

Wollert Draft Precinct Structure Plan

Embracing natural and cultural heritage features, Wollert will be a unique self-sustaining community. The precinct will be defined by its urban villages and strong green networks that will provide connectivity and recreation opportunities, and a focus on architectural diversity and varied urban form.

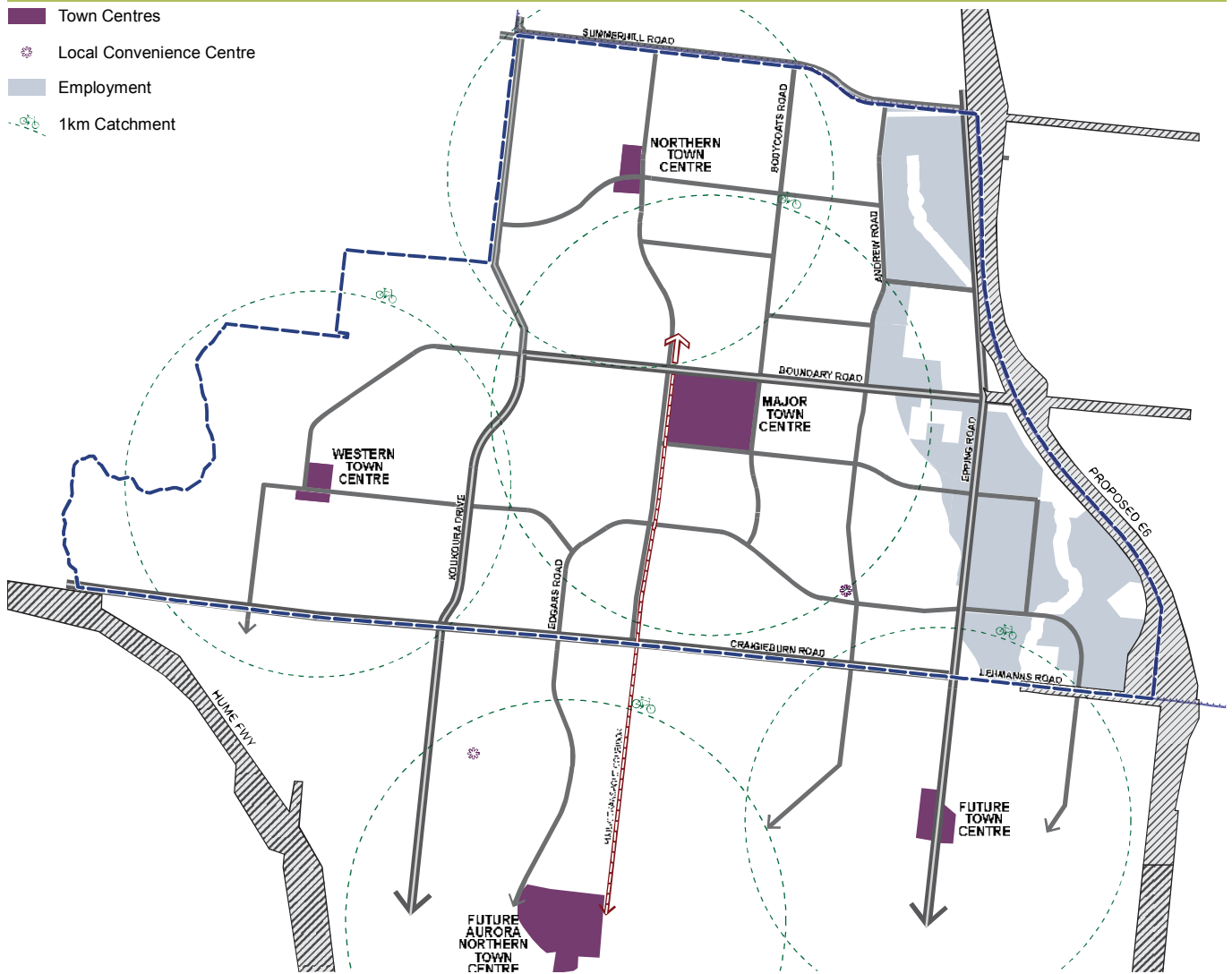
WOLLERT PRECINCT STRUCTURE PLAN

The Wollert Precinct Structure Plan (PSP) area is characterised by its unique natural features dominated by the extensive existing River Red Gums.

A Draft Urban Structure Plan has been developed which seeks to build on these natural features to create a distinctive future development area which will accommodate 30,000-40,000 people.

The draft plan nominates three main residential precincts (north of Boundary Road, west of Koukoura Drive (extension of Scanlon Drive) and south of Boundary Road) and an employment precinct concentrated along Epping Road. Key elements of the draft structure are outlined in the following pages.





