

PSP 25.2

English Street

Precinct Structure Plan

Appendix 11



light industrial and warehousing

Dear Landowner... you're invited

The Growth Areas Authority (GAA) is a State Government Authority established in 2006 to co-ordinate planning for Melbourne's growth areas.

The GAA is working with Hume City Council and the City of Whittlesea to prepare a plan so that urban development can start within the Craigieburn Employment Precinct. Known as a 'Precinct Structure Plan' the plan will guide future development of a new employment precinct in this area.

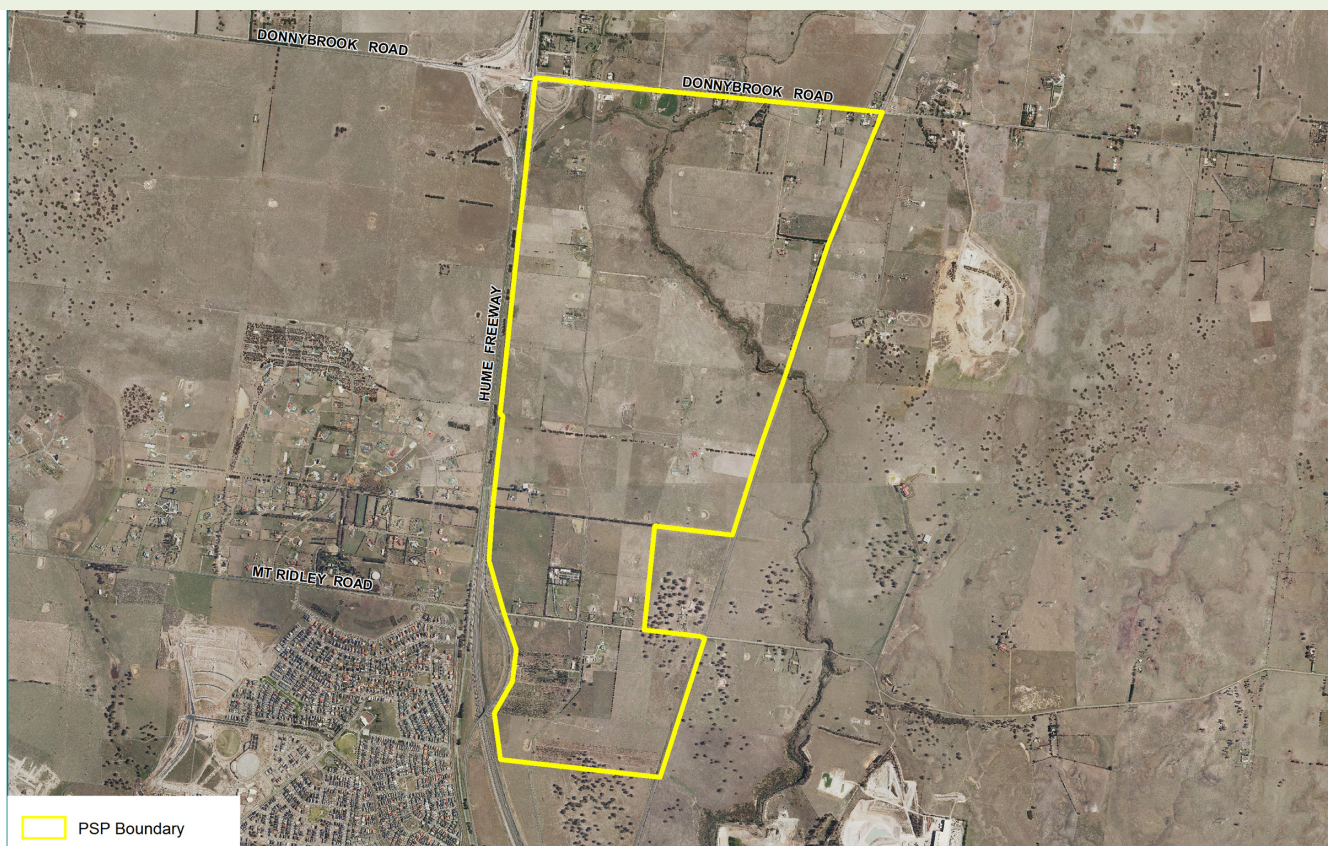
A Precinct Structure Plan (PSP) is a 'big picture' plan that sets the vision for developing new urban areas and is the primary plan for guiding development in growth areas.

LANDOWNER MEETING...FIND OUT MORE

As a landowner within the Craigieburn Employment Precinct you are invited to a landowner meeting.

Tuesday 25th October
6pm to 7pm
Meeting Room
Craigieburn Leisure Centre
127-147 Craigieburn Road
Craigieburn (Melways Ref 387 A9)

This meeting will provide more information to landowners on the PSP process and seek local knowledge to assist in creating the plan.



