



# Truganina South Community Precinct Structure Plan (including the Truganina South Native Vegetation Precinct Plan)

May 2011

Powercor  
Substation





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## 1.0 INTRODUCTION

### 1.1 ROLE OF THE PRECINCT STRUCTURE PLAN

The Truganina South Community Precinct Structure Plan has been prepared by Wyndham City in conjunction with the Growth Areas Authority (GAA), government agencies, service authorities, land owners and other major stakeholders.

The PSP is a long term plan for urban development. It describes how the land is expected to be developed, the services that are planned to support development and how those services will be delivered.

The PSP

- Enables the transition of non-urban land to urban land.
- Sets the vision for how land should be developed and the desired outcomes to be achieved.
- Outlines projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle.
- Determines the use and development controls that apply in the Schedule to the Urban Growth Zone and what permits may be granted under the Schedule to the Zone.
- Provide developers, investors and local communities with certainty about future development.

The PSP is informed by:

- The State Planning Policy Framework set out in the Wyndham Planning Scheme including the Wyndham Growth Area Framework Plan and the Precinct Structure Planning Guidelines.
- The Local Planning Policy Framework in the Wyndham Planning Scheme and other local policies and strategies.
- Delivering Melbourne's Newest Sustainable Communities; Program Report (December 2009) and Commonwealth approved prescriptions for the Golden Sun Moth, Natural Temperate Grasslands of the Victorian Volcanic Plains, Spiny Rice-flower and Striped Legless Lizard.

### 1.2 LAND TO WHICH THE PRECINCT STRUCTURE PLAN APPLIES

The PSP applies to approximately 250.25 ha of land as shown in Plan 1. The land is bounded by:

- Leakes Road to the north
- Sayers Road to the south
- Palmers Road to the east
- Marquands Road to the west.

### 1.3 IMPLEMENTATION

The PSP is implemented by:

- Development proponents who develop land generally in accordance with this PSP.
- The Victorian Government and Wyndham City by funding, delivering and managing a range of infrastructure and services to support the development of the precinct.
- Non-government service providers and individuals such as volunteers who manage and deliver services.
- The Wyndham Planning Scheme including:
  - Schedule 1 to the Urban Growth Zone including an approved Conservation Management Plan for the conservation site;
  - the Truganina South Community Development Contributions Plan incorporated in the Scheme at Clause 45.06;
  - the Truganina South Native Vegetation Precinct Plan incorporated in the Scheme at Clause 52.16;
  - Open space requirement under Clause 52.01 of the Scheme;
  - the Environmental Audit Overlay applied to Lot 8 LP130043, and
  - Other requirements of the Wyndham Planning Scheme.

### 1.4 GOLDEN SUN MOTH CONSERVATION SITE

The Commonwealth Government has approved urban development in accordance with the endorsed the 'Developing Melbourne's Newest Sustainable Communities Program Report, December 2009' (Program Report) and associated prescriptions under Part 10 of the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

The conservation site described in this precinct structure plan is a requirement under the Commonwealth approval. The purpose of the site is to assist in conserving the Golden Sun Moth in a manner reflective of the Moth's 'critically endangered' listing under the EPBC Act.

The DMNSC Strategic Impact Assessment Report (Victorian Government states in relation to the moth, "The lack of widespread surveying and recent survey results indicate that the true state of the species is more likely to be endangered or vulnerable rather than critically endangered. As surveys proceed, it is likely that the large number of sites around Melbourne will link up and become fewer but larger in area as the Golden Sun Moth distribution becomes known across its range." (Victorian Government Department of Sustainability and Environment, October 2009).

The Commonwealth approval provides for reconsideration of the need for the conservation site if sufficient new populations of the moth are discovered and sufficiently protected across its range in the Victorian Volcanic Plains Bioregion.

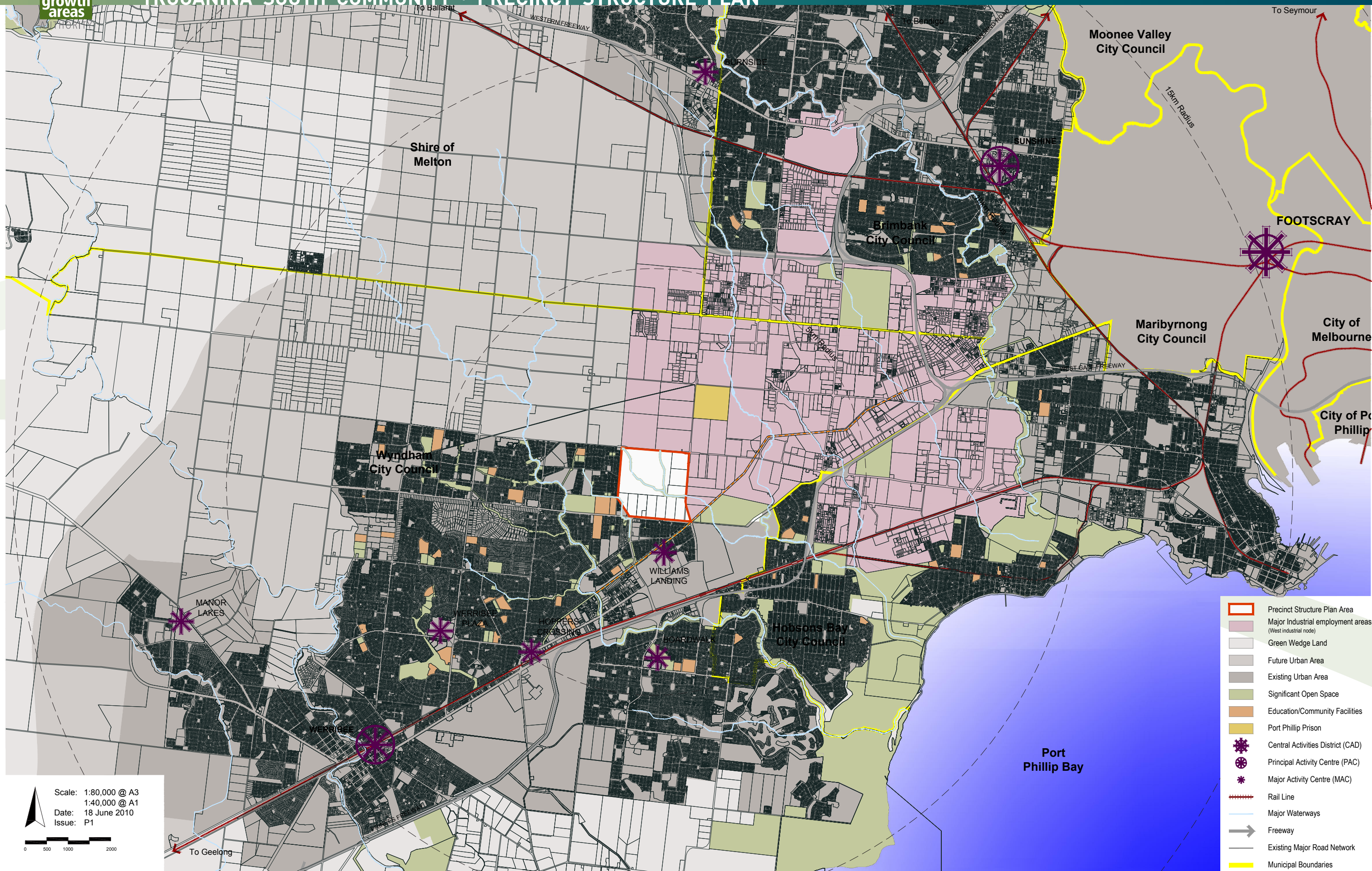
### 1.5 REFERENCE MATERIAL

A Glossary and other information such as technical studies supporting the preparation of this PSP are listed in Section 6.0 – Other Information.

### 1.6 MONITORING AND REVIEW

The Growth Areas Authority and Wyndham City will jointly monitor the implementation of this Precinct Structure Plan. The effectiveness of the PSP will be evaluated regularly, at least every five years. It is expected that this PSP will be revised from time to time as required.





- Precinct Structure Plan Area
- Major Industrial employment areas (West industrial node)
- Green Wedge Land
- Future Urban Area
- Existing Urban Area
- Significant Open Space
- Education/Community Facilities
- Port Phillip Prison
- ✳ Central Activities District (CAD)
- ✳ Principal Activity Centre (PAC)
- ✳ Major Activity Centre (MAC)
- + + + + + Rail Line
- — — — — Major Waterways
- → → → → Freeway
- — — — — Existing Major Road Network
- Municipal Boundaries

Scale: 1:80,000 @ A3  
1:40,000 @ A1  
Date: 18 June 2010  
Issue: P1

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## 2.0 CONTEXT AND SITE DESCRIPTION

### 2.1 METROPOLITAN AND REGIONAL CONTEXT

The Precinct is located approximately 19 kilometres south-west of the Melbourne CBD in the Wyndham Growth Area. It is about 8 km north-east of the Werribee town centre, Wyndham's only Principal Activity Centre (PAC), and 5 km north-east from Hoppers Crossing.

Small rural residential communities at Werribee and Hoppers Crossing have grown dramatically in recent years. In 2008, the City of Wyndham's population increased by 8,900 people, the fastest and largest population increase of all Victorian municipalities.

To the east of the precinct is the Laverton North industrial area which extends through Derrimut, Brooklyn and Altona North to Tottenham and Yarraville to form one of the largest contiguous industrial areas in Australia.

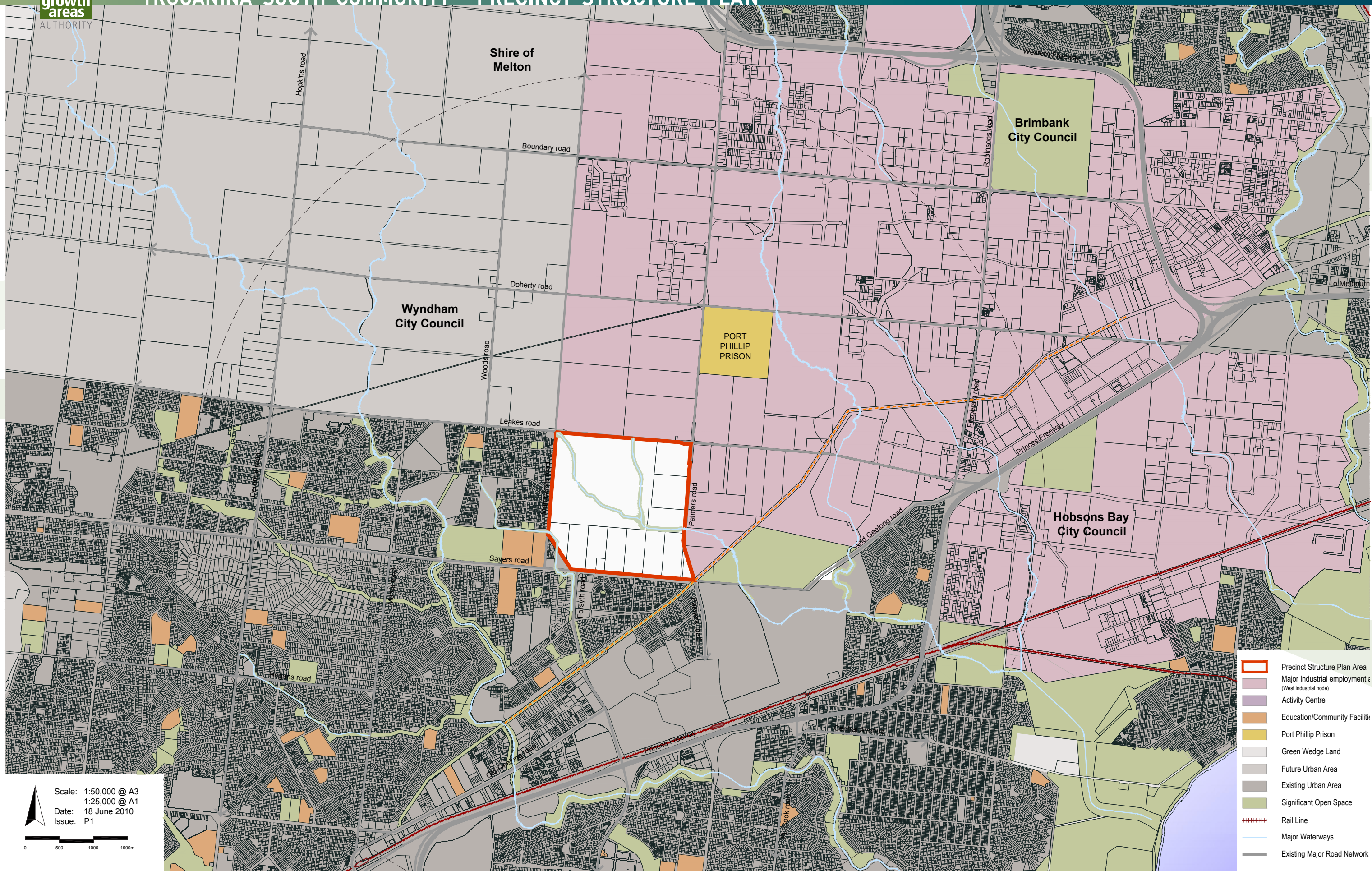
The Princes Freeway and Westgate Freeway are the primary road links to the Melbourne CBD and Geelong. The Western Ring Road is the primary access to the western and northern suburbs.

The Melbourne-Werribee railway line provides passenger train services to the CBD and the metropolitan rail network.

The precinct is serviced by existing Principal Public Transport Network (PPTN) bus routes on Sayers Roads. Sayers Road may form part of the potential Green Orbital Smart Bus route.

Federation Trail is part of the metropolitan trail network and connects to Lawrie Emmins Reserve, a regional open space facility.







## 2.2 LOCAL CONTEXT

### 2.2.1 HISTORY

The Precinct is at the interface of residential development to the south and west, and the Truganina Employment Precinct to the north and east, which will be developed for industry, including heavy industries.

Truganina has been a predominantly agricultural area, providing grazing land for cattle, and grain crops, where sufficiently free of rocks. These land uses reflected the locality's relatively flat topography, generally arable soils, limited rainfall (about 500mm per annum), and proximity to Melbourne, especially to its westerly industrial region and its abattoirs, grain storages and associated industries.

In the 1950s industry, including noxious and dangerous industries established in Laverton North, well away from most residential areas.

### 2.2.2 SURROUNDING NEIGHBOURHOODS

To the south and west of the precinct, new residential estates are establishing, including Wyndham Waters, Williams Landing, Arndell Park Estate and Westbourne Grove, to the south of Sayers Road.

To the west there are new housing estates in the Westmeadows Lane area of Truganina.

The Westbourne Grammar School occupies a large site immediately adjacent to the south-west of the precinct.

To the north west, land is used for grazing and cereal cropping but has recently been included in the Melbourne's urban area. This land is the subject of growth area framework planning.

To the north and east of the area land is within the Truganina Employment Precinct.

The Lawrie Emmins Reserve lies immediately east of the PSP area, on Sayers Road.

### 2.2.3 TRANSPORT AND MOVEMENT

The arterial road network is generally based on the one mile grid and is being developed further to support residential and industrial growth, including development of the precinct.

The nearest station to the precinct is at Aircraft, about 2.5 km to the south east. Construction of a new station at Williams Landing, about 2 km to the south, is expected to commence in 2011. The precinct will also be supported by rail services on the proposed Regional Rail Line (Tarneit rail line) in the future.

Two local bus services operate within the vicinity of the precinct, including one route that links the precinct to the Laverton, Hoppers Crossing and Werribee Railway Stations, along Sayers Road.

### 2.2.4 EMPLOYMENT AND ACTIVITY CENTRES

The Werribee PAC, a traditional strip style, transit oriented centre, is located 8km south-west of the precinct. The centre is flanked by 3 parks, with retailing, cafes and restaurants occupying only 43% of the Centre's 114,000m<sup>2</sup> of floor space, balancing retail/ commercial services and community facilities.

Existing Major Activity Centres (MAC) are located at:

- Hoppers Crossing - 4 km south-west;
- Werribee Plaza - 6 km west; and
- Point Cook Town Centre- 4 km south of the subject area.

Planned or proposed MACs are:

- Within the subject area at the corner of Leakes and Palmers Roads. This MAC will be limited to offices and other services, with minimal retailing.
- Williams Landing, 2 km south of the precinct. This MAC will be integrated with the proposed station and offer retailing, offices and associated services.
- Further MACs to the north west will be considered through Growth Area Framework Planning currently underway by the Growth Areas Authority.

Wyndham Village, an existing Local town centre (Local town centre) is located 1.6 km west of the precinct at Morris and Sayers Roads. A large Local town centre of up to 7,000m<sup>2</sup> of retail floor is planned in the precinct. A smaller Local town centre, Wyndham Waters, is proposed south of the precinct at the south-east corner of Sayers and Forsyth Roads.

A 75,000m<sup>2</sup> homemaker commercial strip, is located 2km to the south-west in Old Geelong Road. Additional bulky goods retailing of up to 35,000m<sup>2</sup> is proposed in Williams Landing.

### 2.2.5 OPEN SPACE

Lawrie Emmins Reserve is a regional active open space. The reserve is over 80ha in area, and is home to community recreational facilities including an arts centre, competitive archery facilities, cricket and softball fields, and a MotoX facility which is available for use on weekends and public holidays.

1.5km west of the subject site is the Skeleton Creek linear wetland reserve which runs southward, then east and south-east to the Cheetham Wetlands and Port Phillip Bay. Skeleton Creek includes passive recreation opportunities, along with a developing formalised walking and cycling trail.

### 2.2.6 COMMUNITY FACILITIES

Existing schools are Westbourne Grammar School, a private P12 college, located directly to the west of the precinct, the Werribee Islamic College to the south west, and Thomas Carr Catholic College, 2.5km to the west.

Existing and proposed government schools are as follows:

- Truganina East P9 School within the precinct;
- Truganina South P9 School in Arndell Park Estate, south of Sayers Road; and
- Truganina P9 School in the Westmeadows Lane area to the immediate west.

