



WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

A submission must be made to the Growth Areas Authority at the below postal address or via email to amendments@gaa.vic.gov.au. Please ensure that any submissions in respect to the draft amendment of C154 Hume Planning Scheme are received by **Monday 27th August, 2012**.

Electronic copies of the draft amendment of C154 Hume Planning Scheme, the Greenvale Central Precinct Structure Plan and the Greenvale Central Development Contributions Plan are available from the Growth Areas Authority or Hume City Council websites:

www.gaa.vic.gov.au | www.hume.vic.gov.au

You can also review these documents in hardcopy during business hours at locations listed below:

GROWTH AREAS AUTHORITY

Level 29
35 Collins Street
MELBOURNE VIC 3000

HUME CITY COUNCIL

Broadmeadows Office
1079 Pascoe Vale Road
BROADMEADOWS VIC 3047
Phone: (03) 9205 2200

FURTHER INFORMATION

GROWTH AREAS AUTHORITY

Level 29, 35 Collins Street, MELBOURNE 3000
Phone: (03) 9651 9600 Fax: (03) 9651 9623

Nat Anson, Senior Precinct Structure Planner

nat.anson@gaa.vic.gov.au

Stephanie Harder, Structure Planner

stephanie.harder@gaa.vic.gov.au

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

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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

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Greenvale Central - A Natural Outlook

The Greenvale Central Precinct Structure Plan (PSP) will allow development of up to 2,800 new homes for 8,000 new residents over the next 30 years. The plan describes the vision for Greenvale Central and ensures the delivery of key local infrastructure to promote accessibility and community activity within the precinct. Development will include major upgrades to Greenvale Reserve, Greenvale Recreation Centre and expansion of planned community facilities.

The Growth Areas Authority is working in consultation with Hume City Council and key state agencies to prepare Greenvale Central Precinct Structure Plan and direct it through the approval process. The GAA wishes to hear your views on the proposal and invite the community to provide feedback. Please provide comments to the Growth Areas Authority by **Monday 27th August 2012**.

See plan overleaf for proposed layout and details...

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C154 TO THE HUME PLANNING SCHEME
GIVEN UNDER SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT 1987



VISION

To create a neighbourhood that provides linkages with existing natural features and strong connections with nearby schools, recreational facilities, town centres and community amenities provided within Greenvale.

THE PLAN

The Greenvale Central Precinct Structure Plan covers an area of 236 hectares or almost 600 acres.

TRANSPORT & COMMUNITY INFRASTRUCTURE

The plan improves local and arterial road infrastructure, providing six signalised intersections on Somerton Road and Mickleham Road. In addition, a series of new public open spaces will promote activity within the precinct. New community and sporting facilities will be provided in the existing and nearby Greenvale Reserve and Greenvale Recreation Centre.

Greenvale Central will provide a mixture of housing choices whilst preserving native vegetation and linking with adjacent regional parks. The precinct sits between Greenvale Reservoir Park and Woodlands Historic Park, together providing quality open space, woodland and grassland vegetation, wetlands, picnic facilities, playgrounds, all linked by extensive walking trails and enjoying panoramic views.

Local parks provided within Greenvale Central will complement this regional open space. The co-location of native vegetation with wetlands and parks will create a central parkland corridor, providing pedestrian links into the precinct from existing Greenvale. Further native vegetation retention and direct road and residential frontages to Woodlands Historic Park will create a unique amenity accessible to the local community.

Existing Greenvale features primary schools and community facilities, and Greenvale Shopping Centre offers a full-line supermarket, speciality retail and food outlets. Recent completion of two Precinct Structure Plans north of Greenvale Central (Greenvale West and Greenvale North) further ensures future residents will be close to community and retail activity within the corridor.

Centred on Mickleham Road and Somerton Road, the precinct will enjoy convenient access to the entire metropolitan transport network. Ultimately, bus services running throughout the precinct will directly link Greenvale Central residents to all commercial and transit destinations within the corridor. Cycling and pedestrian movements via the extensive internal network will link the precinct with the regional parks and existing Greenvale.

The precinct will offer a diverse range of housing product to support a range of households and lifestyles. Medium density and small-lot housing will be positioned to maximise pedestrian access to areas of activity and amenity, and along the Principal Public Transport Network. Conventional lots and traditional homes will be developed throughout the precinct, with larger blocks providing a unique, housing product south of Providence Road.

PROPOSED CHANGES TO THE HUME PLANNING SCHEMES

The Amendment proposes a number of changes to the Planning Scheme to facilitate the development and use of land within the Urban Growth Zone (Schedule 6). Specifically the Amendment proposes to do the following:

- Incorporates the following three documents into the Planning Scheme:
 - Greenvale Central Precinct Structure Plan (Greenvale Central PSP);
 - Greenvale Central Development Contributions Plan (Greenvale Central DCP); and
 - Greenvale Central Native Vegetation Precinct Plan (Greenvale Central NVPP).
- Introduces and applies Schedule 6 to the Urban Growth Zone (UGZ6) to land in the amendment area. This zone sets out the land use and development controls for the precinct and requires land use and development to be generally in accordance with the incorporated Greenvale Central Precinct Structure Plan.
- Introduces and applies Schedule 6 to the Development Contributions Plan Overlay (DCPO6) to the land in the amendment area. The overlay requires that development within the amendment area is subject to the provisions of the incorporated Greenvale Central Development Contributions Plan.
- Introduces and applies Schedule 2 to the Incorporated Plan Overlay to part of the land in the amendment area.
- Introduces an Environmental Audit Overlay on property 85 Hillview Road Greenvale (Lot 32 LP53814).
- Rezones part of the land at properties 65 Hillview Road Greenvale (Lot 31 LP53814), 85 Hillview Road Greenvale (Lot 32 LP53814), 80 Brendan Road Greenvale (Lot 1 TP868662), 70 Brendan Road Greenvale (Lot 16 LP53814) and 50 Brendan Road Greenvale (Lot 15 LP53814) from Rural Living Zone to Conservation Zone.
- Rezones land from Rural Living Zone to UGZ6.
- Provides for public open space contributions for land in the Greenvale Central Precinct Structure Plan area when land is subdivided by amending the Schedule to Clause 52.01.
- Updates the Schedule to Clause 52.02 to remove a restrictive covenant contained in Instrument of Transfer No. F862814 from the following properties; 120 Section Road Greenvale (Lot 1 LP115075), 110 Section Road Greenvale (Lot 2 LP115075), 75 Carroll Lane Greenvale (Lot 3 LP115075), 45 Carroll Lane Greenvale (Lot 4 LP115075), 35 Carroll Lane Greenvale (Lot 5 LP115075), 40 Providence Road Greenvale (Lot 6 LP115075), 695 Mickleham Road Greenvale (Lot 7 LP115075), 715 Mickleham Road Greenvale (Lot 8 LP115075), 725 Mickleham Road Greenvale (Lot 9 LP115075), 735 Mickleham Road Greenvale (Lot 10 LP115075), 745 Mickleham Road Greenvale (Lot 11 LP115075), 30 Carroll Lane Greenvale (Lot 12 LP115075), 50 Carroll Lane Greenvale (Lot 13 LP115075) and 80 Carroll Lane Greenvale (Lot 14 LP115075).
- Lists the Greenvale Central Native Vegetation Precinct Plan (NVPP) in the Schedule to Clause 52.16 to provide for the protection, management and removal of native vegetation in accordance with the NVPP within the amendment area.
- Updates the Schedule to Clause 61.03 to reflect the planning scheme map changes.