PLAN DETAILS

The Craigieburn Employment Precinct (PSP 25) covers an area of 635 ha (or 1,570 acres). This land is located to the north of Craigieburn Road East, south of Donnybrook Road and east of the Hume Freeway (see map above).

The PSP is located in a prominent location with over 2km of frontage to the Hume Freeway which will provide direct exposure to passing traffic.

This precinct will become a vibrant employment precinct offering a diverse range of employment and business opportunities for both existing and future residential communities to the north of Melbourne.

PLANNING ISSUES

The PSP needs to plan for new roads, transport, stormwater drainage and utilities such as water, electricity, gas and sewer as part of the planning process, together with broad land use patterns.

The PSP will aim to complement the landscape and ecology values of Merri Creek and Kalkallo Creek which form significant natural elements of the PSP area. In order to achieve this, further investigations are required to determine appropriate areas to be reserved for flora and fauna habitats along both Merri Creek and Kalkallo Creek.

The PSP will seek to appropriately balance these requirements and this will largely determine the urban structure and the opportunities for job creation within this precinct.

CURRENT WORK

The GAA has commenced background site investigations in relation to native flora and fauna and servicing of the precinct. Over the coming months, other important site research will take place to inform the Craigieburn Employment PSP. This research will include Aboriginal and cultural heritage, drainage, site analysis, transport and traffic modelling.

Consequently, you may be contacted by contractors in the area collecting information. Requests for access to individual properties may also be made by contractors should their investigations require private property access. We would appreciate your cooperation with this work, however, the decision to allow access remains entirely with you as the landowner.

NEXT STEPS

Once the site research is complete a draft PSP will be prepared. This draft PSP is due to be completed by early 2012 and made available for you to comment.

In the meantime, please do not hesitate to contact us if you have any questions about the PSP process.

Thank-you and we hope to see you at the Landowners Meeting on the 25th October.

FOR MORE INFORMATION PLEASE CONTACT:

Victoria Cook, Structure Planning Manager

Phone: (03) 9651 9600, Fax (03) 9651 9623
victoria.cook@gaa.vic.gov.au

CONTACT US

Growth Areas Authority

Level 29, 35 Collins Street, Melbourne, 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



Landowner Update

The Growth Areas Authority (GAA) is working with the City of Whittlesea to prepare a Precinct Structure Plan (PSP) for the English Street Precinct (PSP 25.2). A PSP is a 'big picture' plan that sets the vision for the use and development of new urban communities within the growth areas of Melbourne.

The English Street Precinct covers an area of 146 ha in Donnybrook. The English Street Precinct land is located south of Donnybrook Road, east of Merri Creek and west of the Melbourne-Sydney railway line.

NORTH GROWTH CORRIDOR PLAN

The GAA released Growth Corridor Plans for Melbourne's growth areas in June 2012. The Growth Corridor Plans are high level integrated land use and transport plans that provide a framework to guide the planning of new communities in each of the growth corridors.

The English Street Precinct is located in Melbourne's North Growth Corridor. The North Growth Corridor is forecast to ultimately house up to 330,000 people, and provide 83,000 to 105,000 jobs.

The North Growth Corridor Plan identified the majority of land within the English Street Precinct area as "Urban – Land Use to be determined".

The GAA recently resolved that the English Street Precinct will be planned to accommodate a mix of employment and residential uses.

The Growth Corridor Plans highlight the need to consider employment types, drainage, character and identity, transport links and landscape values. In addition, the Growth Corridor Plans identify a range of road infrastructure and biodiversity values which affect the English Street Precinct, including:

- The upgrade of Donnybrook Road and Brookville Drive to future arterial roads;
- A proposed half diamond interchange on the Hume Freeway between Donnybrook Road and Amaroo Road; and
- Conservation reserves along Merri Creek and Kalkallo Creek.

For further information on the Growth Corridor Plans visit:

http://www.gaa.vic.gov.au/growth_corridor_planning/



PROGRESSION OF THE ENGLISH STREET PRECINCT STRUCTURE PLAN

Over the past 12 months, the GAA has commissioned a number of background reports for the English Street Precinct. These have included studies to understand biodiversity and environmental values, land contamination, hydrology and geology, stormwater and drainage requirements.

Yarra Valley Water has confirmed the location of the Kalkallo Regional Treatment Facility in Langley Park Drive in Donnybrook, west of the English Street Precinct.

Further work is now required to confirm the arterial and connector road network and major intersections needed to service the precinct, to identify scattered trees and values along Merri Creek, as well as potential studies to investigate retail and commercial, community and recreation infrastructure needs for the area.