Town Centres

- Three local centres, each with its own distinct character, create a focus for their communities.
- A significant area of River Red Gums central to the PSP provides the context for the Major Town Centre. The Major Town Centre is envisaged to comprise multiple supermarkets, a discount department store with associated specialty retailers and peripheral entertainment uses.
- Two smaller local town centres have been located to serve the north and west precincts, and are each envisaged to comprise a supermarket and several specialty shops. The northern centre is defined by surrounding significant vegetation and local heritage elements. Another small town centre is located to the west of the site which will service the western catchment of the PSP area. In addition, the plan preserves the opportunity for a further local convenience centre to establish in the southern precinct.

Employment

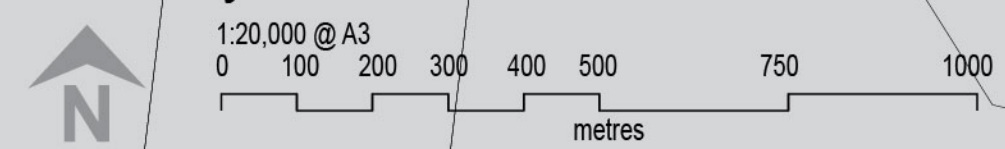
- Approximately 220 hectares of land to the east of the precinct has been nominated for employment purposes. This area is likely to comprise light industrial uses, an office precinct that builds off the amenity provided by the proposed conservation reserve, and a “homemaker centre” that provides a location for the establishment of bulky goods retailing.
- The designation of this employment precinct will assist in providing a buffer to quarrying and landfill activities, while also creating an opportunity for a diverse range of local employment opportunities.
- There is an estimated potential for the creation of 8,500 jobs within the PSP area both from the employment precinct and opportunities within the town centres.



- Precinct Structure Plan Area
- Urban Growth Boundary
- Town Centres (Major Town Centre with community facilities, open space and street network subject to detailed design)
- Local Convenience Centre
- General Light Industrial
- Office Park
- Bulky Goods
- Community Facility
- Government Education Facility
- Non-Government Education Facility
- High Density Residential
- Medium Density Residential
- Standard Density Residential
- Active Open Space
- Passive Open Space
- Encumbered Open Space (Conservation)
- Encumbered Open Space (Drainage)
- Easements (Electricity and Gas)
- Retarding Basin
- Existing Dam (subject to further investigation)
- Growing Grass Frog Habitat
- Post Settlement Cultural Heritage (extent subject to further investigation)
- Aboriginal Cultural Heritage (extent subject to further investigation)
- Public Acquisition Overlay (E6)
- Broiler Farm
- Potential Broiler Farm Buffer Area
- Quarry and Landfill Buffers
- APA Gasnet Site
- Potential Buffer for APA Gas Fired Power Station (subject to further investigation)
- Public Transport Corridor (Mode subject to further investigation)
- Public Transport Corridor between Boundary Road and Summerhill Road (Mode and alignment subject to further investigation)
- Arterial Road
- Connector Street

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Key Community Infrastructure and Open Space

- The plan provides for five primary schools (three government and two non-government) and two secondary schools (one government and one non-government).
- Three community facility sites have been located within proximity of town centres, adjacent to schools and areas of open space. In addition to the three sites specifically nominated on the plan, the Major Town Centre will also include community facilities accommodating elements such as a youth and family services facility, an activity space for the aged, consulting rooms for community service providers, and potentially a library and community arts space.
- A broad network of active and passive open space and conservation reserves has been located to provide optimum recreational opportunities and to preserve key natural features.
- Active open space reserves are located adjacent to schools and in proximity to town centres.
- Passive open spaces are evenly distributed through the precinct area and co-located with conservation reserves or waterways wherever practicable to enhance the broader open space network.

Retention of natural and cultural heritage features

- Existing natural characteristics and cultural heritage features of the site are valued by incorporating them as key elements in the urban structure.
- Distinct natural features include significant stands of River Red Gums; the Findon, Edgars and Curly Sedge Creek corridors; distinct stony knolls and views to surrounding hills and the city. Rural and heritage features include sites of Aboriginal cultural significance, rural buildings and drystone walls.
- The plan responds to these features by aligning roads to protect features and capture view lines and incorporating key natural features into open space reserves. Road alignments and upgrades will be planned so as to enable the retention of significant historic drystone walls wherever possible (for example, to be incorporated within road cross-sections).
- The nomination of conservation reserves has been prioritised in accordance with the Growth Corridor Plan, as well as locations where features such as areas of biodiversity and/or arboricultural significance, prominent stony knolls, remnant

drystone walls, or other areas of European or Aboriginal cultural heritage significance overlap.

- Large concentrations of trees have been set aside in conservation reserves, with the intent that these reserves are to be accessible and have activated development frontages. Small patches of trees have been co-located with other types of open space, while scattered trees are to be retained as much as possible at the detailed design phase through the use of specific guidelines within the PSP.

