Wollert

Precinct Structure Plan

June 2017

City of Whittlesea

Victorian Planning Authority

VICTORIA State Government

Amended by C210

Contents

Amended by C210 *Note: Any reference to the Victorian Planning Authority (VPA) in this document is a reference to the Growth Areas Authority (GAA) as defined under the Planning & Environment Act 1987.*

PLANS

TABLES

FIGURES

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	December 2016	C187	N/A
2	June 2017	C210	Correct anomolies throughout PSP

Plan A - Metropolitan Context
Wollert Precinct Structure Plan

City of Whittlesea

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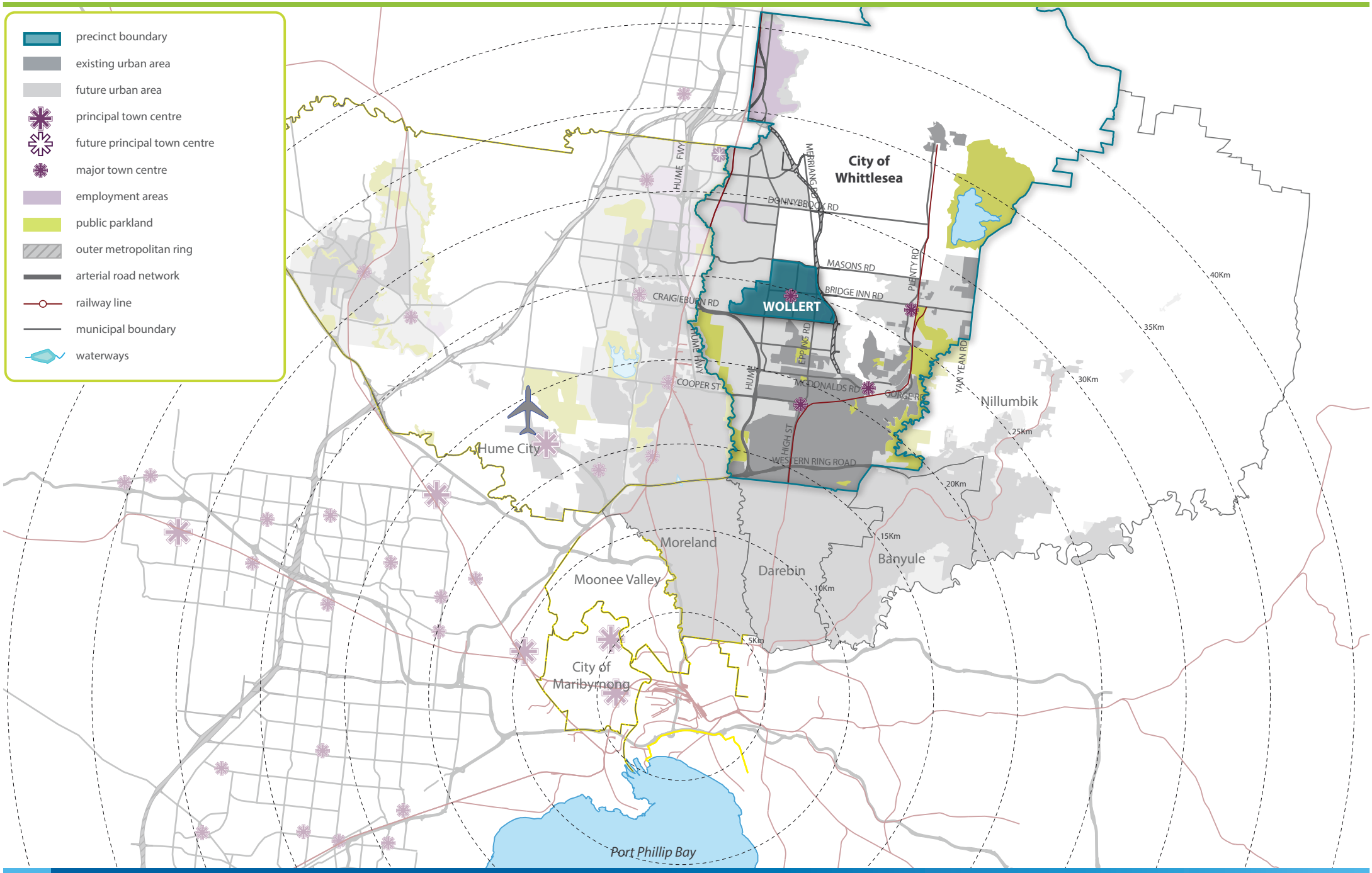

1.0 INTRODUCTION

The Wollert Precinct Structure Plan (the PSP) has been prepared by the City of Whittlesea (Council) and the Victorian Planning Authority (VPA), with assistance from Government agencies, service authorities and major stakeholders.

The Wollert Development Contributions Plan (DCP) has been prepared concurrently with this document. It requires development proponents to make a contribution toward the infrastructure required to support the development of the Precinct.

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

The PSP is a set of directions about how the land is to be developed. The PSP:

- Sets out plans to guide the delivery of quality urban environments in accordance with the Victorian Government guidelines;
- Enables the transition of non-urban land to urban land;
- Sets the vision for how the land should be developed and the outcomes to be achieved;
- Outlines the 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 and affordable lifestyle;
- Sets out objectives, requirements and guidelines for land use, development and subdivision;
- Provides Government agencies, the Council, developers, investors and local communities with certainty about future development; and
- Addresses the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999) in accordance with an endorsed program under part 10.*

* On 5 September 2013 an approval under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.

Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

The PSP is informed by:

- The *State Planning Policy Framework* set out in the *Whittlesea Planning Scheme*;
- The *Growth Corridor Plans: Managing Melbourne's Growth* (Growth Areas Authority, June 2012);
- The *Local Planning Policy Framework* of the *Whittlesea Planning Scheme*;
- The *Biodiversity Conservation Strategy* and *Sub Regional Species Strategies for Melbourne's Growth Areas* (*Department of Environment, Land, Water and Planning*, June 2013);
- The *Precinct Structure Planning Guidelines*.

The following planning documents have been developed in parallel with the PSP to inform and direct the future planning and development of the Precinct:

- The *Wollert Development Contributions Plan* (DCP) which requires development proponents to make a contribution toward infrastructure required to support the development of the Precinct; and
- The *Wollert Background Report* (Background Report).

1.1 How to read this document

This Precinct Structure Plan (PSP) guides land use and development where a planning permit is required under the Urban Growth Zone (Clause 37.07 of the Whittlesea Planning Scheme), or any other provision of the planning scheme that references this structure plan.