A proposed community centre and sporting ovals will be located at Arndell Park, about 1 km south of the precinct.

### 2.2.7 NATURAL AND ENVIRONMENTAL FEATURES

The precinct is bisected by the ephemeral Dohertys Creek and its associated creek-side vegetation and rocky outcrops. A small tributary, Cropleys Drain, flows from the north into Dohertys Creek in the centre of the precinct.

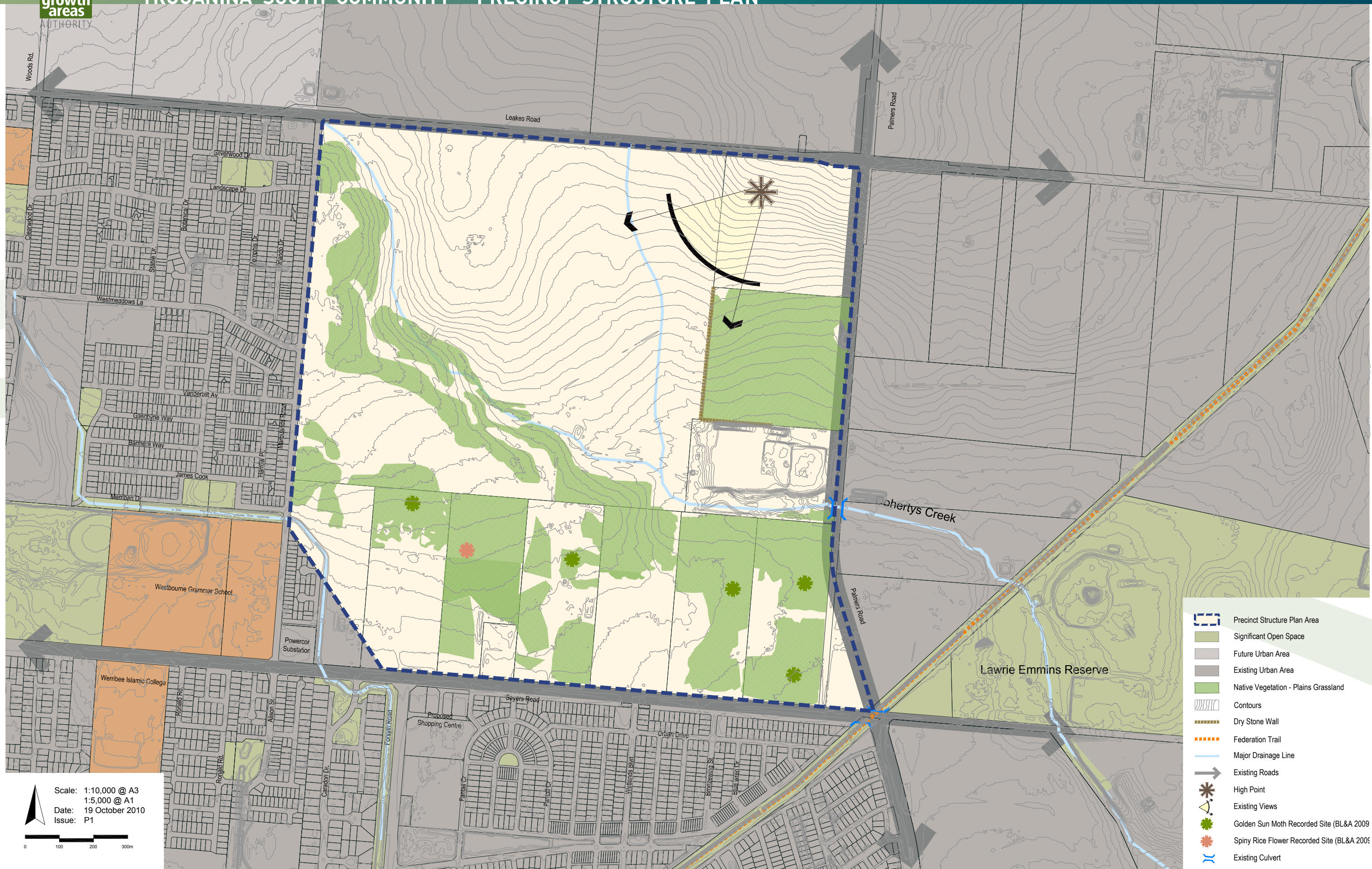
Some shrubs and mature gums about Sayers Road. These were planted around houses that have been since demolished.

A row of immature River Red Gums is located along the southern boundary of the Chilean Social Club site.

The precinct, and land northwest of the precinct, contains high to very high quality remnant Natural Temperate Grasslands; a Critically Endangered 'community' under the EPBC Act and known as 'Heavier Plains Grassland' and endangered under State native vegetation policy. The threatened Golden Sun Moth and Spiny Rice-flower have been identified in the precinct.

The Striped Legless Lizard is likely to be present in the grassland areas of the precinct.





Scale: 1:10,000 @ A3  
1:5,000 @ A1  
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Issue: P1

0 100 200 300m

- Precinct Structure Plan Area
- Significant Open Space
- Future Urban Area
- Existing Urban Area
- Native Vegetation - Plains Grassland
- Contours
- Dry Stone Wall
- Federation Trail
- Major Drainage Line
- Existing Roads
- High Point
- Existing Views
- Golden Sun Moth Recorded Site (BL&A 2009)
- Spiny Rice Flower Recorded Site (BL&A 2009)
- Existing Culvert



## 2.3 PRECINCT FEATURES

### 2.3.1 HERITAGE

The Werribee River marks the tribal boundary between the traditional lands of two indigenous clans, the Wurundjeri and Wathaurang Peoples. Both groups are acknowledged as the traditional owners of the eastern portion of the volcanic plain.

Assessments have indicated that some indigenous artefact scatter sites exist within the precinct, particularly along Dohertys Creek. Land within 400m of Dohertys Creek watercourse is designated as an area of high Indigenous Cultural Heritage Sensitivity within Victoria.

There are no examples of significant post contact heritage within the subject area. A few dwellings remain within the plan area, along with detached ancillary outbuildings such as sheds, stables and hay stores.

A stone wall is located along a boundary line near the centre of the site.

### 2.3.2 BIODIVERSITY

The precinct supports 79.4 hectares of 'Heavier-soils Plains Grassland' (EVC 132\_61) of varying quality. This vegetation is classified as an 'endangered' ecological community in Victoria. This vegetation type is also classified as 'Natural Temperate Grasslands of the Victorian Volcanic Plains' under the EPBC Act under which it is listed as 'critically endangered'. Some of the grassland is present in a relatively contiguous area along the south side of Doherty's Creek with the remaining areas present in the south and east of the precinct.

Populations of Golden Sun Moth (considered 'critically endangered' under the EPBC Act and in Victoria) were discovered on four properties along the southern edge of the precinct.

A single Spiny Rice-flower (considered 'critically endangered' under the EPBC Act and 'vulnerable' in Victoria) was found in the south west of the precinct.

Suitable habitat for the Striped Legless Lizard (considered 'vulnerable' under the EPBC Act and 'endangered' in Victoria) may occur throughout the precinct.

### 2.3.3 TOPOGRAPHY AND LANDFORM

The site has a relatively flat topography and form, with some natural undulation occurring towards Dohertys Creek, and south towards Sayers Road.

A large quantity of imported fill is located on 99 Palmers Road. This fill forms a highly visible man-made rise within a flat portion of the site.

The highest point of the subject area is located within the north eastern corner of the site, which provides limited views over the surrounding plains to the south and west.

### 2.3.4 CATCHMENT AND DRAINAGE

The majority of the precinct is in the Melbourne Water Dohertys Drain Development Services Scheme. The south west portion of the precinct is covered by the Skeleton Creek Scheme.

Dohertys Creek cuts into the central sections of the subject area, meandering from the north western corner of the site, through to the central east of the site. The creek is ephemeral and only flows after periods of heavy rainfall.

The land generally drains to Dohertys Creek either directly or via Cropleys Drain. These water courses are shallow, poorly defined and usually dry.

An old irrigation channel is evident in the centre of the precinct.





## 3.0 VISION AND FUTURE URBAN STRUCTURE

### 3.1 VISION

The vision is a high-level statement of what is envisaged for the new community in Truganina South. The vision will be realised through the implementation of the PSP.

The vision for the Truganina South Community is:

*The Truganina South Community will be a distinct, visually attractive, easily accessible residential precinct. It will provide community and service infrastructure sufficient to meet the day-to-day needs of the community.*

*Strong links will be built with the surrounding communities of Truganina and the broader Wyndham community. Sustainable transport networks will ensure residents have easy access and mobility within and outside the community.*

*The neighbourhood will be generously provided with passive and active open space and will have a conservation site central to the precinct that will support native grassland vegetation, Golden Sun Moth and Striped Legless Lizard habitat.*

*Precinct open space will be linked to regional parks by accessible trails.*

*The residential community will function alongside a multi-faceted employment area that supports economic development and job diversity. Clear transition areas will be provided at the interfaces between these areas.*

### 3.2 INTEGRATED NEIGHBOURHOOD DESIGN

The vision for the Truganina South Community will be realised through the development of the future urban structure as an integrated neighbourhood.

The Future Urban Structure (Plan 5) shows how the plan will be developed over time to achieve the State Government's and Wyndham City's objectives for sustainable growth.

#### 3.2.1 CLIMATE CHANGE AND ENVIRONMENTAL SUSTAINABILITY

The Truganina South Community PSP establishes a framework for the development of an environmentally sustainable urban structure. It follows the precautionary principle by conserving land containing known and potential habitat for threatened Australian plants and animals to provide opportunities for their local survival. The proposed structure supports the full implementation of the sustainable subdivision objectives of Clause 56 of the Wyndham Planning Scheme.

The design of the Precinct encourages travel by means other than private car in order to reduce vehicle emissions through the following measures:

- A centrally located, mixed use Local town centre that is easily accessible via the local road network.
- Provision of an off-road walking and bicycle network that connects residential areas with key destinations including the Local town centre (Local town centre).
- Integration of the government school and community facilities with the Local town centre.
- Provision for a bus network that ensures more than 95% of residents will be in convenient walking distance of a bus stop and provides for bus services to key destinations in the precinct.

#### 3.2.2 A SENSE OF PLACE AND COMMUNITY

The PSP establishes a framework that supports the development of a strong sense of community and place.

The local town centre is the focus for community and commercial facilities and services. The public street focus of the centre, supported by the town square, P9 school and community centre will generate a critical mass of activity at street level.

High quality urban design in the Local town centre will also support public streets as places of interest, activity and community interaction.

Consistent landscaping themes throughout public spaces and high quality design of public spaces across the PSP area will support a sense of local identity and pride.

The conservation of native plants and animals within the precinct will provide a tangible link to the precinct's natural character. The location and form of the conservation area will influence the visual presentation of the precinct by providing an 'urban break' offering views through and beyond the precinct and a contrast to the dominant built form.

#### 3.2.3 GREATER HOUSING CHOICE, DIVERSITY AND AFFORDABILITY

The PSP promotes and encourages a range of lot sizes and housing types (including multi-dwelling units) throughout the precinct that will accommodate a variety of housing forms to meet the needs of the new community.

In particular, the PSP strongly encourages higher densities of residential development in and around activity centres and on PPTN routes where residents have close access to community and commercial facilities, public transport and local jobs.

Further from activity centres and the PPTN, larger lots will predominately support larger houses and households.

The PSP seeks to prevent covenants and on-title restrictions that will limit housing diversity.

#### 3.2.4 LOCAL EMPLOYMENT AND BUSINESS ACTIVITY

Employment in the precinct will primarily be located in the Local town centre and Business centre (BAC).

The Local town centre will provide jobs in retailing, community services, education and service industries. Overtime, the number and diversity of jobs in the Local town centre will increase as the community matures. High-quality urban design, housing diversity and good access to public transport will support job growth.

The Precinct adjoins the Truganina Employment Precinct which is part of one of the largest industrial areas in Australia. The Truganina Employment precinct will provide a wide range of industrial and manufacturing and 'white collar' jobs for local residents.

The Business centre is a specialist activity centre that will support the Employment Precinct through a range of facilities and services including convention/reception facilities, motel/hotel accommodation, commercial offices and other business services.





Scale: 1:10,000 @ A3  
1:5,000 @ A1  
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### 3.3 LAND USE BUDGET

The Land Use Budget is outlined in Table 1: Summary land use budget.

**Table 1: Summary land use budget**

DESCRIPTION	Hectares	% of Total Area	% of NDA
<b>TOTAL PRECINCT AREA (ha)</b>	<b>250.25</b>	<b>100.0%</b>	
<b>TRANSPORT</b>			
6 Lane Arterial Roads	4.49	1.79%	2.67%
4 Lane Arterial Roads	6.37	2.55%	3.80%
Connector Street within Conservation Reserve	0.79	0.32%	0.47%
<b>Sub-total</b>	<b>11.65</b>	<b>4.66%</b>	<b>6.94%</b>
<b>COMMUNITY FACILITIES</b>			
Community Services Facilities	0.30	0.12%	0.18%
<b>Sub-total</b>	<b>0.30</b>	<b>0.12%</b>	<b>0.18%</b>
<b>GOVERNMENT EDUCATION</b>			
Government Schools	5.40	2.16%	3.21%
<b>Sub-total</b>	<b>5.40</b>	<b>2.16%</b>	<b>3.21%</b>
<b>OPEN SPACE</b>			
<b>ENCUMBERED LAND AVAILABLE FOR RECREATION</b>			
Waterway / Drainage Line / Wetland / retarding	13.85	5.53%	8.25%
Conservation	38.05	15.21%	22.66%
<b>Sub-total</b>	<b>51.90</b>	<b>20.74%</b>	<b>30.91%</b>
<b>UNENCUMBERED LAND AVAILABLE FOR RECREATION</b>			
Active Open Space	8.00	3.2%	4.76%
Passive Open Space	4.45	1.8%	2.65%
<b>Sub-total</b>	<b>12.45</b>	<b>5.0%</b>	<b>7.41%</b>
<b>TOTALS OPEN SPACE</b>	<b>12.45</b>	<b>5.0%</b>	<b>7.41%</b>
<b>OTHER</b>			
Existing Road Reserves	0.63	0.3%	0.38%
<b>Sub-total</b>	<b>0.63</b>	<b>0.3%</b>	<b>0.38%</b>
<b>NET DEVELOPABLE AREA (NDA) ha</b>	<b>167.925</b>	<b>67.10%</b>	

### 3.4 ESTIMATED HOUSING YIELD

The estimated lot yield for the precinct is 2472 based on 14.72 dwellings per net developable hectare.

The population of the precinct will be 6,630 based on an estimated household size of 2.75 persons per dwelling in 2020 per dwelling and 1 dwelling per lot when fully developed.

**Table 2: Lot yield and density**

DESCRIPTION	PRECINCT		
<b>RETAIL / EMP &amp; OTHER</b>	<b>Ha</b>		
Neighbourhood Town Centre	2.80		
Business Centre	4.00		
Indicative Catholic Primary School	3.00		
<b>Subtotal</b>	<b>9.80</b>		
<b>RESIDENTIAL</b>	<b>NRA (Ha)</b>	<b>Dwell / NRHa</b>	<b>Dwellings</b>
Residential - Conventional Density Residential	148.12	15	2222
Residential - Medium Density	10.00	25	250
<b>Subtotal Against Net Residential Area (NRA)</b>	<b>158.12</b>	<b>15.6</b>	<b>2472</b>
<b>COMBINED RES/ RETAIL / EMP / OTHER</b>	<b>NRA (Ha)</b>	<b>Dwell / NRHa</b>	<b>Dwellings</b>
<b>TOTALS RESIDENTIAL YIELD AGAINST NDA</b>	<b>167.92</b>	<b>14.72</b>	<b>2472</b>

**Table 3: Property specific land use budget**

		TRANSPORT			COMMUNITY		ENCUMBERED LAND FOR RECREATION		UNENCUMBERED LAND FOR RECREATION		OTHER	TOTAL NET DEVELOPABLE AREA (HECTARES)
PROPERTY NUMBER	TOTAL AREA (HECTARES)	6 LANE ARTERIAL ROAD / WIDENING	SUB-ARTERIAL ROAD (4 LANE)	CONNECTOR STREET WITHIN CONSERVATION RESERVE	COMMUNITY FACILITIES	GOVERNMENT SCHOOLS	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING	CONSERVATION	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	EXISTING ROAD RESERVES	
PRECINCT												
Property 1	124.44		4.24	0.32	0.30	5.40	11.20	17.58	8.00	1.20		76.21
Property 2	15.65	0.97								0.20		14.48
Property 3	16.04	1.19								0.25		14.60
Property 4	12.01	0.84					2.08	0.16				8.93
Property 5	7.14						0.57			1.00		5.57
Property 6	11.69		2.13					1.98				7.58
Property 7	11.97							4.24		0.50		7.23
Property 8	11.97									0.50		11.47
Property 9	12.02			0.47				3.77				7.78
Property 10	11.99							3.60		0.80		7.59
Property 11	11.99	0.43						6.72				4.84
Property 12	2.54	0.88										1.66
Sub-total	249.45	4.32	6.37	0.79	0.30	5.40	13.85	38.05	8.00	4.45		167.92
Precinct road reserves	0.80	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63	0.00
Sub-total	0.80	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63	0.00
TOTAL PRECINCT	250.25	4.49	6.37	0.79	0.30	5.40	13.85	38.05	8.00	4.45	0.63	167.92

### 3.5 DEMOGRAPHIC PROJECTIONS

Planning for the future population in Truganina South has been guided by demographic information obtained from the current Census data for Truganina. The key characteristics of the future population is anticipated to be:

- a younger population, with around 31.8% aged 0-14, and 53.0% of the population aged between 25 and 54 years;
- a high proportion of young families with children (59.0%);
- a proportionately smaller share of families without children (29.1%);
- higher proportions of married couples (59.0%), living predominantly in houses being purchased rather than owned (76.6%);
- a higher than average number of fully employed persons (68.1%) earning above average median weekly incomes (\$643);
- a mix of white collar and blue collar workers, with white collar over 60% of the total; and,
- high cultural and linguistic diversity, with only 60.4% born in Australia.





