUNCIL

Municipal Offices
45 Princes Highway WERRIBEE VIC 3030
Phone: (03) 9742 0777

WYNDHAM VALE COMMUNITY LEARNING CENTRE

86 Manor Lakes Boulevard
WYNDHAM VALE VIC 3024

MAKING A SUBMISSION

Submissions must be made to the Growth Areas Authority (the planning authority) at the postal address below or via e-mail to amendments@gaa.vic.gov.au. Please ensure that any submission in respect of draft Amendment C171 to the Wyndham Planning Scheme is received by **Monday May 20, 2013**.

INFORMATION SESSION

The GAA and Wyndham City will host an information session about the plans on

Wednesday May 1, 2013 | 4pm – 7pm | Wyndham Vale Community Learning Centre, 86 Manor Lakes Boulevard, Wyndham Vale (Melway Ref: 204 G1)

FURTHER INFORMATION

GROWTH AREAS AUTHORITY

Megan Taylor, Senior Precinct Structure Planner
megan.taylor@gaa.vic.gov.au

Matthew Rogers, Urban Planning Manager
matthew.rogers@gaa.vic.gov.au

WYNDHAM CITY COUNCIL

Sam Freeman-Moir, Strategic Planner
pspfeedback@wyndham.vic.gov.au

Maureen Tesoro, Strategic Planner
pspfeedback@wyndham.vic.gov.au

COLLECTION NOTICE FOR CONSULTATION / SUBMISSIONS

Consultation, including receiving submissions, is necessary for the GAA to perform its functions of planning, use, development and protection of land in the growth areas under s46AS of the Planning and Environment Act 1987.

The primary purpose of submissions is to ensure a consultative process that gives all parties an opportunity to inform the development and refinement of a Precinct Structure Plan, and the GAA considers that it is important that all submissions received are made available as part of the consultation process.

Accordingly, submissions will be made available for public inspection at the premises of the Growth Areas Authority (GAA) until two months after gazettal of the resulting planning

scheme amendment. Submissions will also be made available electronically to relevant local councils and other involved government organisations in addition to developers, landowners, other submitters and interested parties on request during the same period as above. Information contained within submissions may also be used for other planning purposes undertaken by the GAA such as corridor plans and biodiversity studies. Further information on privacy of information can be found at www.gaa.vic.gov.au or by phoning the GAA (9651-9600).

Copyright: By making a submission, authors give permission for copies of their submissions to be made public and provided to interested parties.

CONTACT US

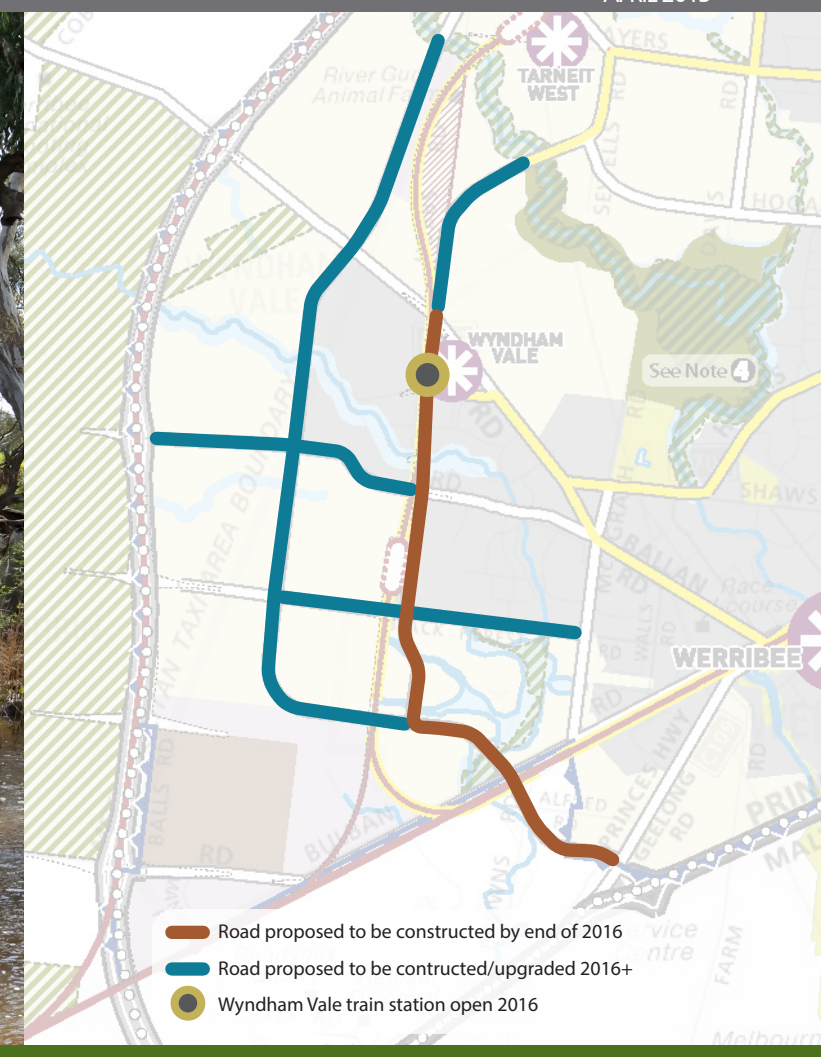
Growth Areas Authority
Level 29, 35 Collins Street, Melbourne, Victoria, 3000
Phone: (03) 9651 9600, Fax: (03) 9651 9623