A planning application and a planning permit must implement the outcomes of the PSP. The outcomes are expressed as the **VISION AND OBJECTIVES.**

Each element of the PSP contains requirements and guidelines as relevant.

REQUIREMENTS must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in this structure plan. A requirement may reference a plan, table or figure in the PSP.

GUIDELINES express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline implements the outcomes the responsible authority may consider the alternative. A guideline may include or reference a plan, table or figure in the PSP.

Plan 1 - Precinct Features

Wollert Precinct Structure Plan - Amended by C210

City of Whittlesea

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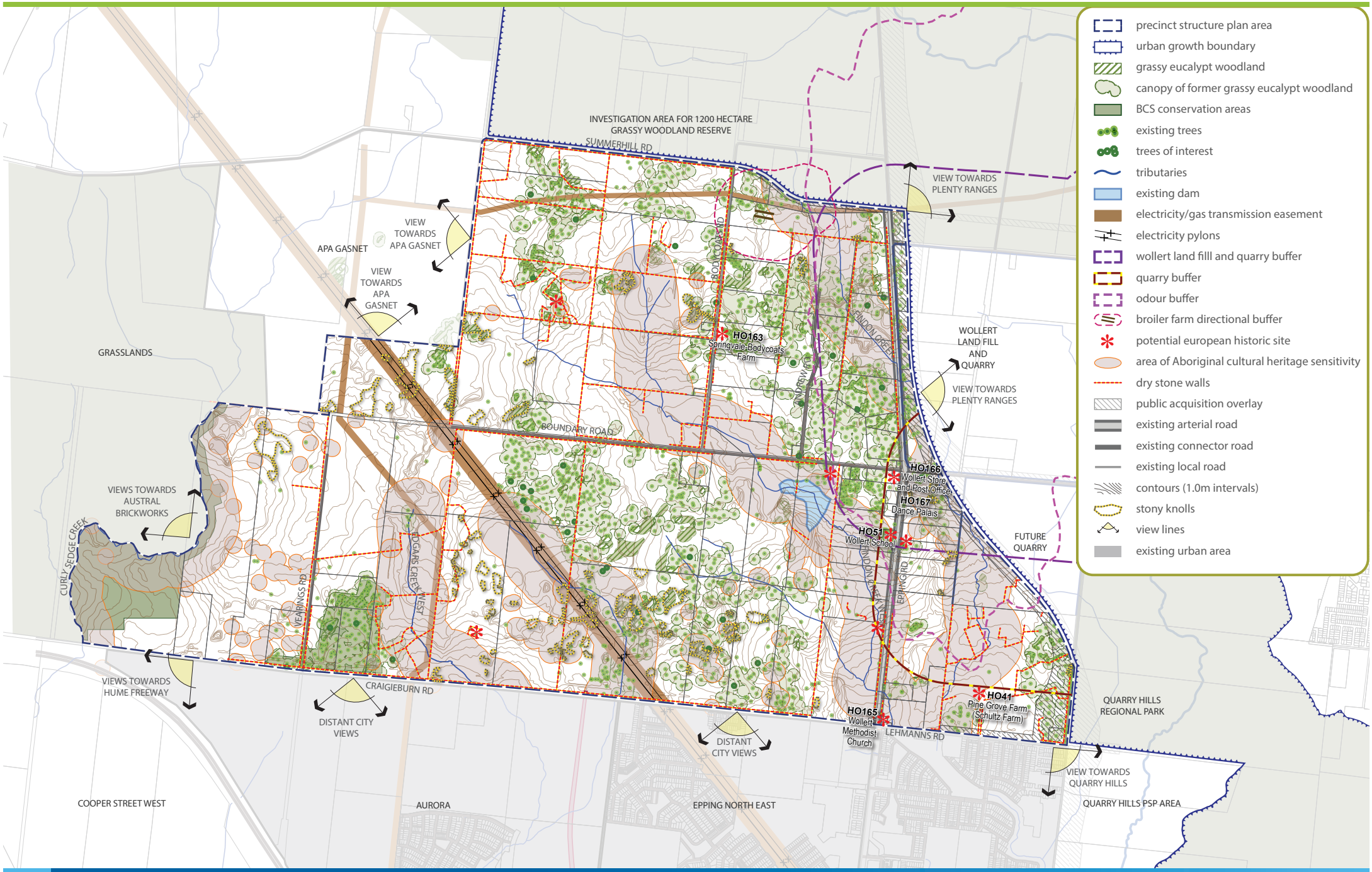

- precinct structure plan area
- urban growth boundary
- grassy eucalypt woodland
- canopy of former grassy eucalypt woodland
- BCS conservation areas
- existing trees
- trees of interest
- tributaries
- existing dam
- electricity/gas transmission easement
- electricity pylons
- wollert land filll and quarry buffer
- quarry buffer
- odour buffer
- broiler farm directional buffer
- potential european historic site
- area of Aboriginal cultural heritage sensitivity
- dry stone walls
- public acquisition overlay
- existing arterial road
- existing connector road
- existing local road
- contours (1.0m intervals)
- stony knolls
- view lines
- existing urban area

Development which meets these requirements, guidelines will implement the outcomes of the PSP.

Development must also comply with other Acts and approvals where relevant e.g. the *Environment Protection and Biodiversity Conservation Act 1999* in the case of biodiversity, or the *Aboriginal Heritage Act 2006* in the case of Aboriginal Cultural Heritage, amongst others.

Not every aspect of the land's use, development or subdivision is addressed in this PSP. A responsible authority may manage development and issue permits as relevant under its general discretion.

1.2 Land to which this PSP applies

The Wollert PSP area is located within Melbourne's North Growth Corridor, as identified in the *Growth Corridor Plans* (Growth Areas Authority, June 2012).

The Precinct is located in the City of Whittlesea, approximately 25 kilometres north of Melbourne's Central Business District. The site is located to the east of the Hume Freeway – Craigieburn Bypass, and approximately ten kilometres north of the Metropolitan Ring Road (refer to Plan A).

The Wollert PSP area continues the existing Epping North urban growth front, north from the established area of Epping. The PSP area itself covers a total land area of approximately 1,434 hectares, and is bound by Craigieburn Road East in the south, Summerhill Road in the north, Curly Sedge Creek in the west and the reservation for the future E6 to the east. The precinct's waterways, stony rises and views to the foothills of the Great Dividing Range, Melbourne's CBD and the Quarry Hills provide a distinctive landscape framework, with significant numbers of River Red Gums as the precinct's defining landscape feature. The dry stone walls and heritage structures provide a direct link to historic rural land use and add to the visual interest and cultural identity of the area.

