

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.dtpli.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

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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).

DISCLAIMER

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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.



precinct area	waterways	key access street
commercial precinct	drainage open space	local access street with off-road shared path
residential	conservation area	road bridge
local park (unencumbered)	1 in 100 flood level	pedestrian bridge
power transmission easement (encumbered)	donnybrook road	community facility
retarding basin/wetland	secondary arterial road	potential local convenience centre
existing train station	connector street	
	road reserve	

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.