Transport networks

- A transport corridor is shown, extending north from the planned reservation within Aurora south of Craigieburn Road East, to preserve the opportunity to deliver sustainable transport infrastructure to current and future residents. The ultimate extent and alignment of the Public Transport Corridor and mode of transport is subject to further investigation.
- A network of higher order connector roads will distribute traffic between the nominated arterial roads of Craigieburn Road East, Boundary Road, Koukoura Drive and Epping Road, providing road users with a number of alternative routes to reach their destination. Road alignments have been determined to ensure that natural features and view lines may be preserved and accentuated wherever possible.
- In addition to the network of local and connector roads, which will include provision for cycle paths, the plan also includes a major focus on providing high connectivity via a green spine of walkways and cycle paths.
- The E6 road reservation has also been nominated on the plan in accordance with the existing Public Acquisition Overlay.

Integrated Water Management

- A sensitive approach has been taken to waterway treatment. Active open space has been located to utilise storm water as a water source for reserves to minimise potable water use wherever possible. Waterway corridors are to be utilised as a focus for activity with the integration of bicycle/pedestrian links and for passive and/or active open space.

Potential future gas-fired power station

- The Growth Corridor Plans seek to protect the opportunity for the future development of a gas-fired power station on the APA Gasnet site, adjacent to the PSP area.
- Preliminary noise modelling for the power station provided by APA Group indicates that noise impacts are likely to affect the PSP area in two locations. The draft plan nominates open space in one of these areas as it fulfils a number of other land use planning objectives, however the northernmost area requires further investigation.
- Advice from APA Group is that aside from the modelled noise impacts, no other negative amenity impacts are expected to extend into the PSP area.

Poultry Farm

- An existing poultry farm at 160 Bodycoats Road and possible buffer area is shown. EPA guidelines for broiler farms require a standard buffer area extending 500 metres from the source of odour, in which sensitive uses, including residential development, are not permitted. In the event that operations at the farm are to continue, further investigation is required to determine if the extent of the buffer area can be reduced based on odour mitigation measures currently employed at the site and any likely impacts on the staging of development.





YOUR FEEDBACK IS WELCOMED

Council and the GAA are seeking feedback on this draft urban structure from landowners and stakeholders through an informal exhibition process. If you would like to make a comment on the draft plan, it is important that you make a submission in writing. Your submission can be sent via email to psp@whittlesea.vic.gov.au, or by sending a letter to:

Manager Strategic Planning and Design
City of Whittlesea
Locked Bag 1
Bundoora MDC 3083

Please ensure that any submission is received by Friday 22 March 2013.

Please note that by making a submission, authors give permission to the City of Whittlesea and/or Growth Areas Authority to make copies available to the public upon request.

In addition to the above, Council and Growth Areas Authority officers will be available to discuss your individual concerns at three drop-in information sessions at the times and locations noted below.

- **Monday 25 February 2013**
3.00pm to 7.00pm – Wollert Community Centre, 525 Epping Road WOLLERT
- **Wednesday 27 February 2013**
3.00pm to 7.00pm - Wollert Community Centre, 525 Epping Road WOLLERT
- **Thursday 28 February 2013**
3.00 to 7.30pm – City of Whittlesea Civic Centre, 25 Ferres Boulevard SOUTH MORANG

Should you wish to attend one of these sessions you are requested to please RSVP by Friday 22 February, indicating your preferred session time by calling the Strategic Planning and Design Department on 9217 2145.

This will ensure a suitable number of staff are available to respond to your enquiries. Places will be filled on a first come first serve basis. Alternatively, if you are unable to attend any of the sessions, please contact Council to arrange another time to meet with Council officers during business hours.

NEXT STEPS

All submissions will be considered by the City of Whittlesea and the Growth Areas Authority, however, no assurances can be given that any submissions will result in changes to the plan. Following this informal exhibition process and finalisation of the draft urban structure, further studies will be commissioned and a final plan and complete Wollert PSP with planning and design guidelines will be prepared, along with accompanying material such as development contributions plans, native vegetation precinct plans and precinct infrastructure plans. This document will then form the basis of an amendment to the Whittlesea Planning Scheme, and placed on exhibition later in 2013 as part of a formal Planning Scheme Amendment process, where you will again be provided with an opportunity to comment.

CONTACT US

Should you have any questions regarding the draft Wollert Precinct Structure Plan, or to make an appointment to discuss the draft plan, please contact:

City of Whittlesea:

Kate Weatherley, Strategic Planner or Aidan O'Neill, Coordinator Strategic Land Use Planning
Phone: 9217 2145
Email: psp@whittlesea.vic.gov.au

Growth Areas Authority

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