Plan 1 identifies the Precinct Features.

1.3 Development Contributions Plan (DCP)

The Wollert DCP sets out requirements for infrastructure funding across the Wollert PSP area. The DCP is a separate document incorporated in the *Whittlesea Planning Scheme* and implemented through a Development Contributions Plan Overlay (Schedule 16).

1.4 Background Information

The preparation of this PSP has been informed by a number of background studies covering the local and metropolitan context , which have been summarised in the separate Wollert Precinct Background Report. Studies undertaken include:

- Historic (European) and Aboriginal Cultural Heritage assessment,
- Visual character, landform and topography,
- Land contamination,
- Integrated water management,
- Utilities servicing,
- Transport modelling,
- Economic and retail provision
- Community infrastructure, and
- Risk assessment.

Plan 2 - Future Urban Structure

Wollert Precinct Structure Plan - Amended by C210

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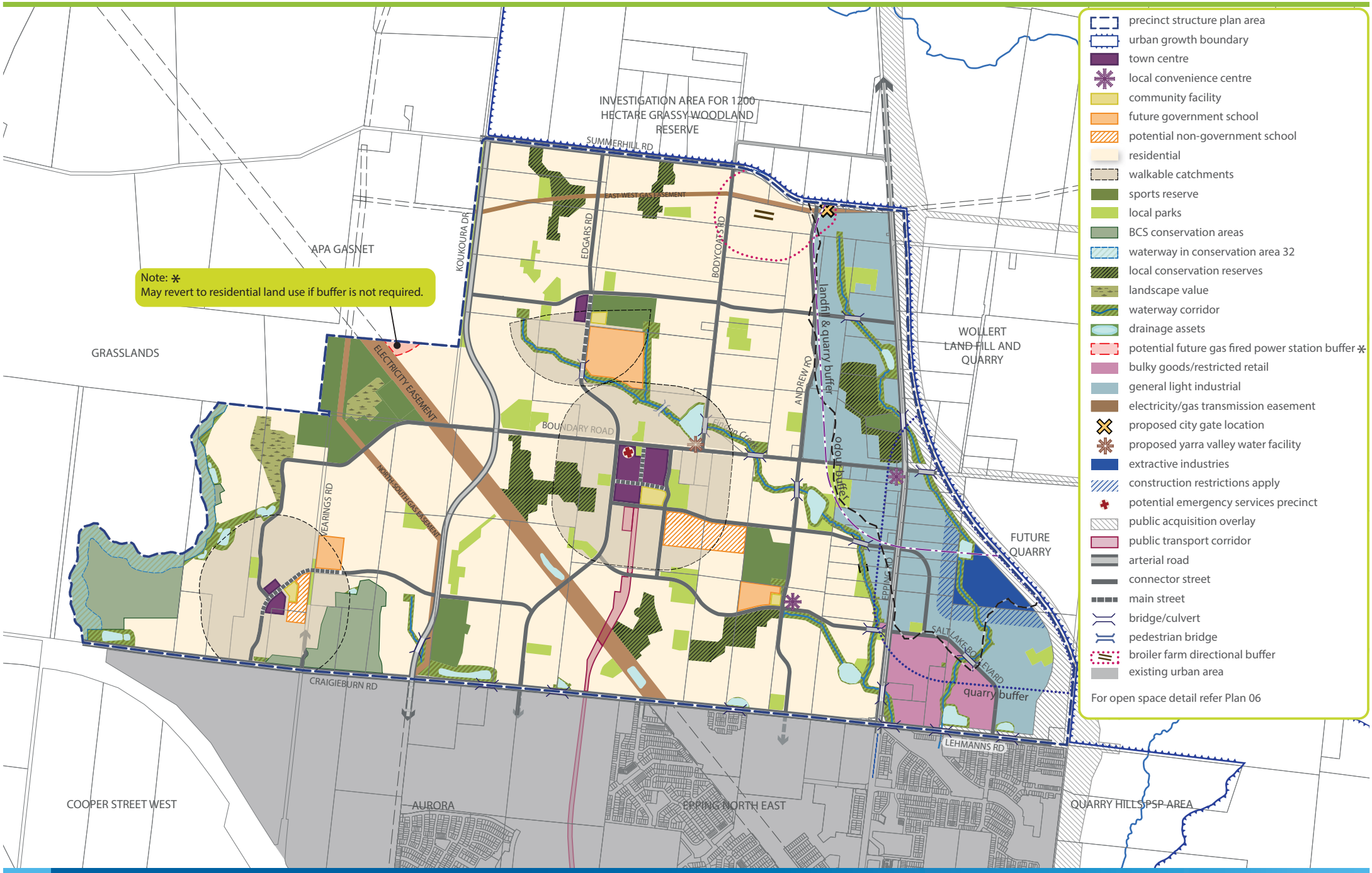

- precinct structure plan area
- urban growth boundary
- town centre
- local convenience centre
- community facility
- future government school
- potential non-government school
- residential
- walkable catchments
- sports reserve
- local parks
- BCS conservation areas
- waterway in conservation area 32
- local conservation reserves
- landscape value
- waterway corridor
- drainage assets
- potential future gas fired power station buffer ⁎
- bulky goods/restricted retail
- general light industrial
- electricity/gas transmission easement
- proposed city gate location
- proposed yarra valley water facility
- extractive industries
- construction restrictions apply
- potential emergency services precinct
- public acquisition overlay
- public transport corridor
- arterial road
- connector street
- main street
- bridge/culvert
- pedestrian bridge
- broiler farm directional buffer
- existing urban area

For open space detail refer Plan 06

2.0 OUTCOMES

2.1 Vision

Plan 2 identifies the Future Urban Structure for the Precinct.

Embracing natural and cultural heritage features, Wollert will be a self-sustaining community. The precinct will be defined by its urban villages, each providing a focal point for surrounding neighbourhoods, strong green networks will provide connectivity and recreation opportunities.

Development in Wollert will incorporate existing significant River Red Gums, waterways, stony rises and other cultural heritage features. Residential and commercial developments will actively incorporate these features into the urban environment to provide people with diverse environments with their own distinctive character. A range of lot sizes and housing types will encourage diverse residential neighbourhoods and provide housing choice and a sense of identity for future communities. Comfortable, sustainable buildings and infrastructure will provide high quality living for residents.

Integrating retail, commercial, education and other community facilities within one Major Town Centre and two Local Town Centres will create convenient and vibrant hubs. Each centre will have its own distinct character, incorporating existing natural features to create unique places for people to gather.