Once the site research for the precinct is complete, the GAA will prepare a draft Future Urban Structure Plan for the precinct. This plan will define land uses, major roads and supporting services such as parks and trails. The draft Future Urban Structure Plan will be made available to landowners and other interested parties for comment.

In the meantime, the GAA will be updating its website to provide information on the PSP, including those background studies that have been completed.

www.gaa.vic.gov.au

FOR MORE INFORMATION:

Bruce Hunter
Structure Planning Manager
Growth Areas Authority
Phone: (03) 9651 9600
bruce.hunter@gaa.vic.gov.au

Fiona McDougall
Senior Structure Planner
Growth Areas Authority
Phone: (03) 9651 9600
fiona.mcdougall@gaa.vic.gov.au

Ross Guastalegname
Urban Designer
City of Whittlesea
Phone: (03) 9217 2145
ross.guastalegname@whittlesea.vic.gov.au

Niall McGovern
Team Leader - Growth Area Projects
City of Whittlesea
Phone: (03) 9217 2145
niall.mcgovern@whittlesea.vic.gov.au

CONTACT US

Growth Areas Authority

Level 29, 35 Collins Street, Melbourne, 3000 | Phone: (03) 9651 9600 | Fax: (03) 9651 9623 | info@gaa.vic.gov.au | 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 you like to receive regular email updates on the work of the Growth Areas Authority, please register via our website www.gaa.vic.gov.au



Dear Landowner... you're invited

The Metropolitan Planning Authority (MPA), in collaboration with the City of Whittlesea, has developed a draft Future Urban Structure Plan for the English Street precinct (shown overleaf).

The Future Urban Structure Plan will inform the preparation of the Precinct Structure Plan (PSP). A PSP sets the vision for developing new neighbourhoods, and is the primary plan for guiding new development in growth areas.

Since the last landowner newsletter in January 2013, site research and a number of background reports have been completed, and the information from these reports has been used to inform the draft Future Urban Structure Plan.

The reports include information on biodiversity and aboriginal cultural heritage values along Merri creek, transport network and intersection modelling, employment and retail demand analysis, and community infrastructure provision. Finalised reports will be available on the MPA website.

PLAN DETAILS

The English Street precinct is bounded by Donnybrook Road in the north, Merri Creek to the west, and the Melbourne-Sydney railway line to the east.

Located in Donnybrook, the precinct covers an area of 143 hectares and will be a high-quality, mixed-use employment and residential area that is expected to provide around 1,100 houses and 530 retail jobs.

LANDOWNER INFORMATION SESSION

You are invited to provide your views on the draft Future Urban Structure. A landowner drop-in information session will be on:

Wednesday 13th November 2013

4.00pm to 6.00pm

**City of Whittlesea
Civic Council Chambers
25 Ferres Boulevard
South Morang VIC 3752**

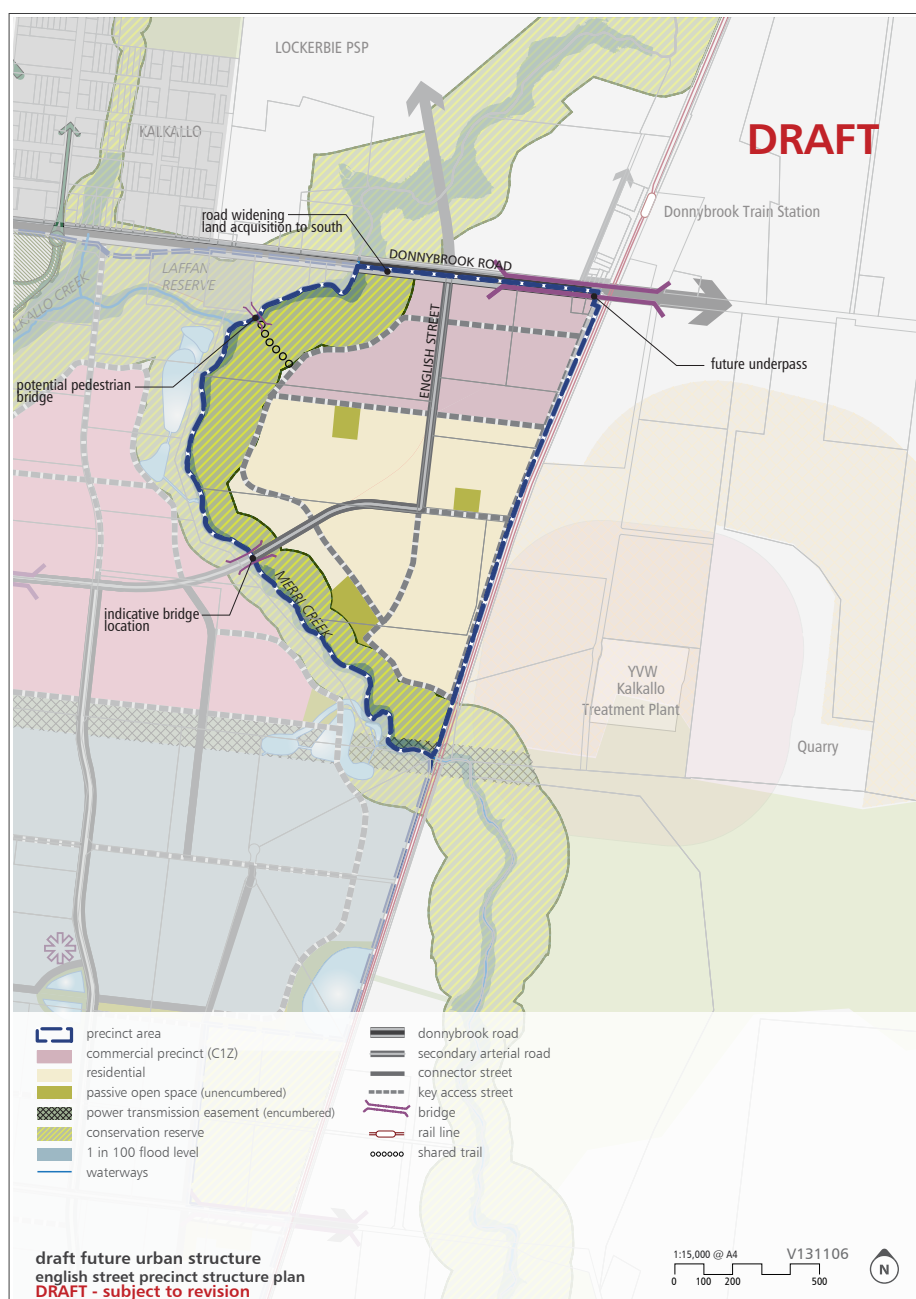
The landowner drop – in information session will run for two hours to give landowners an opportunity to discuss the draft Future Urban Structure Plan with the MPA and Council.

If you are unable to attend but still wish to discuss the draft plan, please do not hesitate to contact us to arrange a separate meeting time.

Key elements of the draft Future Urban Structure Plan include:

- Upgrade of English St with a signalised intersection on Donnybrook Road;
- Construction of a new east-west bridge across Merri Creek to improve road connectivity in the precinct and to create a new link to the Hume Freeway;
- A new grade separation bridge for Donnybrook Road over the Sydney-Melbourne railway line;
- Creation of a new pedestrian and vehicle link under Donnybrook Road bridge to provide a direct connection to Donnybrook train station;
- Appropriate zoning to encourage a mix of commercial and residential uses in the precinct;
- Local parks providing recreational opportunities for local residents and shared trails along Merri Creek with a potential pedestrian bridge back to Laffan Reserve;
- Habitat protection and enhancement of the Merri Creek corridor for the endangered Growling Grass Frog;
- Promotion of integrated water cycle management and environmental sustainability.

The MPA is also planning the development of the adjacent Craigieburn North Employment Area (PSP 25.1) in Hume City Council. Planning of the two precincts is occurring concurrently to ensure the effective provision of infrastructure, local jobs, community assets and open space.



NEXT STEPS

The MPA is now preparing the English Street PSP. It is anticipated that the PSP will be available for public consultation in late 2013 or early 2014. Public submissions on the PSP can then be made to the MPA and will be taken into consideration before the draft PSP is finalised. Any submissions that have not been resolved may be referred by the MPA to a Planning Panel for independent review.

FOR MORE INFORMATION PLEASE CONTACT

Bruce Hunter
Structure Planning Manager
Metropolitan Planning Authority
Phone: (03) 9651 9600
bruce.hunter@gaa.vic.gov.au

Bonnie Colman
Senior Urban Planner
Metropolitan Planning Authority
Phone: (03) 9651 9600
bonnie.colman@gaa.vic.gov.au

Ross Guastalegname
Senior Urban Designer
City of Whittlesea
Phone: (03) 9217 2145
Ross.Guastalegname@whittlesea.vic.gov.au