- Precinct Structure Plan Area
- Residential
- Regional Open Space
- Future Urban Area
- Existing Urban Area
- Major Drainage Line
- Dry Stone Wall
- ✱ High Point
- Existing Views
- C1 Gateway site
- C2 Business Interface
- C3 Residential Interface

Scale: 1:10,000 @ A3  
1:5,000 @ A1  
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0 100 200 300m

plan 7

image & character  
truganina south precinct structure plan



## 4.0 ELEMENTS

This chapter sets out objectives and planning and design guidelines, for the following elements:

1. Image and character
2. Housing
3. Community facilities
4. Open space and natural systems
5. Employment and activity centres
6. Transport and movement
7. Utilities and energy.

Each element includes:

**Objectives:** an objective describes the desired outcome to be achieved in the completed development.

**Plans:** the plans are a spatial expression of the objectives.

**Planning and design guidelines:** planning and design guidelines include figures and tables that:

- must be met; or
- should be met.

If the responsible authority is satisfied that an application for an alternative to a planning and design guideline meets the objectives, the alternative may be considered to the satisfaction of the responsible authority.

### 4.1 IMAGE AND CHARACTER

#### 4.1.1 IMAGE AND CHARACTER OBJECTIVES

##### GENERAL

- To ensure that surrounding industry and arterial roads are visually attractive in their presentation to residential areas.
- To ensure high quality residential development at interfaces with industry and arterial roads.
- To use building heights to mark the activity centre and ensure a transition to 1 to 2 storey development in residential areas.
- To use Dohertys Creek as a connecting element to the Local town centre and the trail network beyond the precinct.
- To use interface treatments such as active frontages and passive open space, to create a strong sense of place and to foster community engagement.
- To ensure the conservation site is a visually cohesive element within the precinct.
- To create a distinctive character by consistent themes for street landscaping including trees, street lighting, street furniture; way-finding signage and estate entry features across the precinct and in arterial roads.
- To reinforce consistent themes by continuing landscape species and features onto key public, commercial and multi-dwelling sites.
- To incorporate remnants of the dry stone wall into the neighbourhood park
- To ensure appropriate residential interface and landscape treatments to the conservation site.

##### HERITAGE

- To protect and enhance aboriginal and post-contact cultural heritage values in the precinct.
- To protect and enhance the cultural heritage values in the precinct.

#### 4.1.2 IMPLEMENTATION

The objectives for image and character are met by the implementation of all of the following:

- » *Plan 5: Future Urban Structure Plan*
- » *Plan 7: Image and Character Plan*
- » *An Aboriginal Cultural Heritage Management Plan for the land.*
- » *Planning and design guidelines set out under 4.1.3.*

#### 4.1.3 PLANNING AND DESIGN GUIDELINES

##### GENERAL

The following planning and design guidelines must be met:

- Design buildings and landscaping to deter graffiti.
- Development adjacent to Dohertys Creek must be designed to allow passive surveillance of the Creek and shared trails and open space.
- Measures to manage buffer requirements between residential and employment areas must be addressed to the satisfaction of the responsible authority prior to subdivision or development of land.
- Avoid residential lots directly abutting the conservation site.

The following planning and design guidelines should be met.

- Building heights should be transitional from higher buildings in activity centres to 2-3 storeys at the periphery of the activity centre to 1-2 storeys in residential areas.
- Landscape themes and street tree species should accord with the overall precinct landscape concept and the preferred canopy and highlight trees and vegetation set out in Council policies and guidelines.
- Ground floors of all commercial and retail buildings within the activity centres should provide active frontages.
- Incorporate elements of the dry stone wall into the neighbourhood park.
- Incorporate street seating at appropriate intervals that is consistent with the overall landscaping themes throughout the Precinct.
- A single fronted road should be provided as the interface to residential development and the conservation site.

##### HERITAGE

The following must be met:

- Before works commence on any part of Property 1 containing existing water conveying structures, an historical record of those structures by a suitably qualified professional must be prepared to the satisfaction of the responsible authority. When approved copies of the record must be lodged with Wyndham City Council and Werribee District Historical Society.

The following should be met:

- Investigate opportunities to provide Aboriginal cultural heritage interpretation, within open space corridors.





Scale: 1:10,000 @ A3  
1:5,000 @ A1  
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## 4.2 HOUSING

### 4.2.1 HOUSING OBJECTIVES

- To provide a wide range of housing options to meet the needs of diverse household types and budgets in the initial phases of development and as the community matures.
- To achieve at least 15 dwellings per net developable hectare for the residential area, per individual property parcel.
- To encourage 20 dwellings per net developable hectare for the residential area within 200 metres convenient walking distance of the activity centres.
- To concentrate the higher residential densities in and at the periphery of the activity centres and around open spaces.
- To encourage higher residential densities on PPTN routes.
- To encourage discretionary uses in residential zones to locate within or adjacent to activity centres, where practicable.
- To ensure that discretionary land uses in residential areas are developed with sensitivity to the surrounding community.
- To strongly discourage gated communities.
- To encourage provision of dwellings above ground level in the activity centres.
- To strongly discourage the use of covenants or other instruments that prevent or limit the achievement of the housing objectives.

### 4.2.2 IMPLEMENTATION

The objectives for housing are met by the implementation of all of the following:

- » *Plan 5: Future Urban Structure Plan*
- » *Plan 7: Image and Character Plan*
- » *Plan 8: Housing Plan*
- » *An approved Urban Design Framework for the Local town centre, where applicable.*
- » *An approved Urban Design Framework for the Business centre, where applicable.*
- » *Planning and design guidelines as set out under 4.2.3.*

### 4.2.3 PLANNING AND DESIGN GUIDELINES

The following planning and design guidelines must be met.

- Subdivision and Housing Design Guidelines and on-title covenants must not prevent or impede the use of sustainable energy technologies such as visible solar energy collectors on roofs.

The following planning and design guidelines should be met.

- Street and lot layouts should be designed to avoid creation of lines of parallel side fences on adjacent sides of a road.
- Garages should be set back from the street a minimum of 5 metres.
- Garages should not take up more than 50% of the lot frontage.
- Where residential lots interface open space, drainage or similar reserves, they should face the reserves across roadways.



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### 4.3 COMMUNITY FACILITIES

#### 4.3.1 COMMUNITY FACILITIES OBJECTIVES

- To ensure that the community has access to an adequate range of community facilities.
- To encourage and facilitate the establishment of public and private community facilities early in the development of the precinct.
- To ensure that community infrastructure has the flexibility to meet changing needs over time.
- To integrate community facilities with the local town centre.

#### 4.3.2 IMPLEMENTATION

The community infrastructure objectives are met by the implementation of all of the following:

- » *Plan 5: Future Urban Structure Plan*
- » *Plan 7: Image and Character Plan*
- » *An approved Urban Design Framework for the Local town centre*
- » *An approved Urban Design Framework for the Business centre*
- » *Incorporation of infrastructure items contained in Table 4: Community Facilities*
- » *Planning and design guidelines outlined in the following section.*

#### 4.3.3 PLANNING AND DESIGN GUIDELINES

The following planning and design guidelines should be met:

- Community facilities should locate in or at the periphery of the Local town centre (Local town centre).
- Community facilities should address streets and public open space areas to support passive surveillance.
- The following land uses should locate in the Local town centre and its periphery:
  - Independent primary school,
  - Place of worship,
  - Childcare facility
  - Retirement village
  - Medical centre.

#### 4.3.4 COMMUNITY FACILITIES DELIVERY STATEMENT

It is important that community facilities are delivered in an integrated and co-ordinated manner to maximise both early and cost effective provision. The following statements guides these outcomes:

##### INTEGRATED, EFFICIENT AND TIMELY FACILITY PROVISION

- Funding opportunities and partnerships will be sought to support the early provision of community facilities.
- The Growth Areas Authority will work with Wyndham City through the infrastructure working group to explore and pursue opportunities for partnership approaches to support integrated and timely provision of key community facilities.
- Potential funding sources to be considered include the following.
  - Truganina South Community Development Contributions Plan
  - Wyndham City Capital Works Program

- Development Proponent Funding. This may include an injection of additional funding, or potential for a development proponent to deliver an item in the Development Contributions Plan through in-kind works. Provision of in-kind works requires approval by Wyndham City as the Collecting Agency (refer to the development contributions plan for the precinct).
- State Grants Programs. The State Government has many grants programs with funding potential across a broad range of community facilities and services.
- Growth Areas Development Fund. Wyndham City may make application to the Growth Areas Authority to apply funds from the fund to support the provision of community infrastructure in the precinct.
- Non-Government organisations. Some community infrastructure may be able to be delivered by the Council working in partnership with non-government organisations.

Table 4: Community Facilities Table

FACILITIES AND SERVICES	INCLUDES	RESPONSIBILITY
State P9 School	<ul style="list-style-type: none"> <li>• One senior field for soccer or similar use</li> <li>• Full size basketball court</li> </ul>	DEECD
Multi-purpose community facility	<ul style="list-style-type: none"> <li>• Kindergarten</li> <li>• Community meeting spaces</li> </ul>	WC
Non government primary school	As proposed	Private Sector
Independent school	As proposed	Private Sector
Places of worship	As propose	Private Sector
Retirement Village	As proposed	Private Sector
Child care services	As proposed	Private Sector
Medical and other healthcare services	As proposed	Private Sector
Active open space	One unencumbered active reserve that includes: <ul style="list-style-type: none"> <li>• 2 senior ovals that accommodate Australian Rules Football and cricket, or alternative sporting fields.</li> <li>• a pavilion providing:               <ul style="list-style-type: none"> <li>- Male and female change rooms</li> <li>- Male and female umpires' change rooms</li> </ul> </li> <li>• 6 Netball and/or tennis Courts; and</li> <li>• An adequately sized car park.</li> </ul>	WC
Neighbourhood parks	4 evenly distributed parks of approximately 1 ha including: <ul style="list-style-type: none"> <li>• Playground</li> <li>• BBQ facilities</li> <li>• Dispersal area suitable for ball games</li> <li>• Drinking fountain (automatic turn off)</li> </ul>	WC
Town centre public square	<ul style="list-style-type: none"> <li>• 0.2ha of public open space within each of the town centres to accommodate a town square and complementary public spaces</li> </ul>	WC
Passive open space - linear reserves and off-road trail network	<ul style="list-style-type: none"> <li>• Bicycle and pedestrian trail and associated landscaping in the Dohertys Creek and other linear drainage reserves.</li> <li>• 2.5m wide concrete paths with 3m concrete paths within or along the drainage reserve and conservation area.</li> </ul>	WC





Scale: 1:10,000 @ A3  
1:5,000 @ A1  
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- Precinct Structure Plan Area
- Unencumbered Passive Open Space
- Unencumbered Active Open Space/Playing fields
- Conservation Site
- Conservation Responsive Development Interface
- Maintain GSM Habitat Connectivity
- \* Encourage Indigenous Planting
- { } Culverts for Water Flow
- Native Vegetation retained within Conservation Site
- Drainage Reserve
- Residential
- Employment area
- Regional Open Space
- Future Urban Area
- Existing Urban Area
- Dry Stone Wall (to be retained)
- Arterial Road
- Future Arterial Road
- Connector Street
- Local Access Street - Level 2
- Local Access Street - Active/Passive Open Space Interf
- Federation Trail

## 4.4 OPEN SPACE AND NATURAL SYSTEMS

### 4.4.1 OPEN SPACE AND NATURAL SYSTEMS OBJECTIVES

- To create a sufficient area and range of active and passive recreation spaces for local residents and workers.
- To locate public neighbourhood parks and sports reserves within convenient walking distance of all residents.
- To ensure public open space areas are fit for their intended purpose.
- To integrate the active sports reserve and community facilities with the Local town centre.
- To integrate open space, where practicable, with encumbered land located along drainage reserves and retarding basins.

### 4.4.2 IMPLEMENTATION

The Open Space and natural systems objectives are met by the implementation of all of the following:

- » *Plan 5: Future Urban Structure Plan*
- » *Plan 7: Image and Character Plan*
- » *Plan 9: Open Space Plan*
- » *Plan 10 Threatened Species/Communities Plan*
- » *Plan 11: Road Network and Public Transport*
- » *Plan 12: Walking and Trails Plan*
- » *Public open space contributions under Clause 52.01 including the requirements set out in Section 4.4.3 and Table 5.*
- » *Incorporation of infrastructure items contained in Table 4: Community Facilities*
- » *Planning and design guidelines set out in Section 4.4.4*

### 4.4.3

### 4.4.4 HOW TO MAKE A PUBLIC OPEN SPACE CONTRIBUTION IN THIS PRECINCT

Further to the public open space contribution required at Clause 52.01 of the Wyndham Planning Scheme, this provision sets out the amount of land to be contributed by each property in the precinct and consequently where a cash contribution is required in lieu of land. Where *Table 5: Distribution of Passive Open Space* specifies:

- 0% of land as Passive Open Space ('POS'), the contribution is a cash contribution of 2.65% of the site value.
- more than 0% and less than 2.65% of the land as POS, the contribution is a land contribution equal to the percentage specified in Table 5 as POS and a further cash contribution that is equal to the difference in value between the land contribution and 2.65% of the site value.
- more than 2.65% of the land as POS, the contribution is a land contribution equal to the percentage specified in Table 5 as POS.

In the latter instance, the subdivider may request that the responsible authority reimburse the subdivider for the difference in site value between 2.65% and the amount of POS specified for that land in Table 5 to the satisfaction of the responsible authority.

**Table 5: Distribution of passive open space**

PROPERTY NUMBER (REFER PLAN 9)	TOTAL AREA (HECTARES)	PASSIVE OPEN SPACE (HECTARES)	TOTAL NET DEVELOPABLE AREA (HECTARES)	PASSIVE OS % NDA (EXCLUDING SCHOOLS)
1	124.44	1.20	76.21	1.57%
2	15.65	0.20	14.48	1.38%
3	16.04	0.25	14.60	1.71%
4	12.01	0.00	8.93	0.00%
5	7.14	1.00	5.57	17.95%
6	11.69	0.00	7.58	0.00%
7	11.97	0.50	7.23	6.92%
8	11.97	0.50	11.47	4.36%
9	12.02	0.00	7.78	0.00%
10	11.99	0.80	7.59	10.54%
11	11.99	0.00	4.84	0.00%
12	2.54	0.00	1.66	0.00%
<b>TOTAL</b>	<b>250.25*</b>	<b>4.45</b>	<b>167.92</b>	<b>2.65%</b>

\* Includes 0.8ha of road reserve

### 4.4.5 PLANNING AND DESIGN GUIDELINES

The following planning and design guidelines must be met.

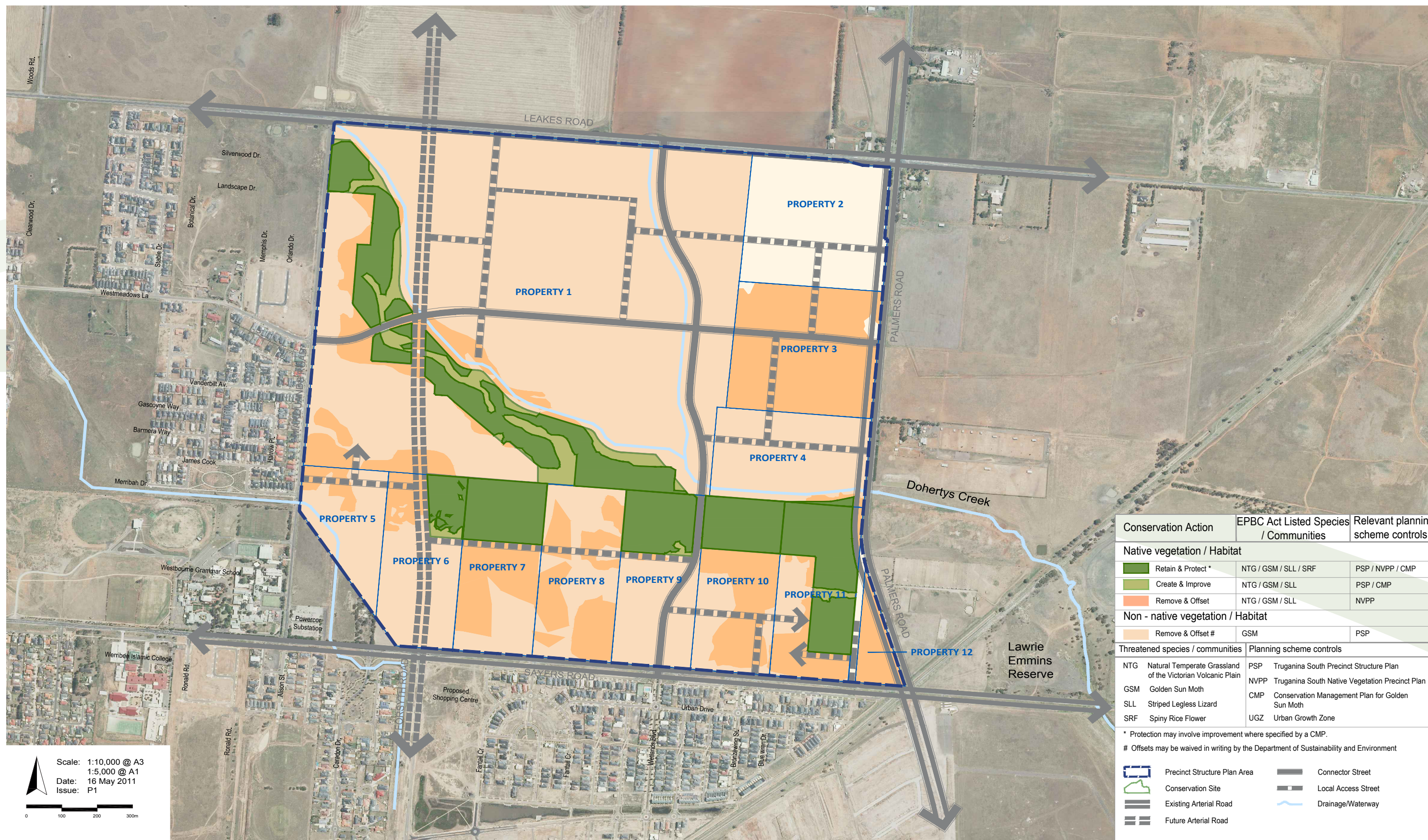
- Encumbrances must not prevent continuity of linear trails.
- Open space must be fit for its intended purpose.
- The active open space must include provision of sufficient car parking to service users of the site while ensuring that parking does not present physical barriers to integration of the open space with co-located community infrastructure.
- Provide a 40 metre and 55 metre wide drainage reserve in favour of Melbourne Water for Dohertys Creek and Cropleys Drain upstream and downstream of their confluence respectively, unless otherwise agreed in writing by Melbourne Water.