The PSP will provide the opportunity to deliver strong and diverse employment uses within the precinct which, over time, will deliver local jobs and provide separation of the residential areas from the existing landfill and existing and proposed quarries to the east of the Precinct.

The development will facilitate the future delivery of an integrated public transport network. The opportunity to provide high-capacity public transport into the Precinct in the future has been protected through the extension of the Epping North Public Transport corridor. A strong network of off-street walkways and cycle paths along creek corridors, utilities easements and proposed green links will provide a choice of active travel options in an attractive and safe environment, helping to deliver a healthy and connected community.

2.2 Key Objectives

The development outcomes of the Wollert PSP area are to be guided by the following set of key development objectives:

OBJECTIVES	
Image and Character	
O1	To create a strong sense of place and diverse neighbourhoods throughout Wollert by ensuring subdivision design, development and public spaces integrate key natural, historic and cultural heritage elements.
O2	To provide attractive and comfortable public streets, cycle networks and spaces as the centre of community life by encouraging the retention and planting of large canopy trees.
O3	To create a high-amenity, indigenous landscape corridor along the Findon Creek heritage corridor, other waterways and utilities easements.
O4	To promote a diversity of dwelling choice to meet the needs of future residents.
O5	To encourage environmentally sustainable design principles across residential, commercial and industrial development.
O6	To create opportunities for future redevelopment by encouraging the retention of larger sites in strategic locations and discouraging the under development of strategic sites.
Town Centres, Community Facilities and Employment	
O7	To create town centres with a sense of place, local character and identity that will evolve to meet the needs of the future community.
O8	To provide high amenity and vibrant major and local town centres with a variety of uses that cater for residents various shopping, service, employment, entertainment and accommodation needs.
O9	To ensure convenient access to a range of facilities, services and opportunities for social interaction by locating local centres, within walking distance of their primary catchment, to create community hubs.
O10	To create 'main street' focused town centres with high quality and accessible pedestrian environments that provide safety and comfort for pedestrians of all ages and abilities, and which encourage community interaction.
O11	To pursue development of commercial and residential uses above ground-floor uses to support town centre activity and provide for optimal land use opportunities.
O12	To encourage development of shared use facilities by co-locating schools and community facilities with sporting reserves and town centres where possible.
O13	To design town centres to ensure they can adapt and evolve over time as the population grows and local needs change.

O14	To develop diverse local employment opportunities to meet the varied needs of existing and future residential populations and encourage counter-cyclical travel patterns to alleviate city-bound congestion.
O15	To deliver local employment opportunities while maintaining adequate separation distances between residential and extractive land uses to enable the continued operation of the existing landfill and quarry, and future quarry to the east of the precinct.
O16	To provide flexible community facilities and infrastructure to accommodate the delivery of education, health, recreation, cultural, and other support services in order to meet the needs of the future community
O17	To encourage the timely provision of local community infrastructure and convenience retail to meet the daily needs of residents within the precinct.
O18	To provide for non-government school sites to meet a strategically justified need for Catholic primary and secondary education in the area.

Open Space, Heritage and Natural Systems

O19	To encourage creation of unique place-making opportunities where natural and heritage features and values overlap.
O20	To provide an integrated and accessible public open space network offering attractive active and passive recreation opportunities that cater for people of all ages, genders, cultures and abilities.
O21	To link the public open space network via attractive pedestrian and cycling trail networks.
O22	To maximise the retention of scattered River Red Gums and other remnant indigenous trees through responsive subdivision design.
O23	To plan sensitive urban interfaces to historic and Aboriginal Cultural Heritage and natural assets such as retained stony rises, dry stone walls and heritage buildings, local conservation reserves, the Grassy Eucalypt Woodland and Curly Sedge Creek reserves.
O24	To orientate development towards open spaces to maximise their activation and passive surveillance, and create a catalyst for architectural diversity.

Biodiversity and Threatened Species

O25	To provide protection for areas of regionally significant Northern Plains Redgum Grassy Woodland and locally significant clusters of River Red Gums through provision of a local conservation reserve network.
O26	To retain and protect the environs of the Curly Sedge Creek, Edgars Creek and Findon Creek.
O27	To provide for the protection of native grasslands that contain a range of biodiversity values of national significance within Conservation Area 31 and Area 32.

Transport and Movement Networks

O28	To establish an integrated and permeable transport network to encourage walking and cycling, reduced car dependency and maximise safety and connectivity for all road users.
O29	To encourage a high-amenity street network by considering natural and heritage features in street alignments and design.
O30	To create a range of off-street pedestrian and cycle links that promote the use of existing utility easements and waterways as green transport links.
O31	To maximise accessibility of the precinct by connecting to the surrounding public, private and active transport networks and providing direct links between key destinations located within and external to the precinct.
O32	To reserve the land for required to facilitate the Epping North Wollert transport corridor.

Sustainable Water Management, Utilities and Energy	
O33	To ensure all lots have timely access to potable water, recycled water, electricity, reticulated sewerage, drainage, gas and telecommunications infrastructure.
O34	Deliver an integrated and resilient water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water, minimises flood risk, ensures the environmental health of waterways and Bays, protects public health, delivers affordable essential water services and contributes towards a liveable and green urban environment.
O35	To maximise the amenity benefits of water assets and utilities easements by integrating them into the urban landscape.
O36	To allow for the future delivery of State-significant energy production infrastructure to the west of the precinct.
Precinct Infrastructure Plan and Staging	
O37	To ensure that development staging is co-ordinated with the delivery of key local and state community, utilities and transport infrastructure.
O38	To install essential services in a way that does not impede the ability to plant canopy trees in streets and along major transmission easements and minimises impact on retained scattered River Red Gum trees.
O39	To ensure pre-development property structures do not impede the realisation of cohesive and integrated neighbourhoods.