CONTACT US

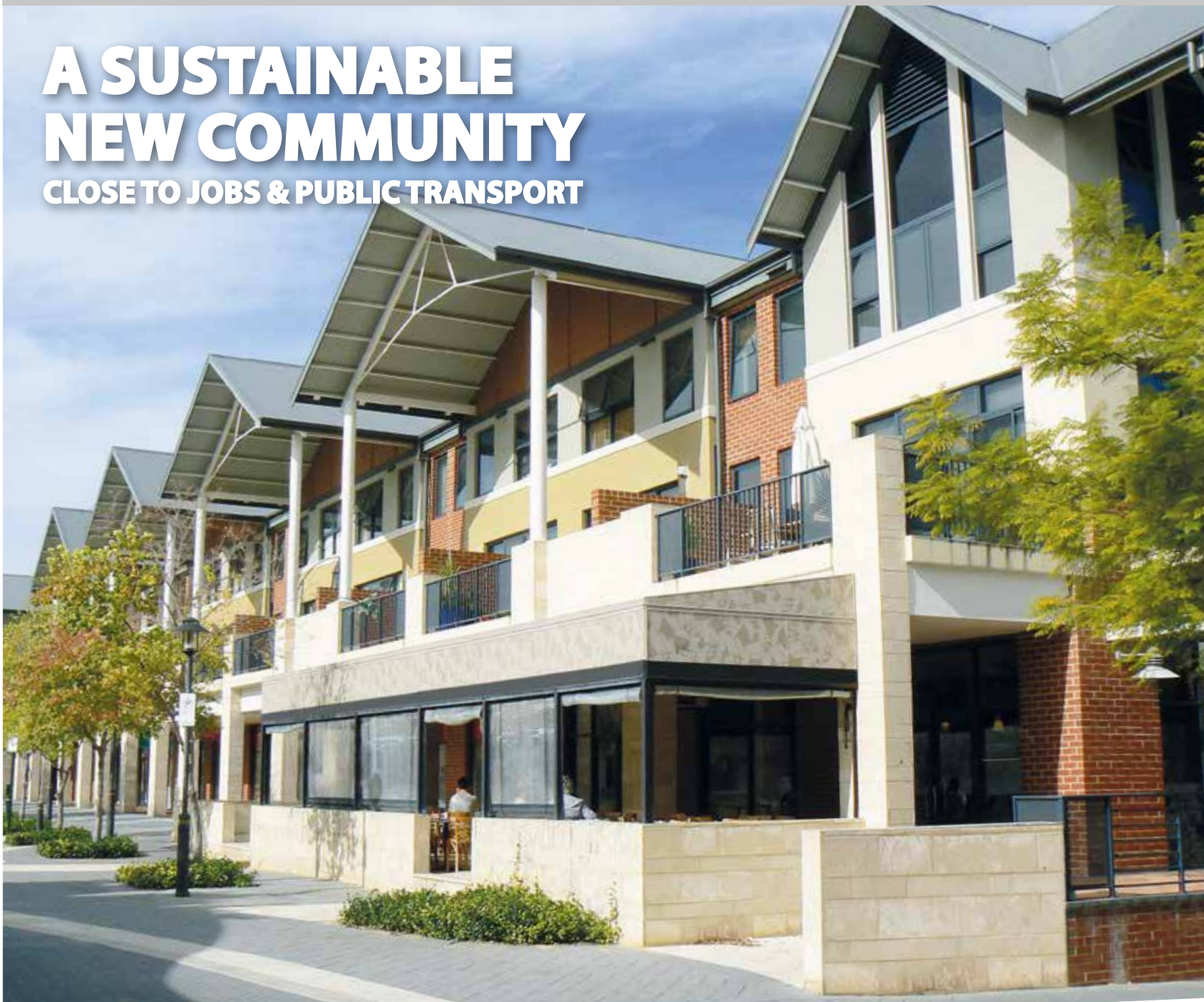
METROPOLITAN PLANNING AUTHORITY

Level 29, 35 Collins Street, Melbourne, 3000 | Phone: (03) 9651 9600 | Fax: (03) 9651 9623 | info@gaa.vic.gov.au | www.mpa.vic.gov.au

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A SUSTAINABLE NEW COMMUNITY

CLOSE TO JOBS & PUBLIC TRANSPORT



The MPA, together with the City of Whittlesea, has prepared the English Street Precinct Structure Plan (PSP) and Development Contributions Plan (DCP).

Located in Donnybrook, the precinct covers an area of 143 hectares and will be a mixture of office and residential uses within walking distance of the existing Donnybrook Train Station.

The precinct will deliver a diverse range of housing for

future residents within access of a range of open spaces. The residential area is expected to provide around 1,100 dwellings for a population of approximately 3,000 people. A substantial new office park will provide more than 700 local jobs close to housing and the existing community. The MPA wishes to hear your views before finalising the plan. Please provide your comments to the MPA in writing by **Monday 1 December 2014**.

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C183 TO THE WHITTLESEA PLANNING SCHEME GIVEN UNDER SECTION 19C OF THE PLANNING AND ENVIRONMENT ACT 1987.



