

## STORMWATER MANAGEMENT

A key component of planning for urban development in new areas is sensitively planning for the management of stormwater runoff in these areas. As areas which have traditionally been rural and relatively undeveloped; with the transition to dense, urban uses, the amount of stormwater runoff associated with rain events can increase significantly, as the open spaces that traditionally absorbed much of this stormwater are built upon.

This can have a significant impact on local creeks and watercourses, and potentially significant environmental effects.

Sunbury is a particularly challenging environment for managing increased stormwater runoff associated with urban development. Sunbury features a number of deep creek corridors, including Jacksons Creek and Emu Creek, with steep escarpments and soil that is highly erodible.

The volume of stormwater running into these creek corridors will need to be very carefully managed, to ensure that the creek environments are protected. This can involve reusing water before it enters the creek corridors, but will ultimately involve significant land required to be set aside for retarding basins, wetlands and overland flow paths, to minimise impact on the creek.

The MPA are working closely with Melbourne Water to ensure that the growth of Sunbury is sensitively planned with these issues in mind. Melbourne Water will be refining their strategy for the management of stormwater over the first half of 2015. Part of this will involve assessing whether there is capacity for drainage infrastructure to be accommodated within future Growling Grass Frog habitat. This needs to be very sensitively planned so as not to have a negative impact on this protected species.

While the draft Future Urban Structure for Sunbury South reflected in this consultation brochure has been prepared with stormwater management challenges in mind, the work Melbourne Water undertake over coming months will involve confirming the location and size of retarding basins, wetlands and overland flow paths to manage the impacts of stormwater runoff in Sunbury. This will likely involve a significant land take, and this will need to be reflected in the exhibited PSP for Sunbury South. It's important to bear this in mind when reviewing the current consultation version of the plan.

For further information in relation to stormwater management planning for Sunbury, please contact Aaron Dowling, Catchment Planner, Melbourne Water on telephone 9679 7343 or e-mail [Aaron.Dowling@melbournewater.com.au](mailto:Aaron.Dowling@melbournewater.com.au)



For further information please contact:

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## Planning for a more sustainable & connected Sunbury township



## Dear Landowner... we're seeking your comments

The Metropolitan Planning Authority (MPA), in consultation with the City of Hume and state government agencies, is preparing a 'Precinct Structure Plan' to facilitate the future development of the Sunbury South precinct in Sunbury. Before finalising the plan, we would like to hear your views.

A PSP is a 'big picture' plan that sets the vision for developing new neighbourhoods, and is the primary plan for guiding new development in growth areas. It defines the overall 'urban structure' of new communities, including the services and facilities required to support that community.

This newsletter explains how you can find out more and make your views known. The plan provided in this newsletter is a draft plan for the purpose of landowner comment and is not intended to indicate the final plan. It's important to note that technical work to inform this plan is ongoing, and engagement with landowners and the general community will also lead to further refinement of the plan.

The MPA are inviting comments and input into the plan by the 6 February 2015



## PLAN DETAILS

The Sunbury South PSP takes in approximately 1,800 hectares of land, straddling the Jacksons Creek, to the south and south-east of Sunbury. Once developed, it's expected that the precinct will accommodate over 28,000 people in around 10,000 households.

Key elements of the draft Future Urban Structure Plan for the precinct include:

- A new future Major Town Centre on Sunbury Road, as an important location for higher level shopping, services and employment opportunities (while preserving the status of the existing Sunbury Town Centre as the key shopping and services centre in the Sunbury region).
- Two smaller local town centres/community hubs, to meet the needs of future and existing residents, offering local shopping, schools, sporting fields and other community facilities.
- Regional landscape and environmental assets along the Jacksons and Emu Creek corridors, which will become much more accessible to the broader Sunbury community
- A potential future railway station near Vineyard Road, with a direct local road connection to the station from Jacksons Hill
- Opportunities for local employment with a mixed business/residential precinct on Vineyard Road, and a future industrial precinct on Sunbury Road
- A potential new road crossing of the Jacksons Creek and of the rail line, completing a 'ring road' around Sunbury and relieving traffic congestion in the heart of Sunbury.

## NEXT STEPS

Comments on the draft Sunbury South future urban structure should be received by the Metropolitan Planning Authority by 6 February 2015

The draft PSP will continue to be prepared, in light of feedback from landowners as well as government agencies and Hume Council. The draft PSP will then be released for formal public exhibition. This is expected to occur in mid 2015.

As part of the public exhibition process, submissions can be made to the MPA and these will be taken into account before the draft PSP is finalised. Any submissions that have not been resolved may be referred by the MPA to a Planning Panel for an independent review.

Some of the key additional technical work that will need to be finalised to refine the PSP before formal exhibition include:

- A traffic assessment confirming the capacity/performance of the road network, including the need for any additional road crossings of the Jacksons Creek, and the location and form of major intersections.
- A strategy for the management of stormwater runoff in the precincts, including the protection of the sensitive Jacksons and Emu Creek corridors (see back page)
- The design and location of potential road crossings of the Sunbury Rail Line, including the associated impact on the alignment of key roads, and the location and configuration of adjacent town centres.
- Defining the local park network, responding to local site features and ensuring appropriate access for all future residents.
- Infrastructure costings and land valuations, to inform the preparation of a Development Contributions Plan for the precinct.

All of this technical work will have a bearing on the structure of the draft plan which will be released for formal public exhibition in 2015. This technical work will be made available as part of the exhibition of the PSP.

We will be organising a landowner 'drop in' session to allow landowners to meet with MPA officers and discuss the plan. Details of this will be provided early in 2015. If you'd like to discuss the plan in the meantime, please contact the MPA via the details on the back of this newsletter.