Plan 3 - Land Use Budget

Wollert Precinct Structure Plan - Amended by C210

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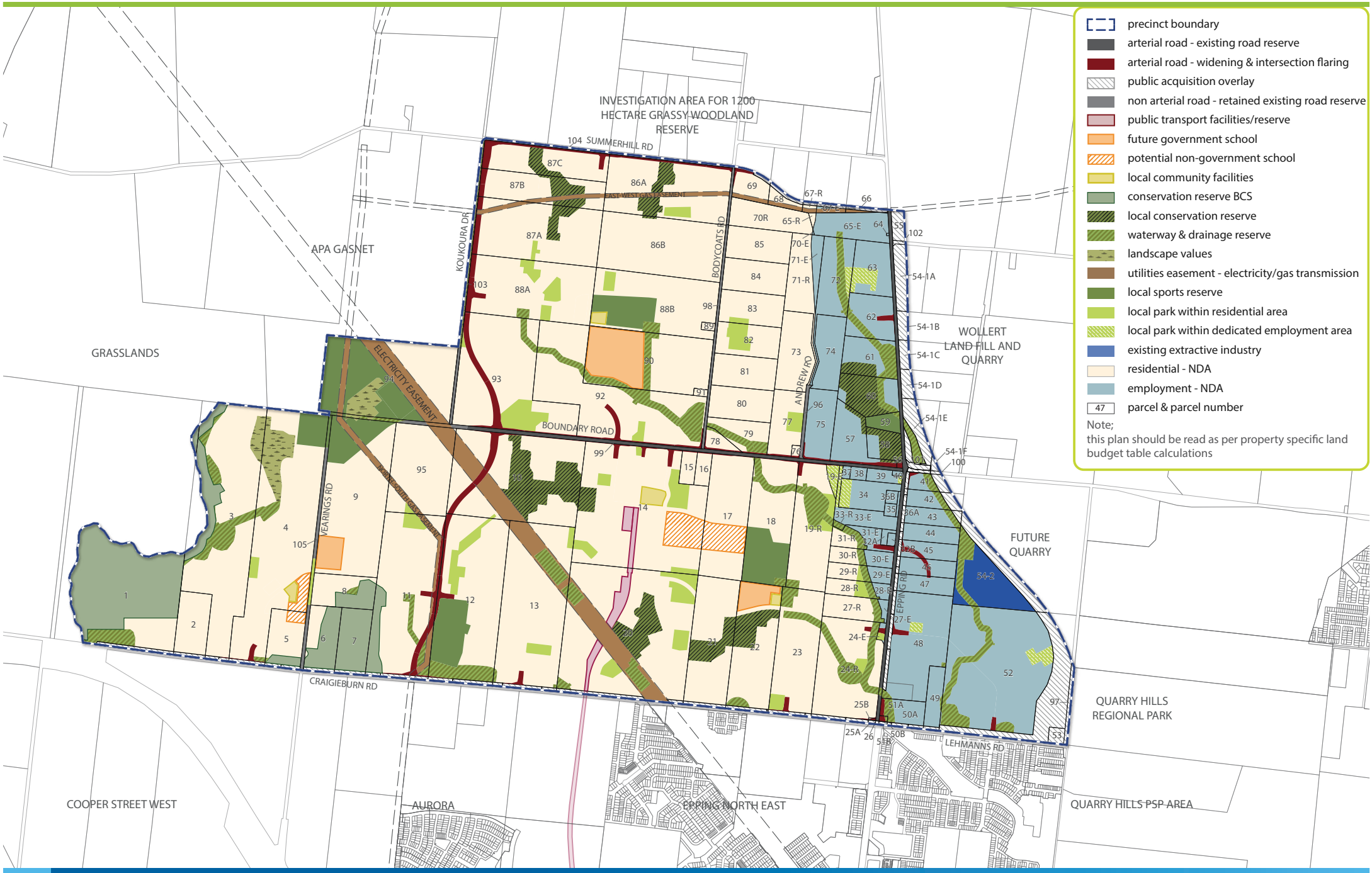

2.3 Summary Land Budget

The Wollert PSP land use budget set out in **Plan 3** and **Table 1** provides a summary of the land required for major streets, services, community facilities, schools and open space and identifies the total area of land available for development.

For the purposes of this PSP, Net Developable Area (NDA) is defined as the Total Precinct Area, less land requirements for high order transport networks, education and community facilities, utilities transmission easements, Melbourne Water waterway corridors, wetlands and retarding basins, State and local conservation reserves, open space (sports reserve and local parks), and land identified for future quarrying activities.

The estimated NDA for the Wollert precinct is 950.89 hectares representing approximately 66% of the PSP area. Of the total NDA, Residential and Town Centres account for 782 hectares, and Employment Uses 169 hectares.

The average household size of 2.8 persons for conventional density housing (based on Victoria in Future 2012) is used to estimate the future population of the PSP area. On this basis the PSP is estimated to have a population of approximately 34,888 residents.

The PSP is also expected to yield 8,040 jobs (refer to Table 7 for a breakdown of anticipated employment creation against specific land uses).

A detailed property specific land use budget is in **Appendix 4.1**.

Table 1 Summary Land Use Budget

Amended by C210

DESCRIPTION	PSP 1170		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	1,434.79	100%	
TRANSPORT			
Arterial Road - Existing Road Reserve	14.04	0.98%	1.48%
Arterial Road - Public Acquisition Overlay	50.81	3.54%	5.34%
Arterial Road - Widening and Intersection Flaring (DCP land)	27.53	1.92%	2.89%
Road Reserve - landscape buffer adjoining	2.07	0.14%	0.22%
Non-Arterial Road - Existing Road Reserve	7.92	0.55%	0.83%
Public Transport Facilities - Future Rail Reserve	5.30	0.37%	0.56%
Sub-total Transport	107.67	7.5%	11.32%
COMMUNITY & EDUCATION			
Potential Government School	18.93	1.32%	1.99%
Potential Non-Government School	13.02	0.91%	1.37%
Local Community Facility (DCP land)	3.80	0.26%	0.40%
Sub-total Education	35.75	2.5%	3.8%
OPEN SPACE			
UNCREDITED OPEN SPACE			
Conservation Reserve - BCS	41.57	2.90%	4.37%
Local Conservation Reserve	69.34	4.83%	7.29%
Waterway and Drainage Reserve	71.76	5.00%	7.55%
Utilities Easements	40.99	2.86%	4.31%
Existing Sports Reserve	2.02	0.14%	0.21%
Landscape Values	11.34	0.79%	1.19%
Sub-total Uncredited Open Space	237.02	16.52%	24.93%
CREDITED OPEN SPACE			
Local Sports Reserve (DCP land) - Residential	50.42	3.5%	5.30%
Local Network Park (via Cl 52.01) - Residential	35.20	2.5%	3.70%
Local Network Park (via Cl 52.01) - Employment	7.57	0.5%	0.80%
Sub-total Credited Open Space	93.19	6.5%	9.80%
Total All Open Space	330.22	23.0%	34.73%
OTHER			
Existing Developed Land	10.27	0.72%	1.08%
Sub-total	10.27	0.72%	1.08%
TOTAL NET DEVELOPABLE AREA - (NDA) HA	**950.89**	**66.27%**	
NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) HA	**782.21**	**54.52%**	
NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) HA	**168.68**	**11.76%**	