PLAN DETAILS

The English Street precinct is bounded by Donnybrook Road in the north, Merri Creek to the west and south, and the Sydney-Melbourne-railway line to the east.

Key elements of the Precinct Structure Plan include:

- A residential area featuring a diversity of housing types
- An office park with services including a council community facility, and shops. The office park will be centred on a landscaped wetland to provide a unique sense of place.
- The rebuilding of major roads and intersections to service new development in the area. This includes
 - a new bridge on Donnybrook Road to span the railway line.
 - An underpass beneath the Donnybrook Road bridge to link residents and workers directly to Donnybrook Station.
 - a new intersection for English Street and Donnybrook Road and,
 - a road bridge across Merri Creek to link the precinct westwards to a potential interchange on the Hume Freeway.
- Redevelopment of Laffan Reserve, including the building of a new pedestrian bridge link to English Street
- Habitat protection and enhancement for the endangered Growling Grass Frog through the creation of the Growling Grass Frog Conservation Area along Merri Creek.
- A range of local parks and shared trails to promote recreation for local residents

Developer contributions will be collected through the English Street Development Contributions Plan (DCP) to fund many of the key infrastructure items in the plan.

The MPA is also planning the Craigieburn North Employment Area (PSP 25.1) in Hume City Council, immediately adjacent to English Street. The precincts are being planned concurrently to ensure appropriate separation of uses and integration of roads and other infrastructure.

PROPOSED CHANGES TO THE WHITTLESEA PLANNING SCHEME AMENDMENT C183 (ENGLISH STREET PSP & DCP)

- Incorporates two new documents into the planning scheme by listing them in the Schedule to Clause 81.01:
 - English Street Precinct Structure Plan, 2014
 - English Street Development Contributions Plan 2014
- Inserts Schedule 4 to the Urban Growth Zone (UGZ4) to the Whittlesea Planning Scheme and applies UGZ4 to part of the amendment area. The schedule sets out the land use and development controls for the precinct and requires land use and development within the amendment area to be generally in accordance with the English Street PSP;
- Inserts Schedule 14 to the Development Contributions Plan Overlay (DCPO14) in the Whittlesea Planning Scheme and applies the DCPO14 to land within the amendment area, to provide for development contributions for transport and community infrastructure;
- Applies Public Acquisition Overlay (PAO2) in the Whittlesea Planning Scheme to land south of Donnybrook Road to allow for the widening and construction of the ultimate carriageway and intersections for Donnybrook Road;
- Rezones part of the land within the Merri Creek corridor designated as the Growling Grass Frog conservation area from Rural Conservation Zone (RCZ) to Special Use Zone (SUZ);
- Deletes Environmental Significance Overlay Schedule 3 (ESO3) and Schedule 4 (ESO4) from the amendment area. The overlay is no longer required as the incorporated English Street PSP designates areas of environmental significance in the Merri Creek;
- Amends the Land Subject to Inundation Overlay (LSIO) to reflect updated mapping provided by Melbourne Water;
- Deletes the Rural Flood Overlay (RFO) from the amendment area as this provision is no longer required and is adequately dealt with via the LSIO and PSP provisions;
- Amends the Schedule to Clause 52.01 to provide for public open space contributions for land in the English Street PSP area when land is subdivided; and
- Amends the Schedule to Clause 52.17 to identify vegetation that can be removed without the need for a planning permit.

WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY :

Electronic copies of Amendment C183 to the Whittlesea Planning Scheme are available from the Metropolitan Authority, Whittlesea City Council websites:

www.mpa.vic.gov.au

<https://www.whittlesea.vic.gov.au/>

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

METROPOLITAN PLANNING AUTHORITY

Level 29
35 Collins Street
MELBOURNE VIC 3000

WHITTLESEA CIVIC CENTRE

25 Ferres Boulevard
SOUTH MORANG VIC 3752

MAKING A SUBMISSION

Public submissions on the PSP & DCP can be made to the MPA and will be taken into consideration before the draft PSP is finalised. If you wish to make a submission, this must be made to the Metropolitan Planning Authority at the post address above or via email to amendments@mpa.vic.gov.au. Please ensure submissions in respect of draft Amendment C183 to the Whittlesea Planning Scheme are received by **Monday 1 December 2014**.

Pending resolution of any matters raised during consultation, the MPA intends to recommend to the Minister for Planning that he approves the PSP and changes to the Whittlesea Planning Scheme in accordance with the Planning and Environment Act 1987.