info@gaa.vic.gov.au
www.gaa.vic.gov.au

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

This publication may be of assistance to you but the Growth Areas Authority and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.



Planning for the delivery of a new transport system

Wyndham Council and the Growth Areas Authority are committed to easing traffic congestion in central Werribee. A new road through Werribee West, running from the Werribee River to the Princes Freeway, will reduce the traffic flowing through central Werribee.

Works on sections of this new road have already commenced and the Council and the GAA are seeking to ensure the road is constructed by the end of 2016. Construction of the new arterial road between Ballan Road and the freeway will be assisted by the Ballan Road Precinct Structure Plan (PSP). This PSP also helps to fund and deliver the new road.

The new road and the Ballan Road PSP are part of a broader plan for Werribee West that includes the new train station at Wyndham Vale (part of the Regional Rail Link).

The Ballan Road PSP includes approximately 1,200 jobs and 5,600 homes which will be developed over the next

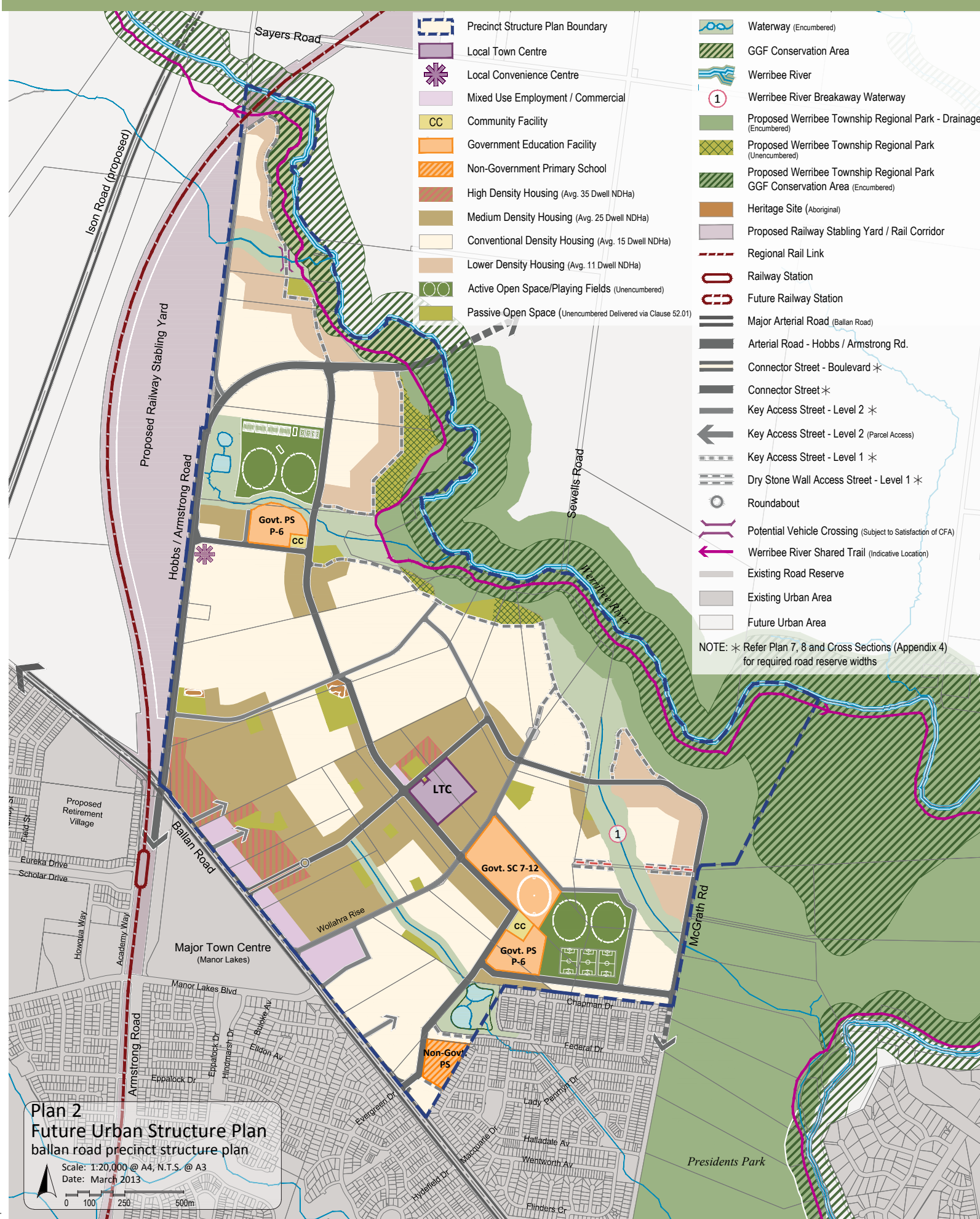
15 to 20 years, ensuring that development does not get ahead of transport infrastructure. The future Ballan Road community will include a Local Town Centre with supermarket, convenience shopping, two government primary schools, a non-government primary school, a government secondary school and a significant commercial area which will deliver local employment.