Plan 4 - Image and Character

Wollert Precinct Structure Plan - Amended by C210

City of Whittlesea

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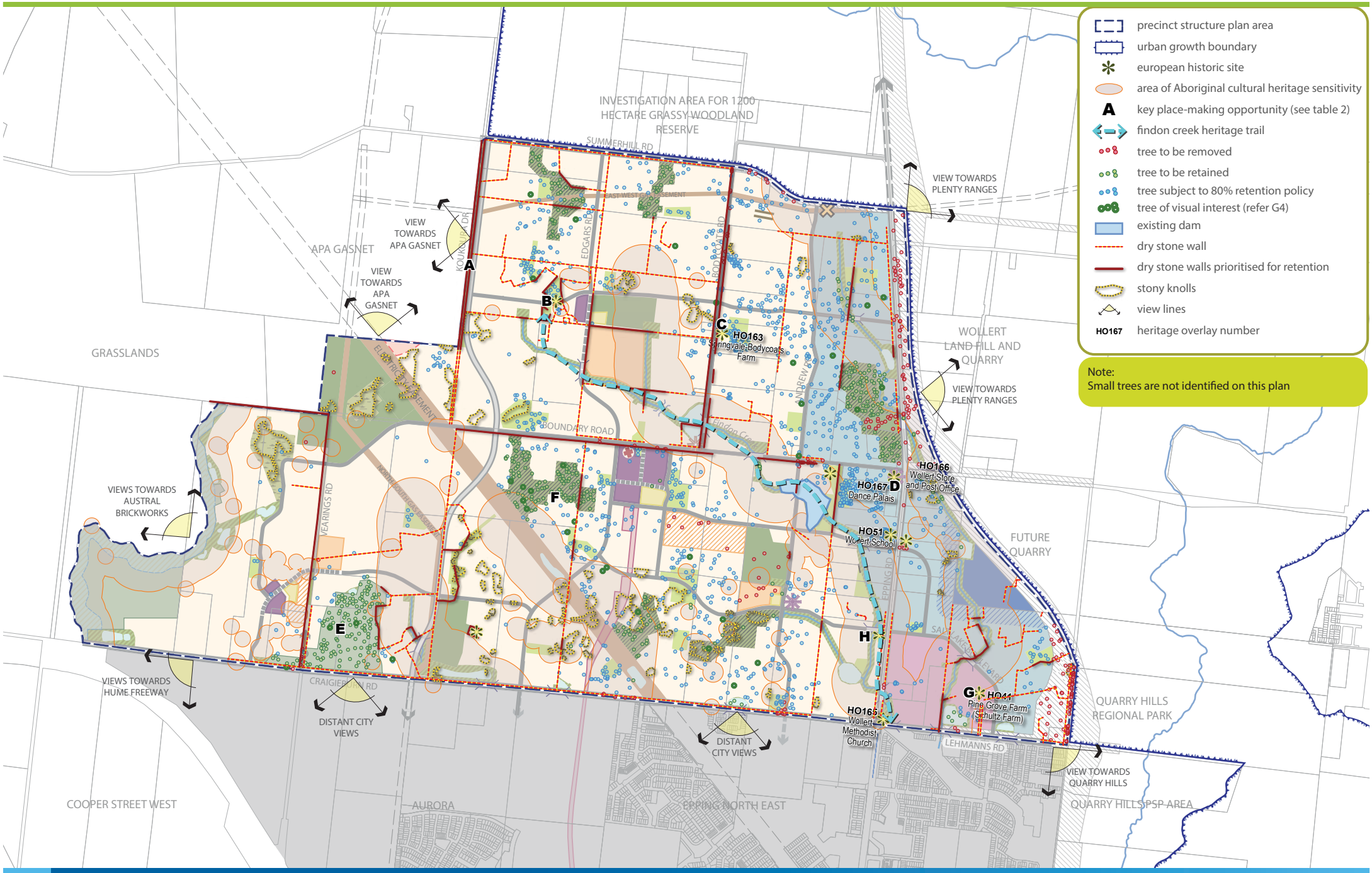


3.0 IMPLEMENTATION

3.1 Image, character, heritage and non-residential Interfaces

3.1.1 Image and Character

REQUIREMENTS	
R1	Subdivision design must actively respond to the landscape character and view lines throughout the Precinct by aligning streets, lots, open space and public spaces to retain visual character elements such as River Red Gums, stony rises, dry stone walls, heritage places and waterways, and planned significant buildings such as in town centres, to the satisfaction of the responsible authority.
R2	All trees shown as 'trees to be retained' on Plan 4 must be retained, except with the written consent of the responsible authority.
R3	Except with the written consent of the responsible authority, a minimum of 80 per cent of river red gums classified as Medium, Large, or Very Large (per DSE publication 'Guide for Assessment of Referred Planning Permit Applications') must be retained on each parcel for their landscape and amenity value. The retention of trees on Plan 7b shown as 'tree to be retained' and 'tree subject to 80% retention policy' will contribute to the attainment of this requirement. Where multiple contiguous parcels are owned or controlled by a single entity and planned to be developed in an integrated manner, this requirement may be applied and met across those contiguous parcels. Note: trees shown as 'tree to be removed' on Plan7b are excluded from the total number of trees used to determine tree retention calculations by parcel. However, where voluntarily retained, these trees will contribute to retention percentage.
R4	Retained River Red Gums, wind rows and significant trees must be located within the public domain, including parks and street reserves, unless otherwise agreed by the responsible authority.
R5	Where trees are retained, applications for subdivision and/or development must apply Tree Protection Zones as identified within Appendix 4.4 of the Wollert Precinct Structure Plan.
R6	Streets, pedestrian and cycle networks must connect to sporting reserves and local parks, local conservation reserves and conservation areas, waterways and utilities transmission easements, through the provision of perimeter streets, access ways and path networks.
R7	Streetscapes must be of a high quality, incorporating public art, plantings and furniture into the broader subdivision layout.
R8	Planting of streetscapes, parks and other public spaces must comprise a mix of native and indigenous plantings and other locally appropriate species, to the satisfaction of the responsible authority.
R9	Street trees must be provided on both sides of all streets (excluding laneways) at regular intervals appropriate to tree size at maturity and not exceeding: • 8 – 10 metre intervals for trees with a canopy of less than 10 metres • 10 – 12 metre intervals for trees with a canopy of between 10 and 15 metres • 12 – 15 metre intervals for trees with a canopy greater than 15 metres. Note: site specific design responses will be considered where subdivision design accommodates retention of remnant trees in the road reserve, to the satisfaction of the responsible authority.
R10	Canopy trees in parks, streets and town centres must, to the satisfaction of the responsible authority: • Be suitable for local conditions including scale of the street and surrounding land uses, • Be strategically and frequently located in streets and along pedestrian and cycle pathways so as to provide shade and cooling to reduce the Urban Heat Island, • Be the largest canopy appropriate for the space so as to provide maximum shading and cooling effects, and • Be planted in modified and improved soil where required (such as in instances where trees are to be surrounded by hard paving) to support tree longevity.
R11	Subdivision, engineering, landscape design and buildings and works must provide a sensitive response to current landforms and minimise the need for excavation and cut and fill earthworks.