FOR MORE INFORMATION PLEASE CONTACT:

Bruce Hunter
Structure Planning Manager
Phone: (03) 9651 9600
Bruce.Hunter@mpa.vic.gov.au

James Kirby
Senior Precinct Structure Planner
Phone: (03) 9651 9600
James.Kirby@mpa.vic.gov.au

Ross Guastalegname
City of Whittlesea
Senior Urban Designer
Phone: (03) 9217 2543
Ross.Guastalegname@whittlesea.vic.gov.au

NEXT STEPS

INFORMATION SESSION

If you wish to find out more, an informal drop-in session where you can view copies of the plan and ask questions will be held on:

Wednesday 19th November 2014

5:00pm to 7:00pm

City of Whittlesea

Civic Council Chambers

25 Ferres Boulevard

South Morang VIC 3752

The landowner drop-in information session will be informal and give landowners an opportunity to discuss the Precinct Structure Plan, Development Contributions Plan and planning scheme amendment package with the MPA and Council.

If you are unable to attend but still wish to discuss the Plan and any relevant documents, please do not hesitate to contact us to arrange a separate meeting time.



Collection Notice for Consultation / Submissions

Consultation, including receiving submissions, is necessary for the MPA 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 MPA 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 Metropolitan Planning Authority (MPA) 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 MPA such as corridor plans and biodiversity studies. Further information on privacy of information can be found at www.mpa.vic.gov.au or by phoning the MPA (9651-9600). Copyright: By making a submission, authors give permission for copies of their submissions to be made public and provided to interested parties. This publication may be of assistance to you but the Metropolitan Planning 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.

WHERE TO VIEW THE DRAFT DOCUMENTS:

Electronic copies of Amendment C183 to the Whittlesea Planning Scheme, including the draft English Street PSP and DCP are available from the MPA, City of Whittlesea and Department of Environment, Land, Water and Planning websites:

www.mpa.vic.gov.au
www.whittlesea.vic.gov.au
www.dtp.vic.gov.au/publicinspection

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

METROPOLITAN PLANNING AUTHORITY
Level 25
35 Collins Street
MELBOURNE VIC 3000

CITY OF WHITTLESEA
Civic Centre Office
25 Ferres Boulevard
SOUTH MORANG VIC 3752

MAKING A SUBMISSION

If you wish to make a submission, this must be made to the Metropolitan Planning Authority at the address above or via e-mail to amendments@mpa.vic.gov.au. Please ensure that any submission references Amendment C183 to the City of Whittlesea Planning Scheme in the title and is received by Tuesday 9 June, 2015.

Note: Any reference to the Metropolitan Planning Authority (MPA) in this document is a reference to the Growth Areas Authority (GAA) as defined under the Planning & Environment Act 1987.

INFORMATION SESSION

An informal drop-in information session will be held where you can discuss the draft PSP, DCP and associated amendment documents with representatives from the MPA and City of Whittlesea on:

Wednesday 27 May, 2015
5.00pm to 7.00pm
City of Whittlesea Offices, 25 Ferres Boulevard, South Morang VIC 3752 (Melway Ref: 183 B10)

If you are unable to attend but still wish to discuss the PSP, please contact the MPA to arrange a separate meeting time.

FOR MORE INFORMATION, PLEASE CONTACT:

METROPOLITAN PLANNING AUTHORITY
t. 9651 9600
Bruce Hunter, Structure Planning Manager
bruce.hunter@mpa.vic.gov.au
Zoe Dillon, Senior Precinct Structure Planner
zoe.dillon@mpa.vic.gov.au
Clare Willis, Senior Precinct Structure Planner
clare.willis@mpa.vic.gov.au

CITY OF WHITTLESEA
Ross Guastalegname, Senior Urban Designer
ross.guastalegname@whittlesea.vic.gov.au
t. (03) 9217 2543



What we do with your submission

Submissions are provided to the Metropolitan Planning Authority in accordance with Part 3 of the Planning and Environment Act 1987. Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. Your submission will be made available for public inspection at the premises of the MPA 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.

Your contact details will be removed from your submission before it is

released to other parties, but may be used to contact you in relation to the amendment.

By making a submission, you also give permission for copyright material to be copied and made public.

For further information consult the MPA website at www.mpa.vic.gov.au or phone the MPA (9651 9600).

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In October 2014, the Metropolitan Planning Authority (MPA) and the City of Whittlesea notified you about a plan to guide the development of a residential community on land known as the English Street precinct. Feedback from previous consultation on the draft plan has been incorporated into a revised Precinct Structure Plan and Development Contributions Plan for formal exhibition.

This newsletter provides updated information about draft plans for the English Street precinct. It explains how this area is being planned, details proposed changes to the Whittlesea Planning Scheme and provides instructions on how to make a submission.

The MPA, in collaboration with the City of Whittlesea and government agencies, has prepared the English Street Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) to guide the development of the area. A PSP sets the vision for developing new precincts, and is the primary plan for guiding new development in growth areas. A draft future urban structure is shown on the next page.