The following planning and design guidelines should be met.

- Open space reserves should incorporate canopy and highlight tree species and low maintenance landscaping in accordance with Council's recommended species.
- Open space should directly address creeks and drainage reserves.
- Neighbourhood parks should be designed to provide for a diversity of play and activities which cater to the needs of the whole community through provision of appropriately-sized break-out areas, seating, and drinking fountains.
- Urban design and future subdivision should respond to the conservation site and ensure sustainable management of retained native vegetation.
- Limited pedestrian and cycle access is to be provided along management routes provided within the conservation site.
- Car park design be designed for passive surveillance and pedestrian safety and amenity; and provide adequate lighting and sight lines that support safety for users and encourage responsible use.

See Section 4.5 regarding open space in activity centres.







#### 4.4.6 BIODIVERSITY OBJECTIVES

The biodiversity objectives are:

- Long term retention and enhancement of existing ecological values in the conservation site.
- Maintain ecological connectivity for the Golden Sun Moth between the precinct and land at the northwest corner of Leakes and Marquands Roads.
- Conservation responsive development at the edge of the conservation site.

#### 4.4.7 IMPLEMENTATION

The objectives for biodiversity are met by implementation of the following:

- » *Plan 10 Threatened Species/Communities Plan*
- » *Section 4.4.7 Conservation Planning and Design Guidelines*
- » *Section 4.4.8 Truganina South Native Vegetation Precinct Plan.*
- » *Provision of the Urban Growth Zone including relevant schedules.*
- » *Truganina South – Conservation Management Plan for Golden Sun Moth*
- » *Road Cross Sections 8 and 9*

#### 4.4.8 CONSERVATION PLANNING AND DESIGN GUIDELINES

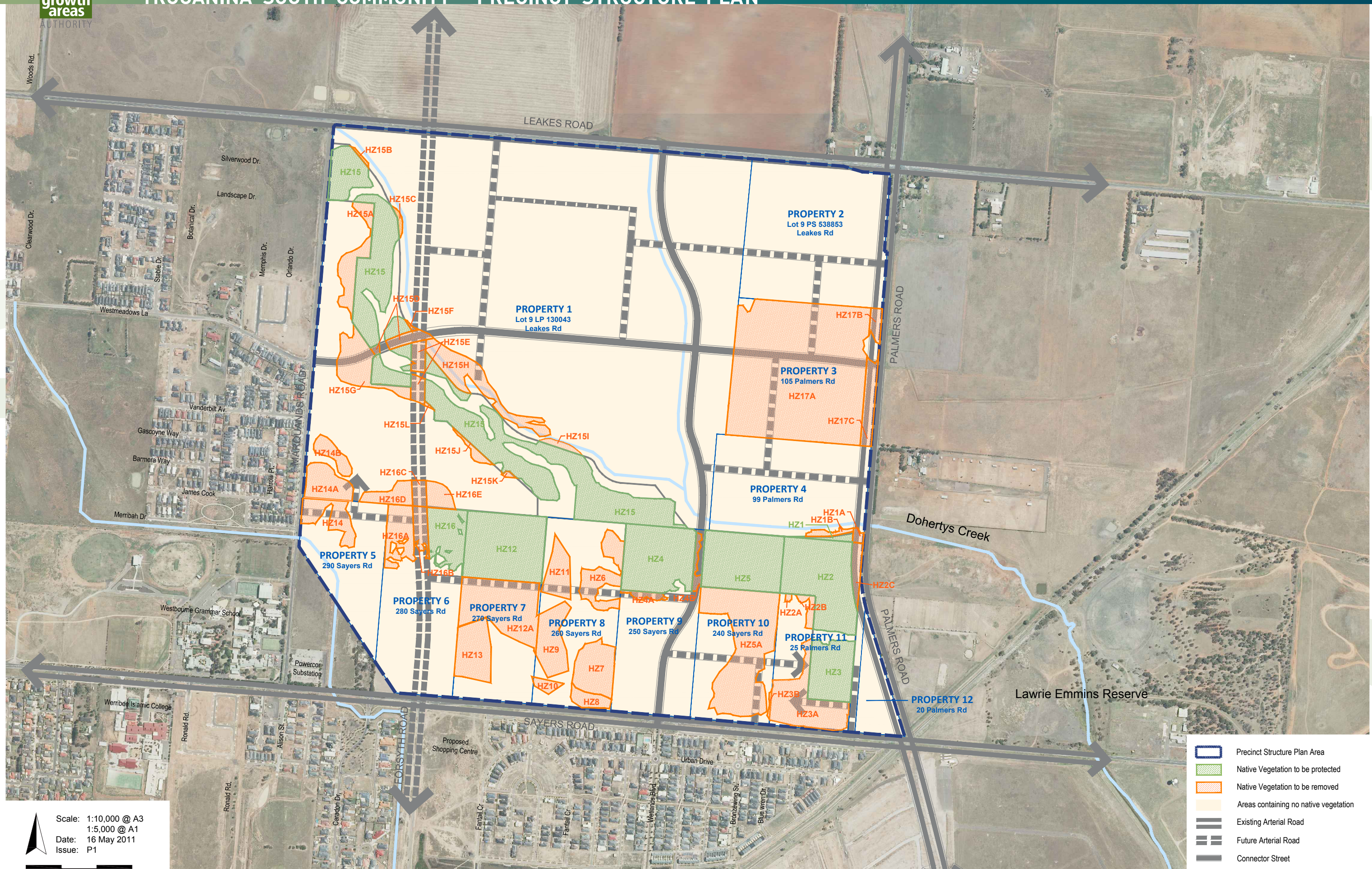
The following planning and design guidelines must be met.

- The direct interface treatment of residential land use to the conservation site should be defined by a local or connector road.
- Use parks and water ways to connect areas capable of supporting flora and fauna through appropriate design and planting.

The following planning and design guidelines should be met.

- Street trees and public open space landscaping should contribute to habitat for indigenous fauna species in particular tree dwelling animals and birds.
- Where appropriate, the use of indigenous trees is encouraged in streets, parks and enencumbered open space
- Ground level indigenous planting is encouraged where compatible with the planning and design guidelines for street tree planting and delivery of public open space.





Scale: 1:10,000 @ A3  
1:5,000 @ A1  
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NVPP Map

native vegetation to be protected & removed  
truganina south precinct structure plan



#### 4.4.9 TRUGANINA SOUTH COMMUNITY NATIVE VEGETATION PRECINCT PLAN

This is the Truganina South Native Vegetation Precinct Plan (NVPP) listed under the Schedule to Clause 52.16 of the Wyndham Planning Scheme. The removal, destruction or lopping of native vegetation in accordance with this Native Vegetation Precinct Plan, does not require a permit provided conditions and requirements specified in this Native Vegetation Precinct Plan are met.

The Truganina South Native Vegetation Precinct Plan applies to all land shown in the NVPP Map.

##### PURPOSE

The purpose of the Truganina South NVPP is to:

- Specify the native vegetation to be protected and the native vegetation that can be removed, destroyed or lopped.
- Ensure that areas set aside to protect native vegetation are managed to conserve ecological values in accordance with the Truganina South Community Precinct Structure Plan.
- Ensure that the removal, destruction or lopping of native vegetation specified to be protected is consistent with conserving the ecological values of these areas and is in accordance with the three-step approach to net gain as set out in Victoria's Native Vegetation Management – a Framework for Action, DSE 2002.
- Set out the works or other necessary actions required to offset the removal, destruction or lopping of native vegetation.
- Streamline the planning approvals process through a landscape approach to native vegetation protection and management.

##### VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

- To manage the vegetation to be retained for conservation and allow for passive recreation on the periphery of habitat zones without damaging native vegetation, such as walking and cycling trails and passive recreation facilities.
- To protect and manage the habitat zones identified to be retained, as they represent the genetic lineage of site-adapted local plant species and communities, provide existing habitat for indigenous fauna species, function to link habitat across the landscape, and provide a focus for revegetation activities.
- To improve the long-term health and habitat value of the native vegetation specified to be retained and identified offset areas.
- To provide for the protection of revegetation areas of native vegetation as required by the Responsible Authority.

EVC Acronym and EVC full name

EVC – Ecological Vegetation Class

PG – Heavier Soils Plains Grassland

#### NATIVE VEGETATION TO BE PROTECTED

The native vegetation to be protected is described in NVPP Table 1 and shown in the NVPP Map.

**NVPP Table 1: Habitat Zones to be protected**

PSP PROPERTY NO.	PROPERTY DETAILS	LOT NUMBER	HABITAT ZONE	EVC	SIZE	CONSERVATION STATUS	CONSERVATION SIGNIFICANCE
ID	HOUSE ADDRESS	PARCEL DESCRIPTION	ID	NO. AND INITIALS	HECTARES (HA)	LEAST CONCERN, ENDANGERED ETC	LOW, HIGH ETC
1	Lot 9 Leakes Road	9\LP 130043	HZ15	132_61 PG	12.57	Endangered	Very High
4	99 Palmers Road	8\LP 130043	HZ1	132_61 PG	0.21	Endangered	High
6	280 Sayers Road	2\LP 130043	HZ16	132_61 PG	1.59	Endangered	Very High
7	270 Sayers Road	3\LP 130043	HZ12	132_61 PG	4.24	Endangered	Very High
9	250 Sayers Road	5\LP 130043	HZ4	132_61 PG	3.63	Endangered	Very High
10	240 Sayers Road	6\LP 130043	HZ5	132_61 PG	3.61	Endangered	Very High
11	25 Palmers Road	7\LP 130043	HZ3	132_61 PG	2.06	Endangered	Very High
11	25 Palmers Road	7\LP 130043	HZ2	132_61 PG	4.35	Endangered	Very High
<b>TOTAL</b>					<b>32.58</b>		

##### REQUIREMENTS

The following requirements set out the general conditions for meeting offset requirements:

- A planning permit must not be granted to use or subdivide the land or to construct a building or carry out works until the Offset Plan in accordance with NVPP Table 3 has been prepared to the satisfaction of the Department of Sustainability and Environment (DSE) and the approval of the Responsible Authority;
- The landowner must enter into a legally binding agreement with the Responsible Authority which provides for the management and ongoing protection of the offset in accordance with the approved Offset Plan and must include, as appropriate:
  - The Offset Plan;
  - The on-going land use commitments to manage the offset primarily for protection of the native vegetation values in perpetuity;
  - Specification of the identity of the responsible monitoring authority and the reporting responsibilities of the land owner; and
  - Specification of the terms in which the Responsible Authority can visit and monitor the site.
- If the Offset Plan varies from the offset strategy, proposed changes will need to be to the satisfaction of DSE.

Offsets must commence within one year of the approval of the Offset Plan (except for Very High Conservation Significance vegetation where initiation of the Offset Plan must commence prior to vegetation removal. Implementation must be completed according to the schedule of works in the Offset Plan, to the satisfaction of the Responsible Authority).

Where the offsets specified in this NVPP are provided to the satisfaction of the relevant authority, no further offsets for native vegetation removal are required. A person proposing to develop land that is affected by this NVPP should consult with the Department of Sustainability and Environment to determine whether offsets may also be required in association with destruction of habitat for threatened species and communities.

##### CONDITIONS

A planning permit granted for subdivision or buildings and works that relates to the removal and/or protection of native vegetation must include the following conditions as appropriate:

- All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to Construction Techniques for Sediment Pollution Control, EPA 1991.
- Soil must not be stockpiled on native vegetation that is to be protected.
- Only indigenous plants of local provenance may be used in revegetation works of conservation areas.
- Any native vegetation to be removed in accordance with the NVPP must be clearly marked on site.
- Prior to commencement of any works during the construction phase, a highly visible vegetation protection fence must be erected more than 2 metres from native vegetated areas identified to be protected.
- The placement of fill must be designed to ensure that it does not compromise native vegetation to be protected.
- Water run-off must be designed to ensure that native vegetation to be protected is not compromised.

##### PROCEDURES FOR THE COLLECTION OF ANY PAYMENT

No payments are necessary or specified.

##### OTHER INFORMATION

Where payments are necessary these should be agreed with the Department of Sustainability and Environment.

##### REFERENCE DOCUMENT

240, 250, 260, 270, 280 & 290 Sayers Road, 25, 99 & 105 Palmers Road and Lots 6 & 9 Leakes Road Truganina South, Precinct 38 Biodiversity Assessment Report, Brett Lane and Associates, Report No. 8102 (7.0), May 2009.

*Vegetation Assessment Reporting: Truganina Precinct Structure Area 37 (Draft)*, Aecom, Document No. M60053602\_RPTDraft\_TR\_29May09, May 2009.



There are no Scattered Trees in this precinct.

#### NATIVE VEGETATION THAT CAN BE REMOVED, DESTROYED OR LOPPED

The native vegetation described in NVPP Table 2 and shown as 'native vegetation to be removed' on NVPP Map can be removed, destroyed or lopped, subject to the requirements and conditions set out below as allowed under Clause 52.16.

**NVPP Table 2: Habitat Zones which can be removed**

PSP PROPERTY NO.	PROPERTY DETAILS	LOT NUMBER	HABITAT ZONE	EVC	SIZE
ID	HOUSE ADDRESS	PARCEL DESCRIPTION	ID	NO. AND INITIALS	HECTARES (HA)
1	Lot 9 Leakes Road	9\LP 130043	HZ 14A	132_61 PG	1.09
			HZ 14B	132_61 PG	0.53
			HZ 15A	132_61 PG	1.15
			HZ 15B	132_61 PG	0.05
			HZ 15C	132_61 PG	0.10
			HZ 15D	132_61 PG	0.42
			HZ 15E	132_61 PG	0.64
			HZ 15F	132_61 PG	0.03
			HZ 15G	132_61 PG	1.52
			HZ 15H	132_61 PG	1.83
			HZ 15I	132_61 PG	0.18
			HZ 15J	132_61 PG	0.21
			HZ 15K	132_61 PG	0.05
			HZ 15L	132_61 PG	0.02
			HZ 16C	132_61 PG	0.30
			HZ 16D	132_61 PG	0.66
			HZ 16E	132_61 PG	0.50
Sub-total				9.28	
3	105 Palmers Road	1\TP 131035	HZ 17A	132_61 PG	14.61
			HZ 17B	132_61 PG	0.28
			HZ 17C	132_61 PG	0.78
			Sub-total		
4	99 Palmers Road	8\LP 130043	HZ 1A	132_61 PG	0.11
			HZ 1B	132_61 PG	0.19
			Sub-total		
5	290 Sayers Road	1\TP 137104	HZ 14	132_61 PG	1.07
			Sub-total		
6	280 Sayers Road	2\LP130043	HZ 16A	132_61 PG	1.17
			HZ 16B	132_61 PG	0.49
			Sub-total		

PSP PROPERTY NO.	PROPERTY DETAILS	LOT NUMBER	HABITAT ZONE	EVC	SIZE
ID	HOUSE ADDRESS	PARCEL DESCRIPTION	ID	NO. AND INITIALS	HECTARES (HA)
7	270 Sayers Road	3\LP130043	HZ 12A	132_61 PG	3.22
			HZ 13	132_61 PG	1.55
			Sub-total		
8	260 Sayers Road	4\LP 130043	HZ 6	132_61 PG	1.35
			HZ 7	132_61 PG	1.53
			HZ 8	132_61 PG	0.46
			HZ 9	132_61 PG	1.44
			HZ 10	132_61 PG	0.23
			HZ 11	132_61 PG	0.94
			Sub-total		
9	250 Sayers Road	5\LP 130043	HZ 4A	132_61 PG	0.21
			HZ 4B	132_61 PG	0.23
			Sub-total		
10	240 Sayers Road	6\LP 130043	HZ 3B	132_61 PG	0.04
			HZ 5A	132_61 PG	5.13
			Sub-total		
11	25 Palmers Road	7\LP 130043	HZ 2A	132_61 PG	0.04
			HZ 2B	132_61 PG	0.24
			HZ 2C	132_61 PG	0.41
			HZ 3A	132_61 PG	2.45
			Sub-total		
TOTAL					47.45