GUIDELINES	
G1	Drainage and stormwater management should be designed and incorporated into the overall street network as a visual feature and build on the existing landscape features of the precinct to the satisfaction of the responsible authority and Melbourne Water.
G2	Feature street trees should be selected to provide local landmarks and definition to key nodes, local town centres, park frontages, and key intersections and entrances.
G3	Small River Red Gum and other indigenous trees should be considered for retention where located with other trees identified for retention in the open space network.
G4	Trees with high visual character, including those that have been identified as a 'trees of visual interest' on Plan 4, or where identified as significant in any Heritage Overlay, should be prioritised for retention. If retained, these trees will be contributory towards the 80% retention target.
G5	Trees with high visual character or those that have been identified as a 'trees of visual interest' on Plan 4, should be considered for retention.
G6	Hard landscaped areas within open space should incorporate local materials, natural colours and finishes to complement the landscape to the satisfaction of the responsible authority.
G7	Landscaping of development and streets should integrate with the adjoining open space design.
G8	A consistent suite of lighting and furniture should be used across individual subdivisions and the wider precinct, appropriate to the type and role of streets or public space, to the satisfaction of the responsible authority. Such infrastructure should be located to maximise the impact of retained natural features and to provide sheltered rest opportunities for pedestrians.
G9	Identified place-making opportunities shown on Plan 4 and identified in Table 2 should be retained where practicable, to create focal points and add variety and interest. Refer to the Wollert Visual Character Assessment for further guidance on specific opportunities.

Table 2 Key Placemaking Opportunities

KEY PLACEMAKING OPPORTUNITY	PLAN REF.	DESCRIPTION
Historic road reservation, Koukoura Drive	A	Existing historical road reserve lined with dry stone walls on each side could provide a lineal park (LP-01) and key north-south pedestrian/cycle link. This road reservation may also be used for planting to screen infrastructure at the APA Gasnet site to the west.
71–75 Bodycoats Road	B	The heritage buildings and shed require further assessment as to their heritage significance, but combined with the surrounding natural features they have value for their visual character. A peppercorn tree and dry stone wall sit at the top of a stony rise that also features River red gums. Dry stone walls define the site edges. The site elevation results in panoramic views in most directions.
Springvale – Bodycoats Farm	C	The cluster of bluestone buildings along Bodycoats Road could provide a focal point for local heritage. The buildings appear to be in good condition increasing opportunities for adaptive re-use. Widening of Bodycoats Road should occur the west to protect this site.
Dance Palais, General Store and Post Office	D	This cluster of buildings on the corner of Boundary and Epping Roads mark the historic Wollert township. A local convenience centre is proposed to utilise these existing heritage buildings to service the convenience needs of workers in the employment area. New development in the area should sensitively respond to the historic buildings scale and materiality. Retaining the woodland to the north of Boundary Road will assist in capturing the historic rural context and also strengthen the character of this potential gateway site.
Craigieburn Road Woodland	E	This large River Red Gum Woodland is a key character feature in the area. Extensive dry stone walling along the edges of this woodland provides opportunities for physically defining its boundaries and also locating shared paths along the wall edge. This area is nominated as a conservation area (CA31) within the Biodiversity Conservation Strategy.
Boundary Road Woodland	F	This extensive River Red Gum is one of the key visual character areas of the Wollert PSP due to its location, scale and outlook. It represents opportunities for co-locating with passive open space, shared paths and housing. This area is nominated as a Local Conservation Reserve (LCR04) and features River Red Gum woodland on a large stony rise complex, Native vegetation, Aboriginal Cultural Heritage and dry stone walls.