Located in Donnybrook, the 143 hectare precinct will provide approximately 1,100 homes and 700 jobs. The PSP promotes a high-quality area of commercial and residential uses located within walking distance of the existing Donnybrook Railway Station.

The precinct will deliver a diverse mix of housing for future residents with access to the natural amenity of Merri Creek. Jobs will be located close to homes with the inclusion of an

office park and essential local services. The area is located a short distance from the planned Craigieburn North Employment Area, providing further opportunities to live and work in the same area.

Since the last landowner consultation, background reports have been completed that inform the preparation of the PSP and DCP documents. The reports include information on biodiversity and aboriginal cultural heritage values along Merri Creek; transport network and intersection modelling; employment and retail demand analysis; land valuations and infrastructure costs. These reports are available on the MPA website.

The MPA wishes to hear your views on the draft PSP, DCP and amendment documents. Please provide your submission to the MPA in writing by Tuesday 9 June 2015.

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C183 OF THE WHITTLESEA PLANNING SCHEME UNDER SECTION 19C OF THE PLANNING AND ENVIRONMENT ACT 1987.

PLAN DETAILS

Key elements of the Future Urban Structure Plan include:

- A residential area featuring a diversity of housing types, including medium density housing;
- An office park with services including a council community facility and local shops. The office park will incorporate landscaped wetlands;
- Redevelopment of Laffan Reserve and rebuilding of the Pavilion, including a pedestrian bridge over Merri Creek to provide direct access from the new residential area;
- A range of local parks and spaces including shared paths to promote recreation for local residents;
- Design of ponds and habitat areas and enhancement of the creek corridor for the endangered Growling Grass Frog;
- Rebuilding of major roads and intersections to service new development in the area:
 - A new bridge on Donnybrook Road to span the railway line;
 - A vehicular and pedestrian underpass beneath the Donnybrook Road bridge to link residents and workers directly to Donnybrook Station;
 - A new intersection for English Street and Donnybrook Road; and
 - A road bridge across Merri Creek to link the precinct to the employment area and a potential city-bound interchange on the Hume Freeway.

The MPA is also planning the development of the adjacent Craigieburn North Employment Area (PSP 25.1) in Hume City Council. The precincts were planned together to ensure the effective provision of infrastructure, community assets and open space.

PROPOSED CHANGES TO THE WHITTLESEA PLANNING SCHEME

AMENDMENT C183 (ENGLISH STREET PSP & DCP)

The amendment:

- Incorporates two new documents into the Whittlesea Planning Scheme by listing them in the Schedule to Clause 81.01:
 - o English Street Precinct Structure Plan, April 2015
 - o English Street Development Contributions Plan, April 2015;
- Inserts Schedule 4 to the Urban Growth Zone (UGZ4) to the Whittlesea Planning Scheme and applies UGZ4 to part of the amendment area. The schedule sets out the land use and development controls for the precinct and requires land use and development within the amendment area to be generally in accordance with the English Street PSP;
- Inserts Schedule 15 to the Development Contributions Plan Overlay (DCPO15) into the Whittlesea Planning Scheme and applies the DCPO15 to land within the amendment area, to provide for development contributions for transport and community infrastructure;
- Applies Public Acquisition Overlay (PAO2) to land south of Donnybrook Road to allow for the widening and construction of the ultimate carriageway and intersections for Donnybrook Road;
- Rezones land identified as Growling Grass Frog Conservation Area 34 in the Biodiversity Conservation Strategy along the Merri Creek from Farming Zone (FZ) to Rural Conservation Zone (RCZ);
- Inserts Schedule 10 to the Incorporated Plan Overlay (IPO10) to the Whittlesea Planning Scheme and applies IPO10 to land within the Rural Conservation Zone (RCZ) identified as Growling Grass Frog conservation area;
- Removes the Environmental Significance Overlay Schedule 3 (ESO3) and Schedule 4 (ESO4) from the amendment area. The overlay is no longer required as the incorporated English Street PSP designates areas of environmental significance along the Merri Creek;
- Amends the Land Subject to Inundation Overlay (LSIO) within the amendment area to reflect updated mapping provided by Melbourne Water;
- Removes the Rural Floodway Overlay (RFO) from the land within the amendment area as this provision is no longer required and is adequately dealt with via the Land Subject to Inundation Overlay (LSIO) and PSP provisions, which identifies land subject to 1 in 100 year flooding along the Merri Creek;
- Amends the schedule to Clause 52.01 to require public open space contributions in the English Street PSP area when land is subdivided; and
- Amends the schedule to Clause 52.17 to identify native vegetation that can be removed without the need for a planning permit.