## OFFSET CALCULATIONS

NVPP Table 3: Offset Requirements for Habitat Zones which can be removed

PSP PROPERTY NO.	PROPERTY DETAILS	LOT NUMBER	HABITAT ZONE	ECOLOGICAL VEGETATION CLASS (EVC) DESCRIPTION	CONSERVATION SIGNIFICANCE	LOSS (HABITAT HECTARES TO BE REMOVED)	NET GAIN MULTIPLIER	GAIN TARGET (HABITAT HECTARES) OFFSET TO BE ACHIEVED
ID	HOUSE ADDRESS	PARCEL DESCRIPTION	ID	NO. AND INITIALS	LOW, HIGH ETC			
1	Lot 9 Leakes Road	9\LP 130043	HZ 14A	132_61 PG	Very High	0.447	2	0.894
			HZ 14B	132_61 PG	Very High	0.217	2	0.434
			HZ 15A	132_61 PG	Very High	0.518	2	1.036
			HZ 15B	132_61 PG	Very High	0.023	2	0.046
			HZ 15C	132_61 PG	Very High	0.045	2	0.090
			HZ 15D	132_61 PG	Very High	0.189	2	0.378
			HZ 15E	132_61 PG	Very High	0.288	2	0.576
			HZ 15F	132_61 PG	Very High	0.014	2	0.028
			HZ 15G	132_61 PG	Very High	0.684	2	1.368
			HZ 15H	132_61 PG	Very High	0.824	2	1.648
			HZ 15I	132_61 PG	Very High	0.081	2	0.162
			HZ 15J	132_61 PG	Very High	0.095	2	0.190
			HZ 15K	132_61 PG	Very High	0.023	2	0.046
			HZ15L	132_61 PG	Very High	0.009	2	0.018
			HZ 16C	132_61 PG	Very High	0.108	2	0.216
			HZ 16D	132_61 PG	Very High	0.238	2	0.476
			HZ 16E	132_61 PG	Very High	0.180	2	0.360
							Sub-total	7.966
3	105 Palmers Road	1\TP 131035	HZ 17A	132_61 PG	High	4.821	1.5	7.232
			HZ 17B	132_61 PG	High	0.092	1.5	0.139
			HZ 17C	132_61 PG	High	0.257	1.5	0.386
							Sub-total	7.757
4	99 Palmers Road	8\LP 130043	HZ 1A	132_61 PG	High	0.035	1.5	0.053
			HZ 1B	132_61 PG	High	0.061	1.5	0.092
							Sub-total	0.145
5	290 Sayers Road	1\TP 137104	HZ 14	132_61 PG	Very High	0.439	2	0.878

PSP PROPERTY NO.	PROPERTY DETAILS	LOT NUMBER	HABITAT ZONE	ECOLOGICAL VEGETATION CLASS (EVC) DESCRIPTION	CONSERVATION SIGNIFICANCE	LOSS (HABITAT HECTARES TO BE REMOVED)	NET GAIN MULTIPLIER	GAIN TARGET (HABITAT HECTARES) OFFSET TO BE ACHIEVED
ID	HOUSE ADDRESS	PARCEL DESCRIPTION	ID	NO. AND INITIALS	LOW, HIGH ETC			
6	280 Sayers Road	2\LP130043	HZ 16A	132_61 PG	Very High	0.421	2	0.842
			HZ 16B	132_61 PG	Very High	0.176	2	0.353
							Sub-total	1.195
7	270 Sayers Road	3\LP130043	HZ 12A	132_61 PG	Very High	1.642	2	3.284
			HZ 13	132_61 PG	High	0.481	1.5	0.722
							Sub-total	4.006
8	260 Sayers Road	4\LP 130043	HZ 6	132_61 PG	Very High	0.297	2	0.594
			HZ 7	132_61 PG	Very High	0.627	2	1.254
			HZ 8	132_61 PG	Very High	0.225	2	0.450
			HZ 9	132_61 PG	Very High	0.763	2	1.526
			HZ 10	132_61 PG	Very High	0.129	2	0.258
			HZ 11	132_61 PG	Very High	0.451	2	0.902
							Sub-total	4.984
9	250 Sayers Road	5\LP 130043	HZ 4A	132_61 PG	Very High	0.095	2	0.190
			HZ 4B	132_61 PG	Very High	0.104	2	0.208
							Sub-total	0.398
10	240 Sayers Road	6\LP 130043	HZ 3B	132_61 PG	Very High	0.009	2	0.018
			HZ 5A	132_61 PG	Very High	2.565	2	5.130
							Sub-total	5.148
11	25 Palmers Road	7\LP 130043	HZ 2A	132_61 PG	Very High	0.015	2	0.030
			HZ 2B	132_61 PG	Very High	0.091	2	0.182
			HZ 2C	132_61 PG	Very High	0.156	2	0.312
			HZ 3A	132_61 PG	Very High	0.539	2	1.078
							Sub-total	1.602
							TOTAL	34.109



## 4.5 EMPLOYMENT AND ACTIVITY CENTRES

### 4.5.1 OBJECTIVES

#### LOCAL TOWN CENTRE

- To provide an activity centre that is centrally located in the Truganina South community and meets its day-to-day convenience and service needs.
- To ensure that the type and scale of shops are appropriate to the neighbourhood role and function of the centre.
- To provide employment opportunities in retailing, commerce, leisure, service industries, health services and community services.
- To integrate community facilities, including education, within and at the periphery of the activity centre.
- To create attractive public and private spaces, including streets, which foster community interaction.
- To use consistent landscaping themes, street furniture, signage to create a distinctive sense of place.
- To provide an attractive interface with Dohertys Creek that encourages passive surveillance.
- To encourage access to the centre by walking, cycling and public transport through integration of the trail network and public transport infrastructure with the centre.
- To seek landscape design and architecture that reinforces the activity centre as the community and commercial focus of the precinct.
- To provide for very limited local shops outside of the activity centres that can meet local convenience needs.
- To ensure publicly accessible spaces on private or public land are easily visible from the public realm
- To reduce the potential for property damage and unsafe spaces.

#### BUSINESS CENTRE

- To provide services and facilities that support industry and employment in the Truganina Employment Precinct including such uses as conference, meeting and reception facilities, accommodation, and business support services.
- To provide employment opportunities for local residents including white collar jobs.
- To use consistent landscaping themes, street furniture and signage to create a distinctive office park environment.
- To ensure that public open spaces, landscape design and architecture create an office park image for the centre.
- To reasonably protect the visual amenity of adjoining residential uses
- To ensure publicly accessible spaces on private or public land are easily visible from the public realm
- To reduce the potential for property damage and unsafe spaces.

### 4.5.2 IMPLEMENTATION

The activity centre objectives are met by the implementation of all of the following.

- » *Plan 5: Future Urban Structure Plan*
- » *An approved Urban Design Framework for the Local town centre*
- » *An approved Urban Design Framework for the Business centre*
- » *Planning and design guidelines as set out in this element.*

### 4.5.3 LOCAL TOWN CENTRE - PLANNING AND DESIGN GUIDELINES

The Centre should include the following land uses and design elements:

- Commercial offices.
- Community services, including health, higher or further education, places of worship, sport and fitness facilities.
- Dining and entertainment – possibly including galleries, pubs/clubs.
- Residential units and apartments including options for dwellings above ground level.
- Direct access from public streets or spaces to town centre premises.
- A public ‘town square’.
- Possibilities for the inclusion of upper level dwellings in commercial developments.

#### 4.5.4 LOCAL TOWN CENTRE - URBAN DESIGN FRAMEWORK

The urban design framework must:

- Address the Planning and Design Guidelines for the activity centre set out under section 4.5.3
- Show potential for future expansion of commercial floorspace, dwellings and employment opportunities in the centre.
- Provide for any outdoor walls/spaces accessible to the public to be treated in accordance with Crime Prevention Through Environmental Design (CPTED) by:
  - Use of rough surfaces/finishes, low absorbency materials and anti-graffiti coating
  - Minimising large areas of blank wall.
- Building design guidelines including the interface with streets and public spaces, heights, materials and articulation to define the public domain and enhance the function and amenity of public streets.
- Set out the design of streets including design measures that encourage walking and cycling to and through the centre including links to the wider trail network and public transport.
- Address the design of the intersection of Westmeadows Lane and the north-south local roads at the southeast corner of the Local town centre
- An overall landscape concept for the centre.
- Details of street lighting, street furniture, public signage.
- Set out arrangements for access to the centre from Forsyth Road.
- Guidelines to support environmental sustainability including water sensitive urban design and energy conservation.
- Show how development will integrate the centre with Dohertys Creek.
- Set out design guidelines for advertising signs.
- Set out arrangements for service areas for deliveries, waste disposal, emergency services that will not generate material impact on adjacent residential areas.
- Set out how public transport will be integrated with the centre including provision of end of trip facilities and bus stops. This is to include consultation with the Director of Public Transport.

#### 4.5.5 BUSINESS CENTRE – PLANNING AND DESIGN GUIDELINES

The Centre should incorporate the following uses and planning and design elements:

- Development that fronts Palmers Road and Leakes Road.
- A wide range of business services and related uses including a reception/conference centre, hotel/motel accommodation, commercial office space, small business incubator spaces.
- Higher density housing at the interface with surrounding residential areas and, if complementary to other land uses, within centre.
- Limit shop uses to the eastern part of centre
- Built form that responds to the scale of adjacent dwellings, or the likely form of adjacent dwellings, at any residential interface.

#### 4.5.6 BUSINESS CENTRE – URBAN DESIGN FRAMEWORK

The urban design framework must:

- Respond to the Planning and Design Guidelines for the activity centre set out under section 4.5.5.
- Provide for any outdoor walls/spaces accessible to the public to be treated in accordance with Crime Prevention Through Environmental Design (CPTED) by:
  - Use of rough surfaces/finishes, low absorbency materials and anti-graffiti coating
  - Minimising large areas of blank wall.
- Building design guidelines including the interface with streets and public spaces, heights, materials and articulation to define the public domain and enhance the commercial function of the Centre.
- Set out the design of streets including design measures that encourage walking and cycling to and through the centre
- An overall landscape concept for the centre.
- Details of street lighting, street furniture, public signage.
- Set out arrangements for access to the centre from Leakes Road and Palmers Road.
- Guidelines to support environmental sustainability including water sensitive urban design and energy conservation.
- Show how development will integrate the centre with the drainage channel to the west of the site.
- Set out design guidelines for advertising signs.
- Set out arrangements for service areas for deliveries, waste disposal, emergency services that will not generate material impact on adjacent residential areas.
- Set out how public transport will be integrated with the centre including provision of end of trip facilities and bus stops.







## 4.6 TRANSPORT AND MOVEMENT

### 4.6.1 TRANSPORT AND MOVEMENT OBJECTIVES

- To establish an integrated and sustainable transport network that provides for efficient vehicle movements and supports and encourages travel by means other than private vehicles.
- To link community facilities, residential areas and the activity centres through the off-road pedestrian and cycle network.
- To give priority to walking, cycling and public transport in local and collector streets.
- To support the early provision of local bus services and the off-road pedestrian and bicycle paths.
- To ensure that landscaping is provided in streets and the off-road pedestrian and bicycle paths to help create safe and attractive environments.

### 4.6.2 IMPLEMENTATION

The transport objectives are met by the implementation of all of the following:

- » *Plan 5: Future Urban Structure Plan*
- » *Plan 11: Road Network and Public Transport Plan*
- » *Table 6: Road Hierarchy*
- » *Plan 12: Walking and Trails Plan*
- » *Planning and design guidelines as set out 4.6.3*
- » *Road cross sections 1 to 7*

### 4.6.3 TRANSPORT AND MOVEMENT - PLANNING AND DESIGN GUIDELINES

#### ROAD NETWORK

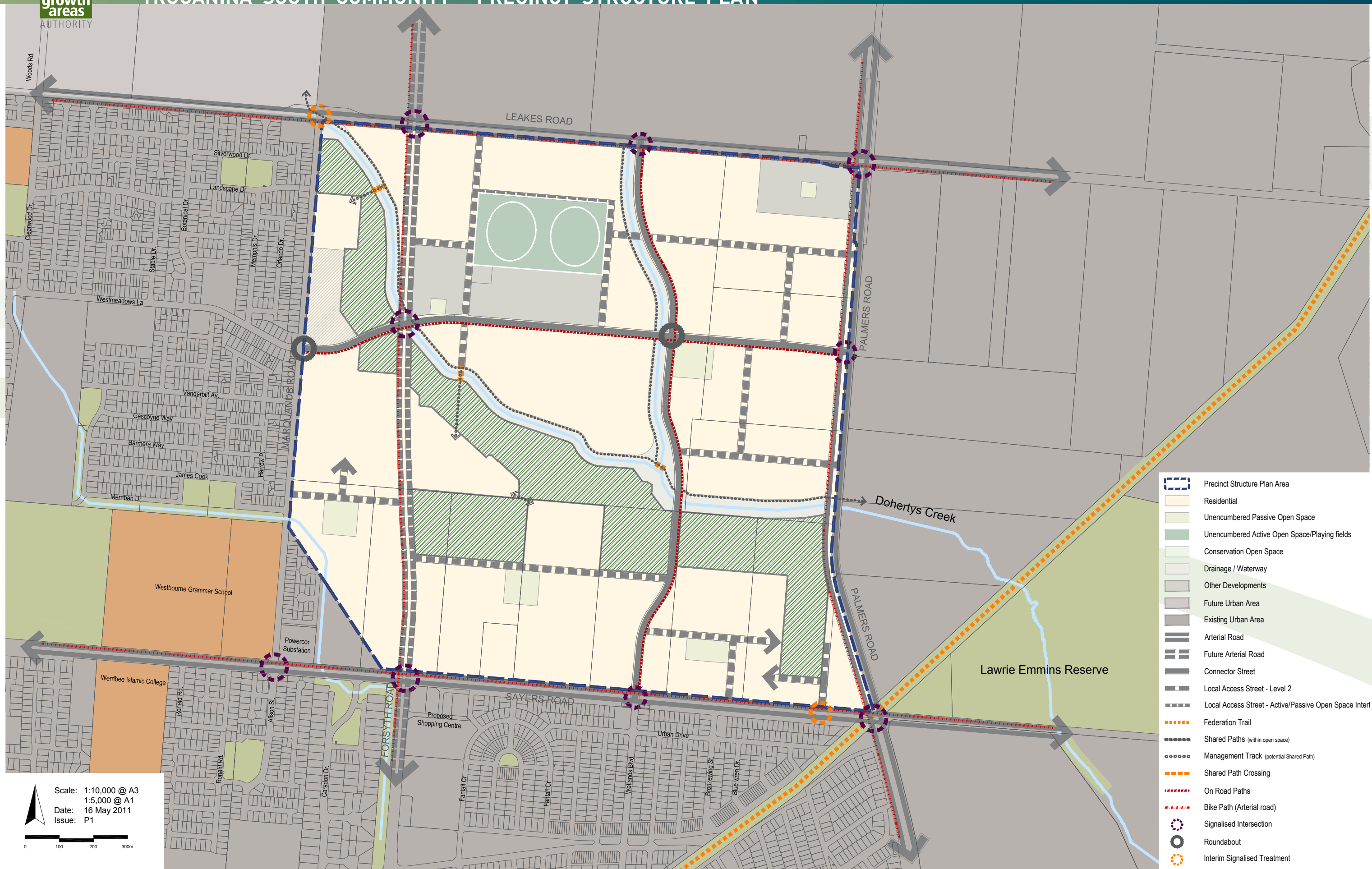
- Consider access to streets connecting to an arterial road in the context of the requirements of traffic management, safety, urban design and its urban environment,
- Provision of land for right of way flaring at all road connections to existing and proposed arterial roads for the ultimate design of the intersection in accordance with VicRoads' standards.
- The local road network must provide permeable and safe routes for walking and cycling to activity centres, schools, community facilities, the off-road trail network and public open space.
- Cul-de-sacs must not detract from convenient and safe pedestrian movements.
- Intersections of the connector streets and the arterial road network that are not included in the Development Contributions Plan for the PSP area must be constructed to achieve a minimum 10 year design life (following consultation with the appropriate road authority) to the satisfaction of the responsible authority.
- Staging of subdivisions is to provide for the timely connection of road links between properties and to the collector and arterial road network and the off-road pedestrian and bicycle network to the satisfaction of the responsible authority.

The following planning and design guidelines should be met:

- Dwellings should front roads, including arterial roads.
- Internal loop roads should be provided where dwellings front Arterial roads.

The following planning and design guidelines must be met:





0 100 200 300m



## BUS NETWORK

The following planning and design guidelines must be met:

- Where a bus route or bus stop has been nominated by the Director of Public Transport bus stop facilities must be:
  - Constructed by development proponents as part of the subdivision works (prior to the issue of a statement of compliance for the relevant stage) to a design standard approved by the Director of Public Transport
  - Provided with DDA compliant direct and safe pedestrian access connected to an existing pedestrian/shared path
  - Designed to reflect the needs of adjacent land uses such as activity centres schools, sports fields and employment areas
  - Designed to ensure safe and efficient pedestrian movements to and from bus stops and key pedestrian destinations.

A permit condition for subdivision can be included, generally as part of a Construction Plan condition, as follows:

Pavements, roads and verges on collector roads designed to accommodate bus stops generally in accordance with the location of bus stops shown in the Precinct Structure Plan applying to the land and to the satisfaction of the Director of Public Transport. Bus stops must comply with the Disability Discrimination Act 1992 (Commonwealth) and the Disability Standard for Accessible Public Transport 2002. The design of all bus stops should be in accordance with VicRoads Bus Stop Guidelines and DOI Requirements for Bus Stop Compliance and include:

a) Passenger hard stand areas

b) Tactile ground surface indicators

c) Bus stop kerbing.

All works specified on the approved construction plans must be constructed or carried out by the developer in accordance with those plans before the issue of a statement of compliance for the relevant stage under the Subdivision Act 1988 to the satisfaction of the responsible authority (and where relevant VicRoads and /or the Director of Public Transport).

Where bus stop facilities shown on a construction plan have not been constructed, a statement of compliance may still be issued provided that:

a) A bus service is not in operation, or will not be in operation within three months of the likely completion of works for that stage.

b) A developer has lodged a bond with the Director of Public Transport to the value of 150% of the proposed bus stop works.

A bond retained by the Director of Public Transport under this condition must be returned to the permit holder provided:

a) A statement of compliance has been issued for the last stage of the development allowed under this permit; and

b) No bus service is in operation to use the bonded bus stops.

## SHARED PATHWAYS

- Walking and cycling networks including bridges across drainage channels that are not included in the Development Contributions Plan for the land are to be constructed by development proponents as part of subdivision works (prior to the issue of a statement of compliance for the relevant stage).
- Footpaths and cycle paths are to be provided with increased width in areas expecting high foot traffic such as in front of schools and in activity centres.
- Cycle parking facilities are to be provided by development proponents in convenient and prominent locations at key destinations such as schools, sporting facilities and activity centres.
- Pedestrian and cycle crossing are provided on key desire lines and in particular at the interface between residential areas and activity centres and in the vicinity of bus stops.