Further, the Ballan Road PSP is complemented by the natural landscape and open space of the Werribee River to the north. In time, the provision of a significant metropolitan park east of McGraths Road will be the final addition to the area providing a destination that celebrates the local landscape and provides major recreation and conservation opportunities.

Before finalising the PSP, the GAA wishes to hear your views on the proposal. Please provide your comments to the Growth Areas Authority by Monday May 20, 2013.

See plan overleaf for proposed layout and details...

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C171 TO THE WYNDHAM PLANNING SCHEME GIVEN UNDER SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT 1987



VISION

Ballan Road Precinct will be a diverse urban residential community that will integrate cohesively with existing development and provide future residents with opportunities to live, work, shop and recreate locally. The structure of the Precinct will be broadly based around four key civic and natural elements: a local town centre, a northern community hub, a southern community hub; and the Werribee River.

Neighbourhood movement networks will facilitate safe, permeable and convenient local transport options for vehicles, bicycles and pedestrians while facilitating the extension and expansion of Ballan and Hobbs / Armstrong Roads.

Local business and employment opportunities will be located in the Local Town Centre (LTC) servicing local needs, as well as the Ballan Road Commercial Area that will integrate with residential development and complement and build on the Wyndham Vale Major Town Centre (MTC).

FURTHER INFORMATION ON THE ROAD STRATEGY

The Wyndham West strategy to deliver roads will be a detailed plan on the funding and construction timing of the new road links that are crucial for further development in the west. Future development in the Wyndham West area will be required to comply with the finalised strategy. The strategy will be included in the Wyndham West Development Contributions Plan and it is anticipated that this will be available for public comment mid year.

Implementing the plan - proposed changes to the Wyndham Planning Scheme

The amendment proposes to:

- Introduce Schedule 8 to the Urban Growth Zone (UGZ) to the Wyndham Planning Scheme and apply UGZ Schedule 8 (UGZ8) to part of the land currently zoned UGZ (future urban development areas); and
- Rezone to UGZ8 part of the land currently zoned Rural Conservation Zone (RCZ) (future urban development areas); and
- Rezone to RCZ part of the land currently zoned UGZ (generally along the Werribee River); and
- Rezone to Public Park and Recreation Zone and Farming Zone parts of the land currently zoned RCZ (generally east of McGraths Road); and
- Rezone to Residential 1 Zone (R1Z) and RCZ land variously zoned RCZ and R1Z (corrections to zoning along the easternmost reaches of the Werribee River); and
- Incorporate the Ballan Road Precinct Structure Plan, Wyndham precinct structure plans 40, 92, 1088 and 1091: Growling Grass Frog Conservation Management Plan, Wyndham Vale and Tarneit, Victoria and the Ballan Road Native Vegetation Precinct Plan by listing the documents in the Schedule to Clause 81.01; and
- List the Ballan Road Native Vegetation Precinct Plan in the Schedule to Clause 52.16; and
- Apply the Development Contributions Plan Overlay to land within the precinct boundary; and
- Apply the Incorporated Plan Overlay to land that is both within the precinct boundary and within the RCZ; and
- Specify a percentage for the land in the Schedule to Clause 52.01; and
- Delete the Environmental Significance Overlays 1 and 2 from land in the Ballan Road Precinct and from land zoned RCZ to the east of McGraths Road.