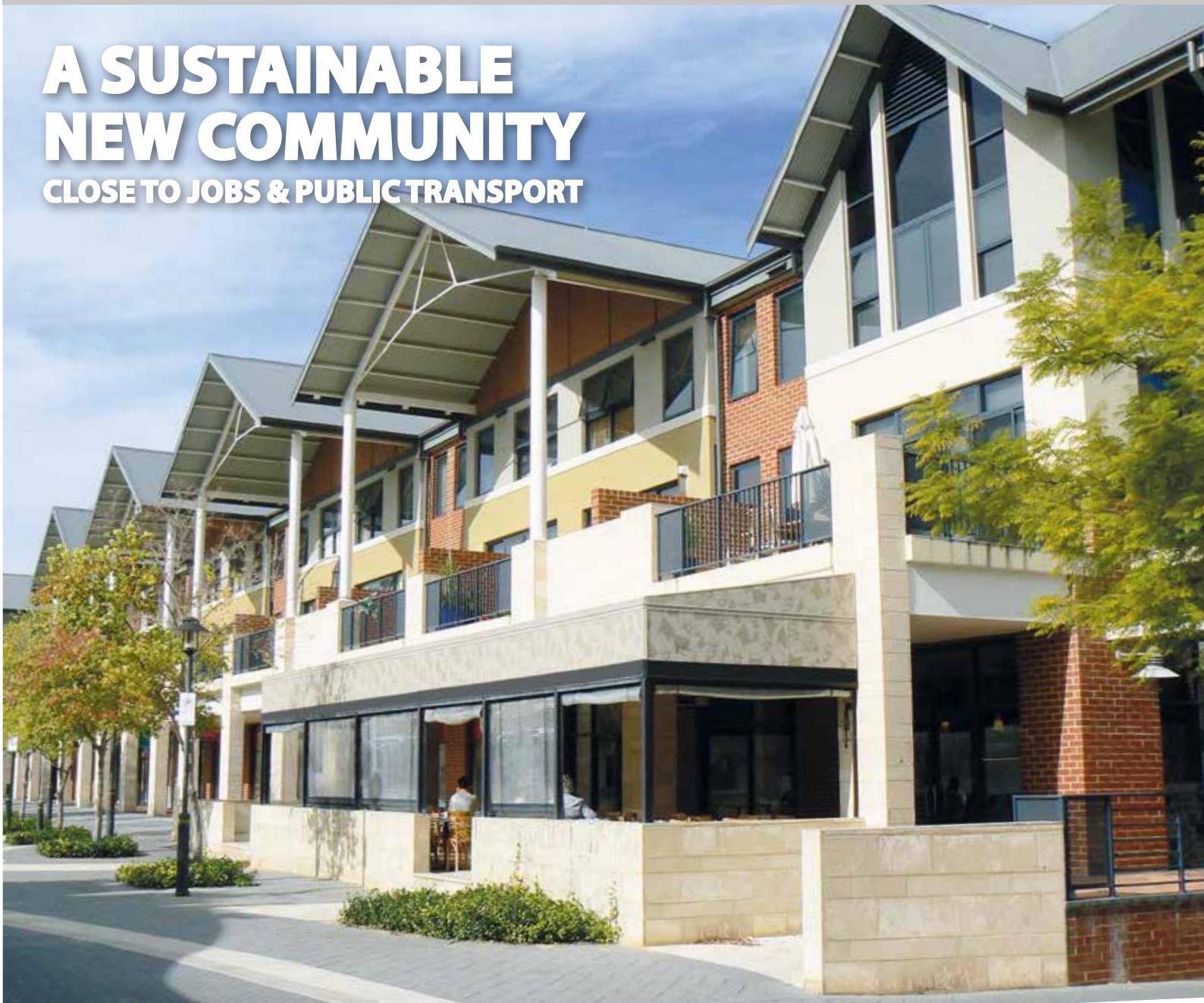


A SUSTAINABLE NEW COMMUNITY CLOSE TO JOBS & PUBLIC TRANSPORT



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.

ENGLISH STREET PRECINCT STRUCTURE PLAN & DEVELOPMENT CONTRIBUTION PLAN
NEWSLETTER - PUBLIC CONSULTATION - OCTOBER 2014



- precinct area
- commercial precinct
- residential
- local park (unencumbered)
- power transmission easement (encumbered)
- retarding basin/wetland

- drainage land (encumbered)
- conservation reserve
- 1 in 100 flood level
- waterways
- donnybrook road
- secondary arterial road
- connector street

- local access street with offroad shared path
- key access street
- bridge
- existing train station
- potential community facility
- potential local convenience centre

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.

ENGLISH STREET PRECINCT STRUCTURE PLAN & DEVELOPMENT CONTRIBUTION PLAN

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.

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.



FOR MORE INFORMATION PLEASE CONTACT:

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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.