## NOTE

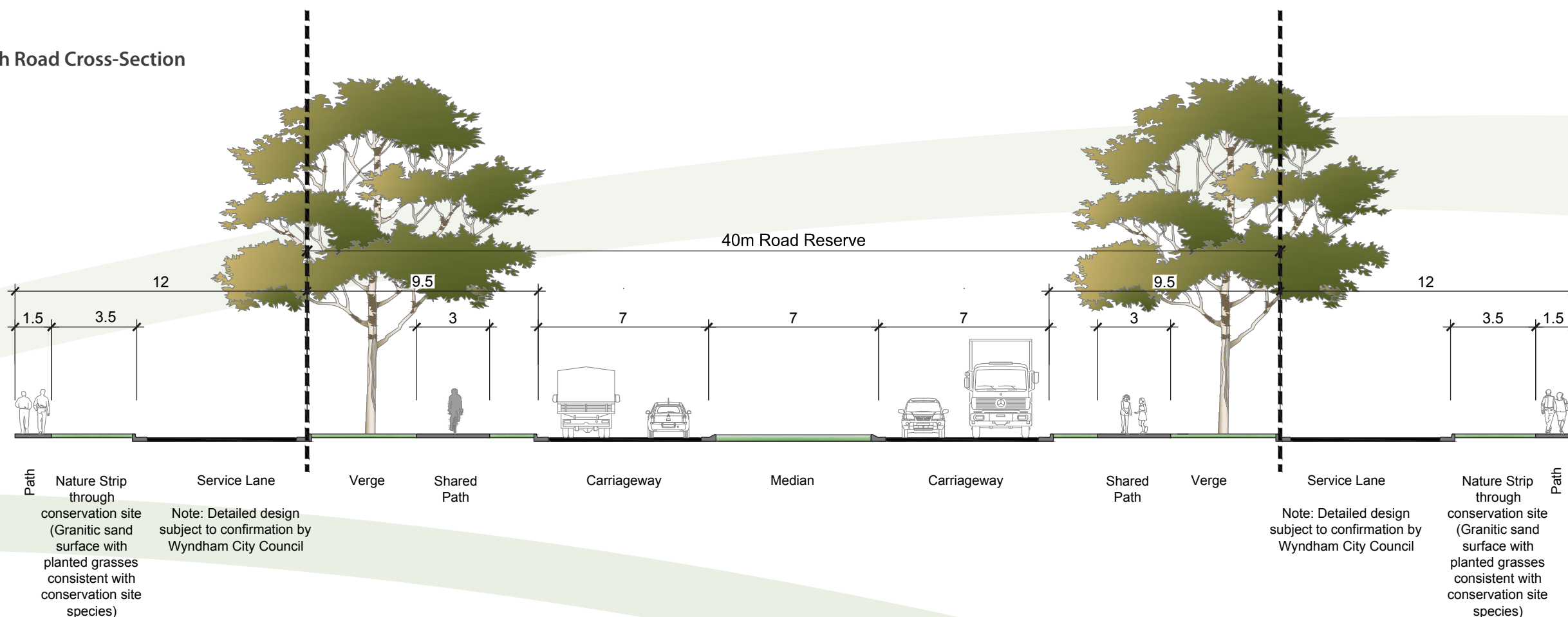
*Works that are included in the Development Contributions Plan may be provided by the development proponent as part subdivision works as in-kind works in lieu of cash payment if approved by the collection agency.*

**Table 6: Road hierarchy**

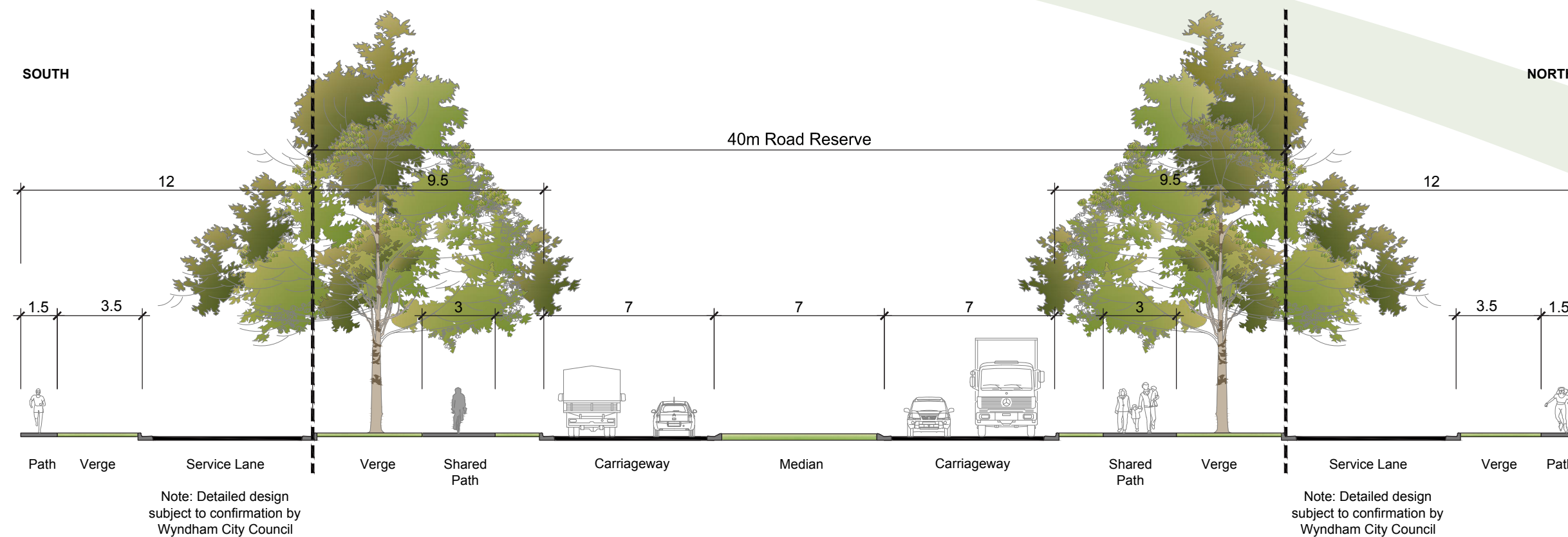
ROAD/STREET	EXISTING RESERVE	ULTIMATE RESERVE	ACCESS	TRAFFIC LANES	SPEED LIMIT	BUS	PROPERTY ACCESS AND PARKING	TREE RESERVE	LEAD AGENCY
Leakes Road	20m	50m	Limited access (Urban)	4-6	70kmh	Local	No	No	Council initially, VicRoads in future
Sayers Road	20m	40m	Limited access (Urban)	4	70kmh	PPTN	No	No	VicRoads
Palmers Road	20m	50m	Limited access (Urban)	4-6	70kmh	Local	No	No	Council initially, VicRoads in future
Forsyth Road	0m	40m	Limited access (Urban)	4	70kmh	Local	No	No	Council initially, VicRoads in future
Marquands Road	20m	20m	Direct access	2	50kmh	No	Yes	No	Council
Wetlands Boulevard extensions	0m	25m	Direct access	2	50kmh	Local	Yes	No	Council
North-south collector	0m	25m	Direct access	2	50kmh	Local	Yes	No	Council
Residential street	0m	16m	Direct access	2	50kmh	No	Yes	No	Council
Conservation Interface Street	0m	12m	Direct access	2	50kmh	No	Yes	No	Council

Connector roads are to be constructed by development proponents as part of the subdivision works prior to the issue of a statement of compliance for the relevant stage.

Cross-Section 1: Forsyth Road Cross-Section

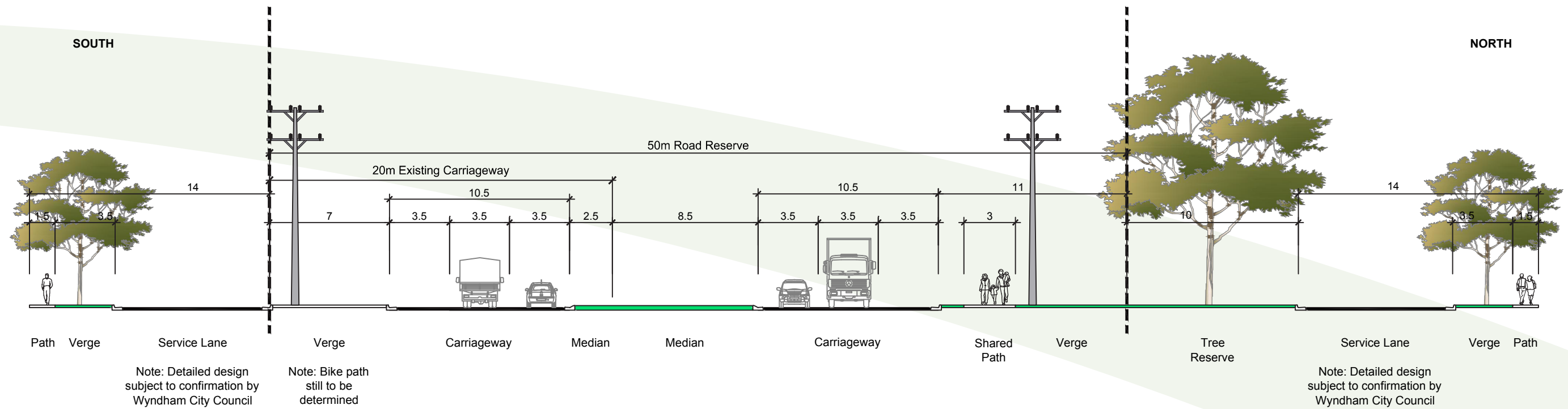


Cross-Section 2: Sayers Road Cross-Section

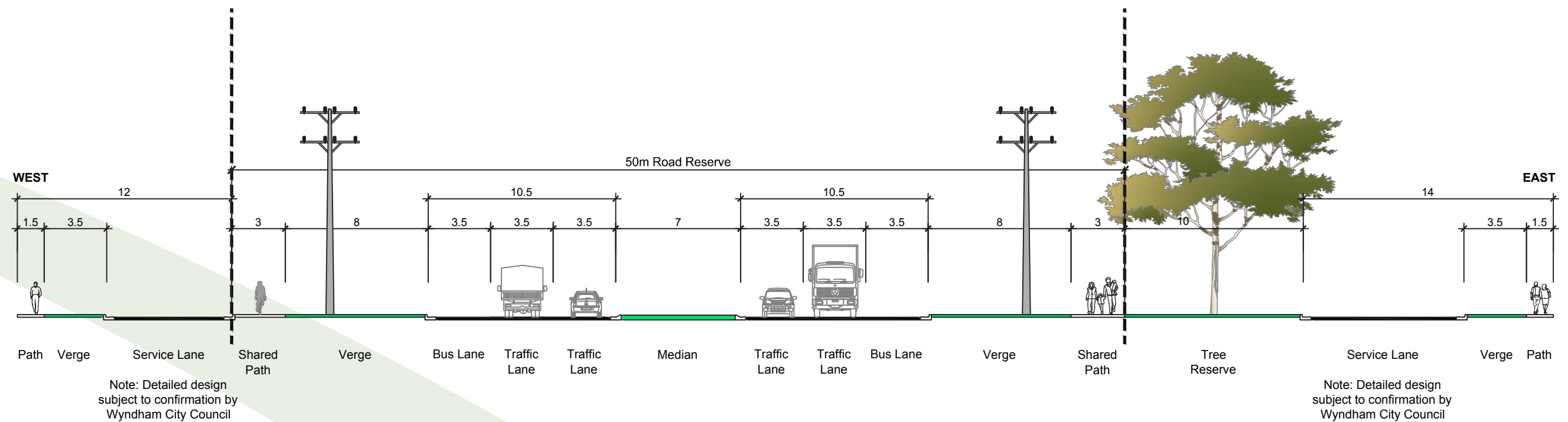




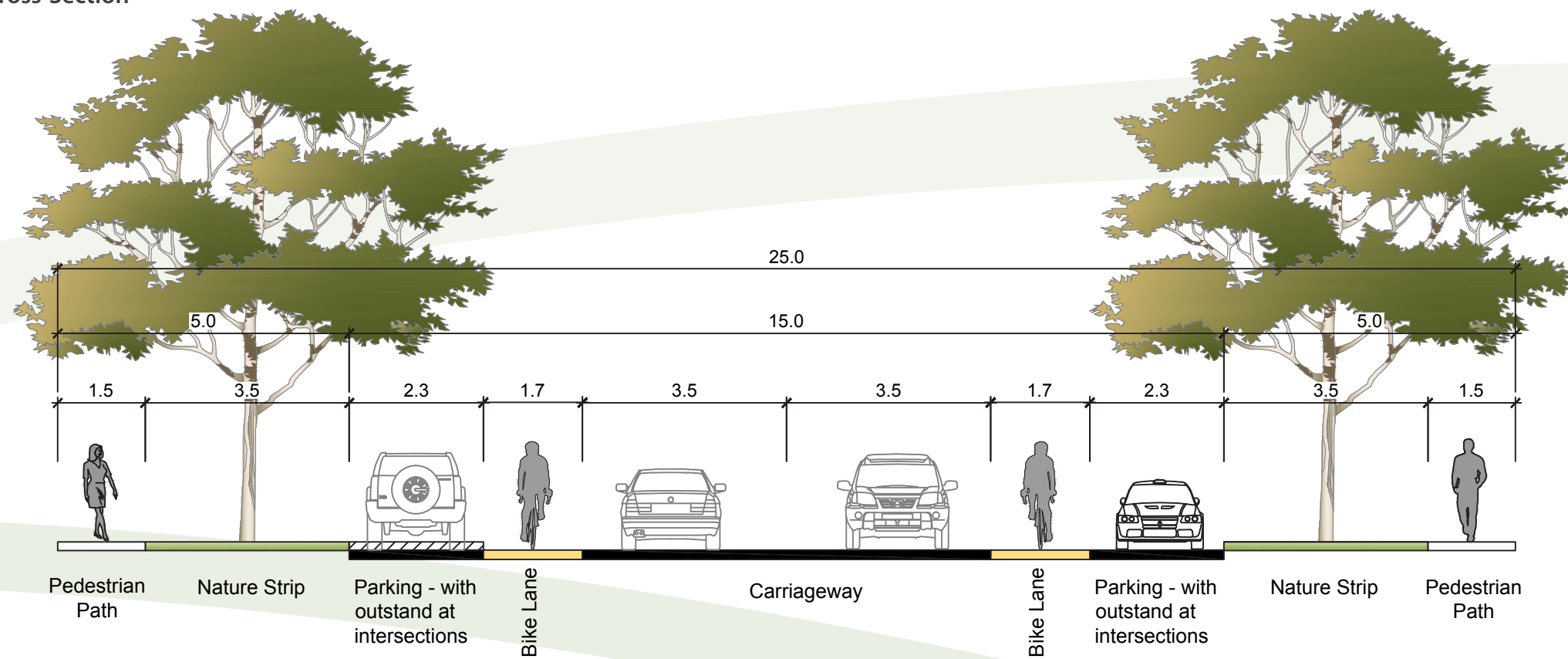
Cross-Section 3: Leakes Road Cross-Section



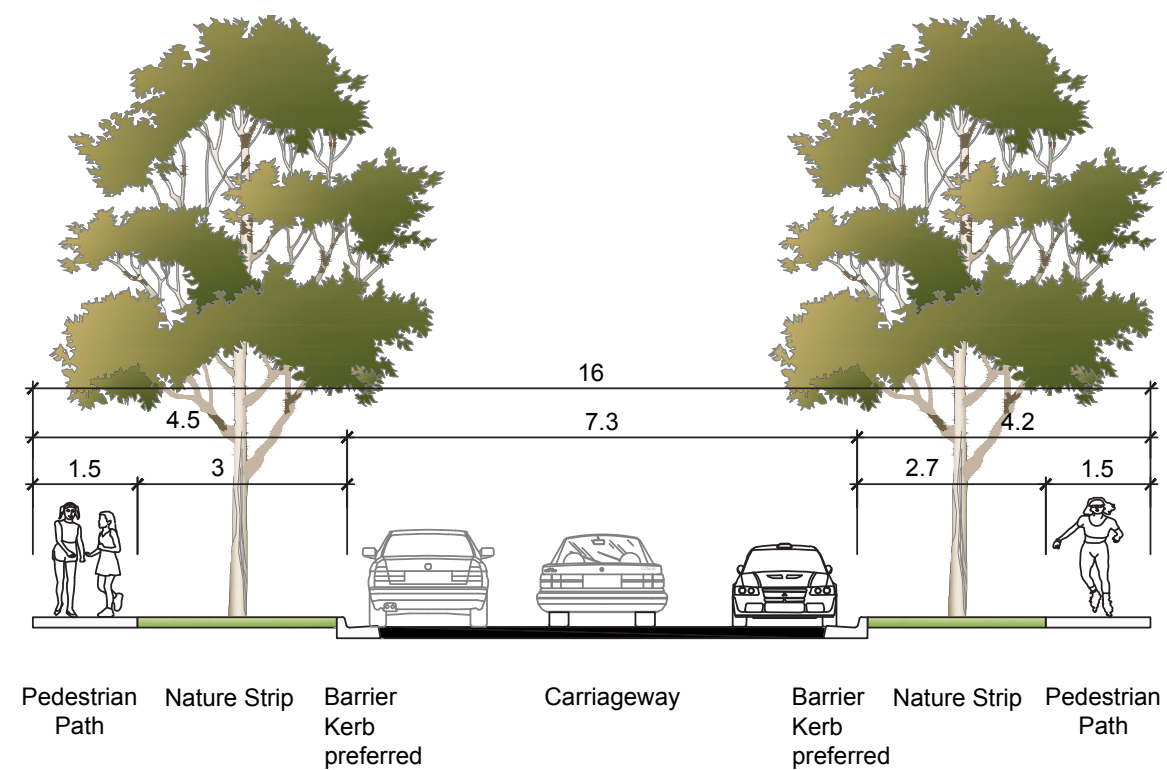
Cross-Section 4: Palmers Road Cross-Section



Cross-Section 5: Connector Road Cross-Section

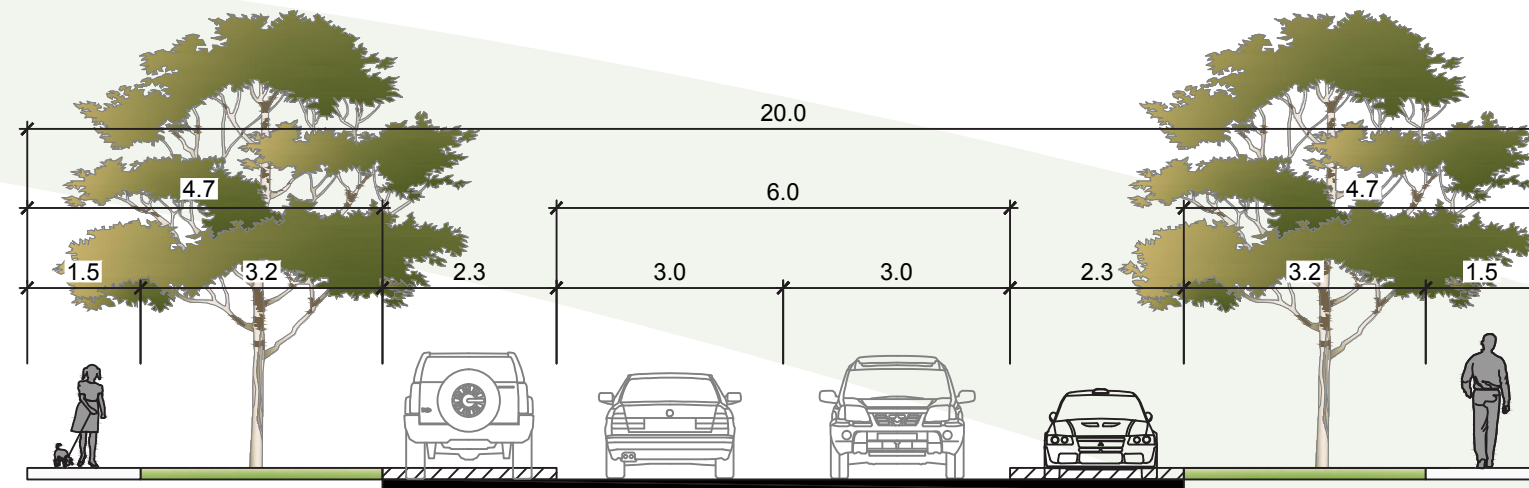


Cross-Section 6: Local Access Street - level 1

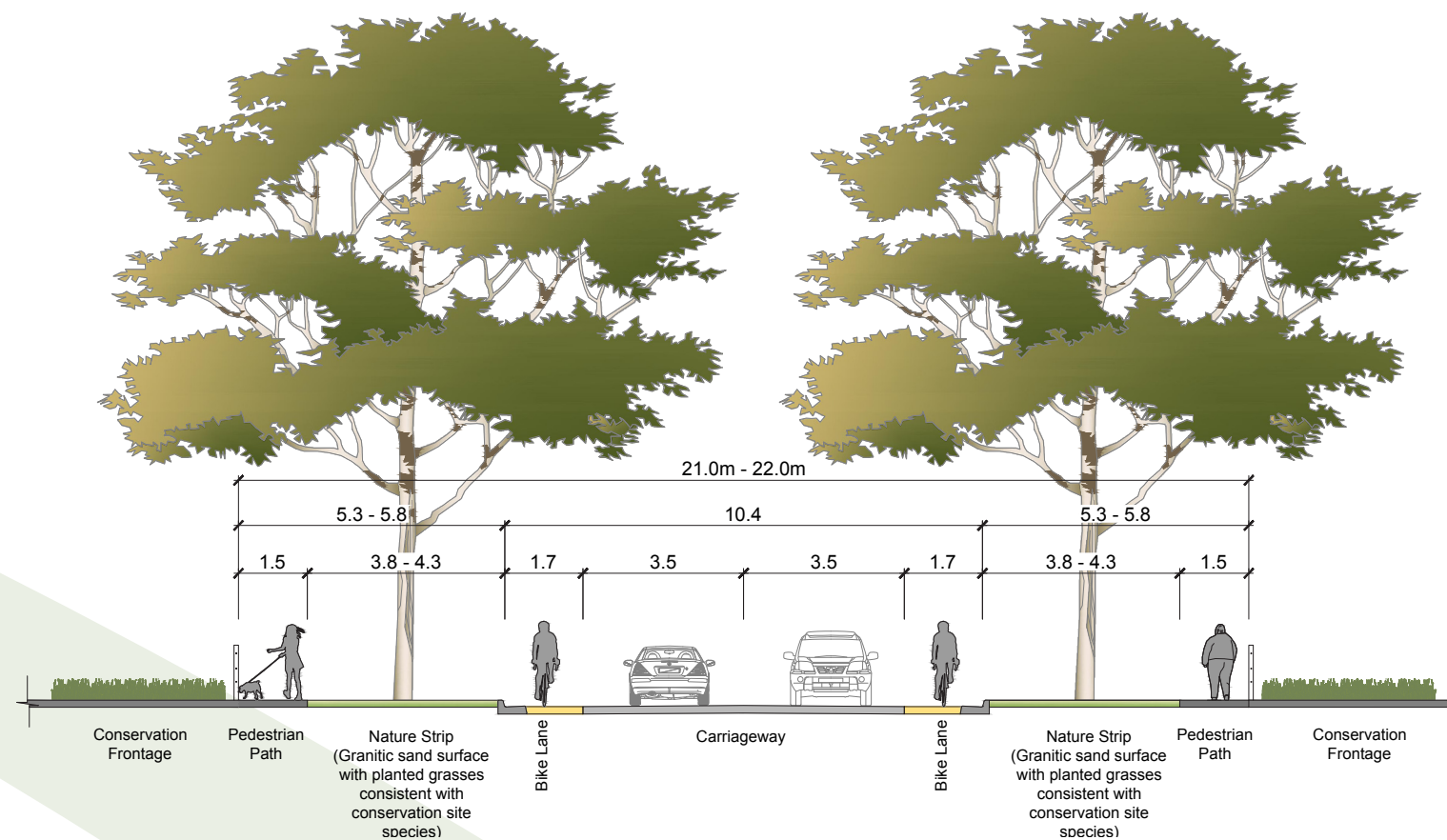




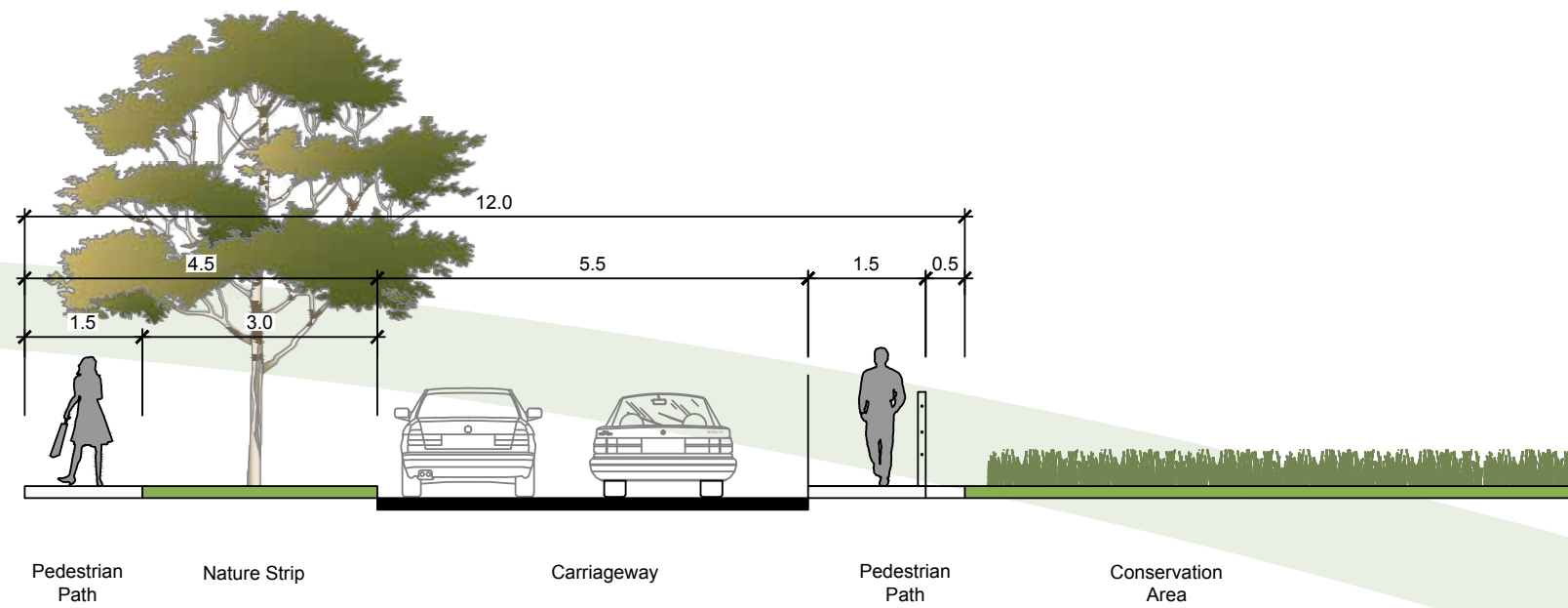
Cross-Section 7: Local Access Street - Level 2



Cross-Section 8: Connector with crossing conservation reserve

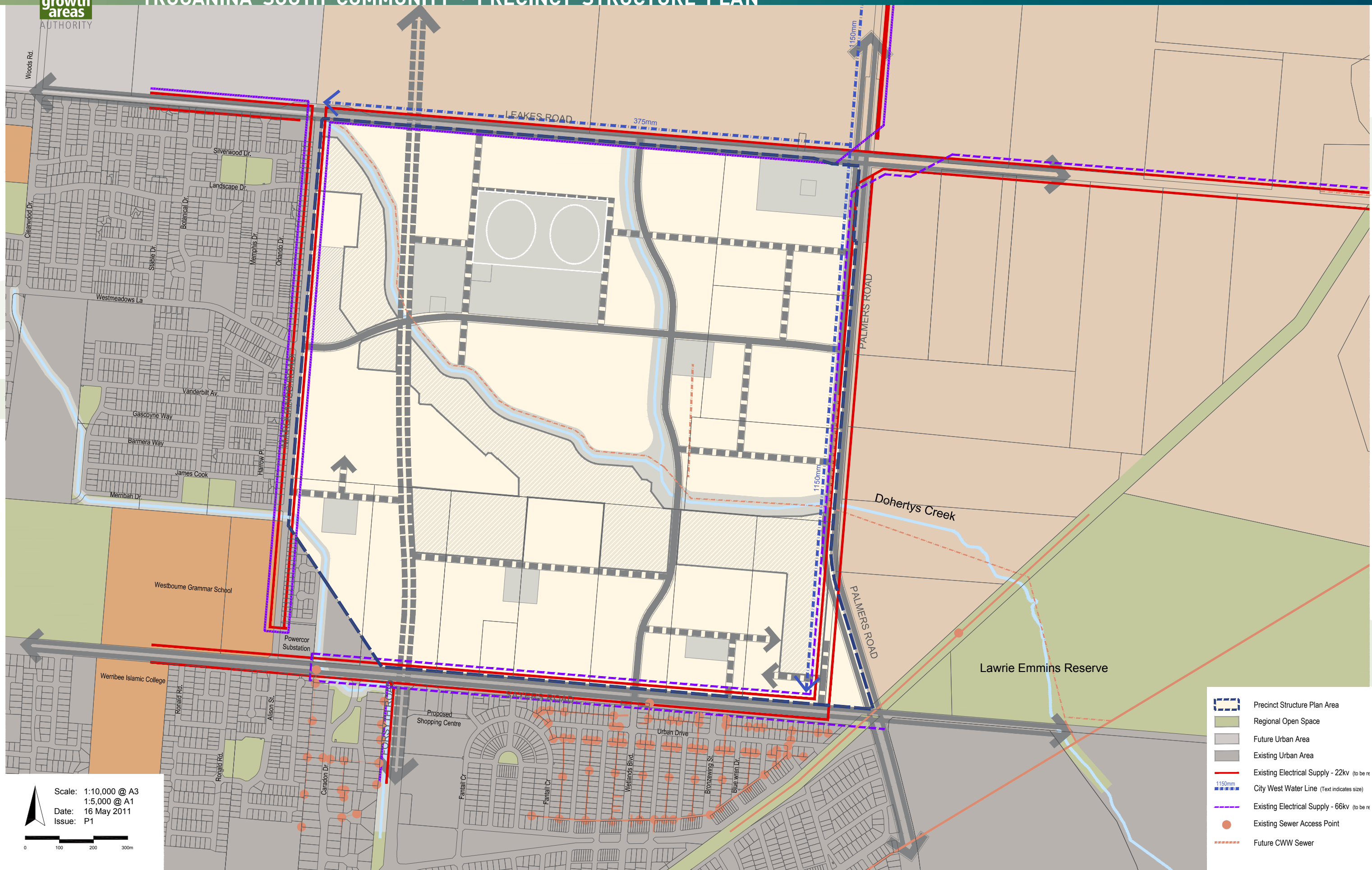


Cross-Section 9: Conservation open space interface street





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0 100 200 300m



## 4.7 UTILITIES AND DEVELOPMENT STAGING

### 4.7.1 UTILITIES AND DEVELOPMENT STAGING OBJECTIVES

- To provide all developed lots within the precinct with timely provision of:
  - » potable water service
  - » electricity
  - » reticulated sewerage service
  - » drainage
  - » gas
  - » telecommunications.
- To integrate retarding basins, water treatment, overland flow paths and passive and active open space.
- To ensure that the staging of development is integrated with existing development and infrastructure.
- To enable timely provision of community and commercial infrastructure.
- To enable timely provision of the arterial and internal collector road network.
- To provide for the timely acquisition and development of open spaces.

**Table 7: Utility providers**

CATEGORY	RESPONSIBILITY
Water	City West Water
Drainage	Wyndham CC / Melbourne Water
Sewage	City West Water
Gas	SP Ausnet
Electricity	Jemena / Powercor
Telecommunications	Telstra

### 4.7.2 IMPLEMENTATION

The Utilities and Energy objectives are met by the implementation of all of the following:

- » *Plan 5: Future Urban Structure Plan*
- » *Plan 13: Physical services*
- » *Meeting the requirements of the relevant service provider or authority*
- » *Planning and design guidelines outlined in 4.7.3.*

### 4.7.3 PLANNING AND DESIGN GUIDELINES

The following planning and design guidelines should be met.

- Power lines should be laid underground.
- Power substations should be screened with a vegetation screen to reduce amenity impacts.
- Development should not create circumstances in which residents will be unreasonably isolated from commercial and community facilities or public transport.
- Access to a development must be via a sealed road.

The following planning and design guidelines must be met:

- Roads must be constructed to property boundaries where inter-parcel connections are indicated in the structure plan, by any date or stage of development required or approved by the Responsible Authority.
- Without the prior written consent of the responsible authority, service authority, easements must not encumber public open space.

## 5.0 PRECINCT INFRASTRUCTURE PLAN

### 5.1 INTRODUCTION

This Precinct Infrastructure Plan (PIP) sets out infrastructure and services required to meet the needs of development of the precinct. The infrastructure and services are to be provided through a number of mechanisms including:

- subdivision construction works by developers;
- development contributions (community infrastructure levy and development infrastructure levy);
- utility service provider contributions; and
- capital works projects by Council, state government agencies and community groups.

#### 5.1.1 SUBDIVISION CONSTRUCTION WORKS BY DEVELOPERS

As part of subdivision construction works, new development is required to meet the total cost of delivering the following infrastructure:

- Connector and collector roads and local streets.
- Local bus stop infrastructure.
- Landscaping of all existing and future roads and local streets.
- Intersection works and traffic management measures along arterial roads, collector roads and local streets (with reimbursement for those that are included in the Development Contributions Plan to the satisfaction of the collecting agency).
- Council approved fencing and landscaping (where required) along arterial roads.
- Local pedestrian and bicycle paths along local arterial roads, collector roads and local streets and within local parks (except those included in the Development Contributions Plan).
- Basic improvements to local parks / open space including levelling, grassing, tree planting and local paths consistent with the Councils required construction standards.
- Local drainage systems.
- Infrastructure as required by utility services providers including water, sewerage, drainage (except where the item is funded through a Drainage Scheme), electricity, gas, and telecommunications.

#### 5.1.2 DEVELOPMENT CONTRIBUTIONS PLAN

A development contribution plan has been prepared for the Truganina Community Precinct in conjunction with this PSP. The Development Contribution Plan is an incorporated document of the Wyndham Planning Scheme. The key infrastructure and services items to be included in the development contributions plan are outlined in this section. (These items are either fully funded or partly funded by the Truganina South Community Precinct DCP).

##### COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Development Contribution Plan requires that new development in the Truganina Community Precinct meets the cost (in whole or in part) of delivering a number of community infrastructure items funded through the Community Infrastructure Levy (CIL).

##### DEVELOPMENT INFRASTRUCTURE LEVY (DIL)

The Development Contribution Plan requires that new development in the Truganina Community Precinct meets the cost (in whole or part) of delivering the following development infrastructure funded through the Development Infrastructure Levy (DIL):

- Leakes Road
- Palmers Road
- Sayers Road
- Forsyth Road – land acquisition and construction of two carriageways
- Marquands Road – upgrade to urban standard

The Westmeadows Lane and Marquands Road Development Contributions Plan (2008) also applies to part of the land and is listed in Schedule 5 to Clause 45.06. It relates solely to reconstruction of Marquands Road, and involves only those properties abutting the relevant section of Marquands Road.

### 5.2 INFRASTRUCTURE AND SERVICES REQUIRED TO SUPPORT DEVELOPMENT OF THE PRECINCT.

Table 8 sets out the list of infrastructure and services required within the precinct to support its development, including details of:

- Infrastructure Group and Category.
- Project Title and Description.
- Lead Agency. (The agency responsible for the coordination and approval of the project. Other agencies and / or developers may have an involvement in the project).

Table 9 sets out the list of infrastructure and services required outside the precinct to support its development



**Table 8: Infrastructure and services required within the precinct to support the development of the precinct**

TITLE	DESCRIPTION	RESPONSIBILITY
<b>TRANSPORT</b>		
<b>Palmers Road</b>	Acquisition of full road reserve (west side) Rural construction of first carriageway VicRoads declaration of responsibility Duplication, potentially to six lanes	Wyndham CC Wyndham CC VicRoads VicRoads
<b>Leakes Road</b>	Construction of first carriageway VicRoads declaration of responsibility Duplication, potentially to six lanes	Wyndham CC VicRoads VicRoads
<b>Sayers Road</b>	Duplication	VicRoads
<b>Forsyth Road</b>	Acquisition of full road reserve Construction of both carriageways Intersection with Sayers and Leakes Roads	Wyndham CC Wyndham CC Wyndham CC
<b>Marquands Road</b>	Reconstruction to full urban standard	Wyndham CC
<b>Mid-block connector road intersections</b>	Construction of roundabout at the intersection north-south and east-west connector roads	Wyndham CC
<b>Local Bus network</b>	Creation of routes, purchase of buses, construction of new bus stops and associated infrastructure.	DOT / Bus Operator / Wyndham CC
<b>Mid-block connector road</b>	Construction of 4 culvert crossings over creeks, one roundabout, and five signalised connector/arterial road intersections	Wyndham CC
<b>SOCIAL, SPORT AND RECREATION</b>		
<b>Kindergarten</b>	Purchase of land or lease arrangement with DEECD Construction	Wyndham CC & DEECD Wyndham CC
<b>8 ha sport ovals</b>	Transfer of land to Council Development of access roads on reserve, car parking, ovals, pavilion, change rooms	Developer Wyndham CC
<b>Neighbourhood Parks (5 x 1 ha)</b>	Transfer of land to Council Development and construction	Developer Wyndham CC
<b>Off-road shared trails</b>	Development and construction	Wyndham CC
<b>State P9 School</b>	Purchase of land / construction	DEECD

**Table 9: Infrastructure and services outside the precinct required to support the development of the precinct**

ROAD/STREET	EXISTING RESERVE	ULTIMATE RESERVE
<b>TRANSPORT</b>		
<b>Palmers Road</b>	Acquisition of full road reserve Rural construction of first carriageway VicRoads declaration of responsibility Duplication, potentially to six lanes Deviation from Dohertys Creek and extension to Princes Freeway interchange	Wyndham CC Wyndham CC VicRoads VicRoads VicRoads (and Council first carriageway south from Sayers Road)
<b>Leakes Road</b>	Acquisition of full road reserve VicRoads declaration of responsibility Duplication, potentially to six lanes	Wyndham CC VicRoads VicRoads
<b>Sayers Road</b>	Duplication	VicRoads
<b>Forsyth Road</b>	Acquisition of full road reserve Construction of both carriageways	Wyndham CC Wyndham CC
<b>Point Cook Train Station</b>	Purchase of land Construction, (to commence 2010)etc	DOT
<b>Regional Rail Link</b>	Reservation and acquisition of land and construction	DOT
<b>Green Orbital Bus Route (potential)</b>	Purchase of Smart Buses, construction of new bus stops and associated SmartBus infrastructure, consistent with Victoria Transport Plan.	DOT
<b>Local Bus network</b>	Creation of routes, purchase of buses, construction of new bus stops and associated infrastructure.	DOT /Bus Operator / Wyndham CC
<b>SOCIAL, SPORT AND RECREATION</b>		
<b>Federation Trail (PPTN)</b>	Development and Construction	VicRoads
<b>Lawrie Emmins Reserve</b>	Development of sporting infrastructure	Wyndham CC
<b>Truganina South P9 School (Arndell Park Estate)</b>	Site acquisition and construction	DEECD & Private investment
<b>Truganina P9 School (Westmeadows Lane area)</b>	Site acquisition and construction	DEECD
<b>Wyndham Leisure &amp; Events Centre</b>	Site acquisition and construction	Wyndham CC
<b>Proposed Tarneit Learning Centre/ Library</b>	Site acquisition and construction	Wyndham CC
<b>More distant facilities providing services, but likely to be replicated, often closer</b>	Tarneit central P12 School Wyndham Athletics Centre Lawn bowling centres Wyndham Cultural Centre Wyndham Aquatic Centre Wyndham Basketball Centre	Wyndham CC Wyndham CC Wyndham CC Wyndham CC Wyndham CC Wyndham CC
<b>Public safety and justice</b>	Tarneit Police Station	DOJ

## 6.0 OTHER INFORMATION

### 6.1 GLOSSARY

#### ACTIVE OPEN SPACE

Land set aside for the specific purpose of formal outdoor sports by the community.

#### ACTIVITY CENTRE

Focus for business, shopping, working and leisure, and usually community facilities. Well served by public transport and containing higher density development. Growth areas include Principal Activity Centres, Major Activity Centres, Specialised Activity Centres, Local town centres and Local Centres.

#### AFFORDABLE HOUSING

Housing provided by the private sector for households on low to moderate incomes.

#### ARTERIAL ROAD

A higher order road providing for moderate to high volumes at relatively high speed typically used for inter-suburban journeys and linking to freeways, and identified under the Road Management Act 2004. All arterials are managed by the State Government. (cf Local Arterial Road)

#### CAPITAL EXPENDITURE

A payment made, or to be made for one-off long term infrastructure in terms of the Precinct Infrastructure Plan or Development Contributions Plan

#### CONNECTOR STREET

A lower order street providing for low to moderate volumes and moderate speeds linking local streets to the arterial network. Managed by the relevant local council.

#### CO-LOCATION

Adjoining land uses to enable complementary programs, activities and services and shared use of resources. For example, the co-location of schools and active open space.

#### COMMUNITY FACILITIES SEE COMMUNITY INFRASTRUCTURE

#### COMMUNITY INFRASTRUCTURE

Public and private, State, Council and non-council facilities which accommodate community support services, programs and activities (e.g. preschool, child care, youth services, aged services, community meetings, sporting competition, arts, performing arts, informal recreation, cultural activities, health programs, education activities, emergency services, civic, community support)

#### CONVENTIONAL DENSITY HOUSING

Housing with an average density of 10 to 14 dwellings per net developable hectare

#### CORRIDORS OF OPEN SPACE

Mainly along river and creek valleys, the coast, disused railways lines and aqueducts, that link together to form a network and provide active transport connections in the community to key destinations and facilities

#### DCP SEE DEVELOPMENT CONTRIBUTIONS PLAN

#### DEVELOPMENT CONTRIBUTIONS PLAN

Sets out the contributions expected from each individual landowner to fund infrastructure and services. Refer to Part 3B of the Planning and Environment Act 1987

#### EPBC ACT

The Environment Protection and Biodiversity Conservation Act 1999. Commonwealth legislation that requires development to respond to the presence of, among other things, threatened species or communities.

#### FREEWAY

A high speed and high volume road with the highest level of access control and typically used for longer distance journeys across the metropolitan area and country Victoria. All freeways are managed by VicRoads.

#### FRONTAGE

The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.

#### GAA SEE GROWTH AREAS AUTHORITY

#### GAFF SEE GROWTH AREA FRAMEWORK PLAN

#### GROSS DEVELOPABLE AREA MEANS:

The total land area, minus arterial and sub-arterial road widenings and reserves, floodways in dedicated reservations and school sites. Estate entry features, plantation and garden reserves and similar features are not omitted. Gross Developable Area is used in the calculation of public open space requirements. This is not a GAA standard definition.

#### GROSS HOUSING DENSITY SEE HOUSING DENSITY (GROSS)

#### GROWTH AREA

Areas on the fringe of metropolitan Melbourne designated for large-scale growth. The following municipal councils: Cardinia Shire; Wyndham City; Hume City; Melton Shire; Whittlesea City; Wyndham City

#### GROWTH AREA FRAMEWORK PLAN

Government document that sets long-term strategic planning direction to guide the creation of a more sustainable communities in the growth areas.

#### GROWTH AREAS AUTHORITY

A statutory authority established by the Victorian Government to work in partnership with councils and government agencies, and provide advice to government on the coordination of land development, infrastructure and service provision in the growth areas.

#### HIGHER DENSITY HOUSING

Housing with an average density of more than 30 dwellings per net developable hectare

Housing Density (Gross) Housing yield divided by gross developable area.

Housing Density (Net) Housing yield divided by net developable area.

#### HOUSING YIELD

Number of dwellings

#### INTEGRATION

Either shared use or co-location

#### JOINT USE SEE SHARED USE

#### LOCAL ARTERIAL ROAD

Similar to an arterial road, but generally more modest in terms of speed and volume. Supplements the declared arterial network and managed by the relevant local council.

#### LOCAL CENTRE

An activity centre smaller than a local town centre with a catchment of about 400m<sup>2</sup>, and may include a small supermarket or convenience store of 500m<sup>2</sup> to 1,500m<sup>2</sup>.

#### LOT

A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan

#### LOWER DENSITY HOUSING

Housing with an average density of lower than 10 dwellings per hectare.

#### MAC SEE MAJOR ACTIVITY CENTRE

#### MAJOR ACTIVITY CENTRE

Defined in Melbourne 2030, page 48

#### MEDIUM DENSITY HOUSING

Housing with an average density of 15 to 30 dwellings per net developable hectare



**LOCAL TOWN CENTRE SEE LOCAL TOWN CENTRE****NATIVE VEGETATION**

Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

**NATIVE VEGETATION PRECINCT PLAN**

Sets out requirements for the protection and removal of native vegetation for a defined area or precinct

**LOCAL TOWN CENTRE**

Defined in Melbourne 2030, page 49. In growth areas, retail element to be anchored by a 2,500m<sup>2</sup> supermarket, with a broad range of supporting retail goods and services.

**NET DEVELOPABLE AREA MEANS:**

The total land area, minus arterial and sub-arterial road widenings and reserves, floodways in dedicated reservations, school sites and [except in calculating public open space requirements] the open space required by Council. Estate entry features, plantation and garden reserves and similar features are not omitted. Net developable area is used to calculate transport related development contributions. This is not a standard GAA definition.

**NET DEVELOPABLE RESIDENTIAL AREA**

The total land area of residential land, minus arterial and sub-arterial road widenings and reserves, floodways in dedicated reservations, school sites and public open space. Net developable residential area is used in calculating housing density. This is not a standard GAA definition.

**NET HOUSING DENSITY SEE HOUSING DENSITY (NET)****NVPP SEE NATIVE VEGETATION PRECINCT PLAN****OPERATIONAL EXPENDITURE**

An ongoing cost for infrastructure in terms of the Precinct Structure Plan or Development Contributions Plan (PSP Guidelines, 2008, Section 8)

**PAC SEE PRINCIPAL ACTIVITY CENTRE****PASSIVE OPEN SPACE**

Parks, gardens, linear corridors, conservation bushlands and reserves that are made available for passive recreation, play and relatively low levels of physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.

**PIP SEE PRECINCT INFRASTRUCTURE PLAN****PPTN SEE PRINCIPAL PUBLIC TRANSPORT NETWORK****PRECINCT INFRASTRUCTURE PLAN**

Summarises how infrastructure and services necessary for the precinct will be delivered.

**PRECINCT STRUCTURE PLAN**

A statutory document that describes how a precinct or series of sites within a growth area will be developed over time. A PSP sets out the broad environmental, social and economic parameters for the use and development of land within the precinct.

**PRINCIPAL ACTIVITY CENTRE****DEFINED IN MELBOURNE 2030, PAGE 47****PRINCIPAL PUBLIC TRANSPORT NETWORK**

A high-quality public transport network that connects Principal and Major Activity Centres, and comprises the existing radial fixed-rail network, extensions to this radial network and new cross-town bus routes.

**PSP SEE PRECINCT STRUCTURE PLAN****PUBLIC HOUSING**

Housing provided by Government for households on low to moderate incomes.

Public Open Space Land set aside in a plan or land in a plan zoned or reserved under a planning scheme for public recreation or public resort; or as parklands; or for similar purposes. Incorporates active and passive open space.

**PUBLIC TRANSPORT INTERCHANGE**

Places where people can access or change between multiple public transport routes, for example, between train and bus or a multi-route bus station at a major activity centre.

**ROAD**

Includes highway, street, lane, footway, square, court, alley or right of way, whether a thoroughfare or not and whether accessible to the public generally or not.

**SHARED USE**

When schools, councils and community organisations come together to plan, build and in some cases jointly manage a single facility to be used by multiple service providers, e.g. the concept of using a school as a community facility is about enabling the school to provide for wider community utilisation.

**SITE AREA MEANS:**

The area of an individual lot, including a multi-unit housing lot, that is not proposed to be subdivided to create public roads. Site (or lot) area is used as a density indicator of multi-dwelling projects, and average site, or lot area as an alternative indicator of residential densities in subdivisions. Note this is not a standard GAA definition.

**SOCIAL HOUSING**

Housing provided by Housing Associations for households on low to moderate incomes.

**SOCIAL INFRASTRUCTURE**

Community Infrastructure plus public open space.

**SPECIALISED ACTIVITY CENTRE**

Defined in Melbourne 2030, page 49

**SPORTING OPEN SPACE SEE ACTIVE OPEN SPACE****UGB SEE URBAN GROWTH BOUNDARY****UGZ SEE URBAN GROWTH ZONE****URBAN GROWTH BOUNDARY**

A management tool to contain urban areas and limit their expansion. It divides land that is urban – to be used for housing, shops, factories – from land that is non-urban and to be used for purposes such as conservation, agriculture, mineral extraction, airports and the like.

**URBAN GROWTH ZONE**

Applies to land identified for future urban development to manage transition of non-urban land into urban land; to encourage development of well-planned and well-serviced new urban communities in accordance with an overall plan; to reduce the number of development approvals needed in areas where an agreed plan is in place; and to safeguard non-urban land from use and development that could prejudice its future urban development.

**WATER SENSITIVE URBAN DESIGN**

Aims to provide water-quality treatment as well as flood management and to reduce the pollution carried to our waterways. Key principles include minimising water resistant areas; recharging natural groundwater aquifers (where appropriate) by increasing the amount of rain absorbed into the ground; encouraging onsite reuse of rain; encouraging onsite treatment to improve water quality and remove pollution; using temporary rainfall storage (retarding basins/wetlands) to reduce the load on drains

**WYNDHAM CITY / WC**

Wyndham City Council

## 6.2 SUPPORTING INFORMATION

The following documents may assist in understanding the background to the vision, objectives and other requirements of this PSP.

A Fairer Victoria 2008: Strong People, Strong Communities, Department of Planning and Community Development, May 2008

A Plan for Melbourne's Growth Areas, Department of Sustainability and Environment, 2005

Ashton Traffic Services Pty Ltd, September 2008, Traffic Model for the Wyndham-Cardinia Growth Corridor, prepared for the Growth Areas Authority.

A Strategic Framework for Creating Liveable New Communities, Growth Areas Authority, March 2008

Activity Centre Design Guidelines, Department of Sustainability and Environment, January 2005

Central Region Sustainable Water Strategy, Department of Sustainability and Environment, 2004

Design Guidelines for Rear-loaded Dwellings, Wyndham City, (under preparation)

Design for Trucks, Buses and Emergency Vehicles on Local Roads, VicRoads, 1998

Development Contributions Guidelines, Department of Planning and Community Development, March 2007

Flora and Fauna Guarantee Strategy: Victoria's Biodiversity, Department of Natural Resources and Environment, 1997

Growing Victoria Together II, State of Victoria, March 2005

Growing Victoria Together, Department of Premier and Cabinet, 2001

Guidelines for Conducting Historical Archaeological Surveys, 2008, Heritage Council of Victoria and Heritage Victoria

Guidelines for Higher Density Residential Development, Department of Sustainability and Environment, October 2004

Healthy by Design: A planners' guide to environments for active living, National Heart Foundation of Australia, 2004

Landscape Design Guidelines for the Truganina Community Precinct, Wyndham City, (under preparation)

Linking Melbourne: Metropolitan Transport Plan, State of Victoria, November 2004

Linking People and Spaces: A Strategy for Melbourne's Open Space Network, Parks Victoria, 2002

Meeting Our Transport Challenges, State of Victoria, May 2006

Melbourne 2030: Planning for Sustainable Growth, State of Victoria, October 2002

Our Environment, Our Future, Department of Sustainability and Environment, 2006

Port Phillip and Westernport Regional Catchment Strategy, Port Phillip Regional Catchment and Land Protection Board, 1997

Planning for all of Melbourne: The Victorian Government Response to the Melbourne 2030 Audit, State of Victoria, 2008

Planning for Community Infrastructure in Growth Areas, Australian Social and Recreation Research Pty Ltd for Growth Area Councils, April 2008

Public Transport Guidelines for Land Use Development, Department of Transport, 2008

Safer Design Guidelines for Victoria, Department of Sustainability and Environment, June 2005

Schools as Community Facilities, Department of Education and Training, November 2005

Shared Facility Partnership: A Guide to Good Governance for Schools and the Community, Department of Education and Early Childhood Development, December 2007

The Victorian Greenhouse Strategy, Department of Natural Resources and Environment, 2002

Urban Development Program, Department of Planning and Community Development, annual

Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO, 1999

VicRoads Access Management Policies Version 1.02, VicRoads, May 2006

Victorian Heritage Strategy, Heritage Victoria, 2000