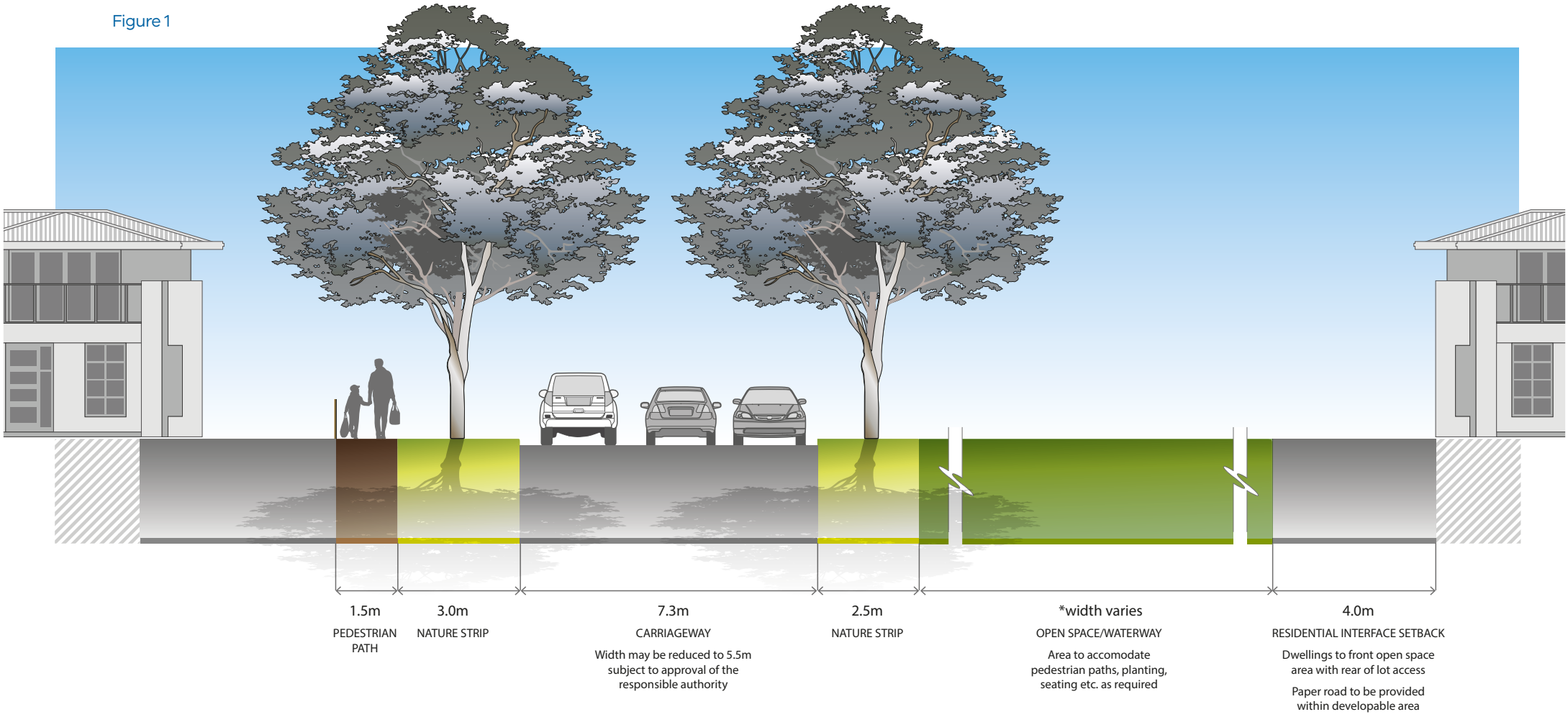
KEY PLACEMAKING OPPORTUNITY	PLAN REF.	DESCRIPTION
Shultz 'Pine Grove Farm'	G	This heritage place is linked to the nearby creek and woodland by a series of dry stone walls. The driveway features dry stone walls and mature pine trees and has a strong presence. Its location on the edge of the plan and panoramic views of the Quarry Hills could be an ideal opportunity to build on the local identity.
Inverlochie – 395 Epping Road	H	A bluestone cottage, drystone walls and peppercorn trees along the Findon Creek and visible from Epping Road, co-located with a local park, provides opportunity for historic gateway into the residential precinct west of Epping Road. Views of this heritage place from Epping Road should be maintained.
Heritage Trail Findon Creek West Branch		A potential heritage trail along Findon Creek's west branch could physically link many of the identified heritage places in the precinct. Visual character elements along this trail should be prioritised for retention. The precinct wide scale of this link has the potential to greatly add to the character of the Wollert PSP.

3.1.2 Heritage

REQUIREMENTS	
R12	Development of land close to retained heritage places identified on Plan 4 must ensure that historic and Aboriginal Cultural Heritage features become prominent components of the urban structure and are accessible to the wider community.
R13	Conservation Management Plans (CMPs) must be undertaken for heritage places nominated on Plan 4 to ascertain cultural value/ significance, appropriate site boundaries, required restoration works, possible future uses, and interpretive signage.
R14	The heritage-listed Dance Palais, General Store and Post Office, and Bodycoats Farm must be retained and adaptively re-used.
R15	Heritage places not able to be adaptively reused but able to be retained within the open space network must be made safe and robust and appropriately integrated with other open space functions, to the satisfaction of the responsible authority.
R16	Sites of Aboriginal Cultural Heritage significance conserved within the PSP area must be incorporated into the development to the satisfaction of the Registered Aboriginal Party, and in accordance with any future Cultural Heritage Management Plan.
R17	Dry stone walls identified as prioritised for retention on Plan 4 must be retained as part of any future development, unless otherwise agreed to by the responsible authority after consideration of overall design response and following receipt of advice from a suitably qualified professional regarding the condition of the wall.
R18	Dry stone walls that are retained must: • Be situated within public open space or street reserves to the satisfaction of the responsible authority • Be incorporated into subdivision design to minimise disturbance to the walls (e.g. utilise existing openings for vehicle and pedestrian access) • Have a suitable landscape interface to minimise maintenance requirements (e.g. mulch, garden bed or gravel) and which does not encourage public access immediately adjacent to the retained walls • Be assessed by a suitably qualified professional to determine works required to appropriately preserve or restore the structural integrity of the wall. • Retain any post and wire or post and rail elements, with any wire protruding beyond the vertical face of the wall reinstated to its original position or removed.
R19	Any reinstatement or repair of dry stone walls must be undertaken by a suitably qualified professional and is to be consistent with the construction style of the original wall, with edges around wall openings made secure (cemented) to the satisfaction of the responsible authority. Reinstatement is to use stone from (in order of priority): • The original wall in that location (including fallen stone adjacent to the wall). • A nearby section of the wall approved to be removed. • Any adjacent land containing wall parts which can be recovered. • Walls approved for removal in the nearby area (including any stone which has been stockpiled by Council). A list of suitably qualified professionals can be obtained from Council and the Dry Stone Walls Association of Australia.
R20	Where dry stone wall removal is proposed, land owners/applicants must consult with Council to determine the most suitable relocation and reconstruction opportunity for the removed wall and appropriate arrangements for relocation and reuse of removed stones where reconstruction is not possible.

GUIDELINES	
G10	A heritage trail incorporating interpretive elements should be established along the west branch of the Findon Creek to link heritage places and dry stone walls throughout the precinct, as shown on Plan 4.
G11	The historic context of retained historic or cultural heritage places should be preserved through the provision of public open space adjacent to the heritage place and/or through sufficient on-site landscape setbacks, and provision of interpretive signage and/or representative public art, in accordance with any applicable Conservation Management Plan or Cultural Heritage Management Plan and to the satisfaction of the responsible authority.
G12	Heritage places, where located adjacent to local conservation reserves or local parks, should be considered for public or commercial uses.
G13	Built form should respond to the scale, proportion and materials of adjacent or nearby heritage places in a contemporary manner.
G14	Historic heritage places should be protected from street widening. Where protection of a heritage place from street widening is not possible, the relocation of the building should be fully investigated.
G15	Opportunities for relocation and reconstruction of removed dry stone walls, should be prioritised in high profile and/or strategic locations in the public realm for their place-making value. Appropriate locations include public space and streetscapes within town centres, within the open space network, BCS conservation areas or local conservation reserves. Where removed stones are not proposed for wall relocation and reconstruction or maintenance or landscaping, stones should be provided to council for re-use.
G16	Development should be orientated towards retained dry stone walls wherever possible to encourage retention of the wall as an entrance feature. Where this is not possible, sympathetic integration of dry stone walls should be considered in the layout of developments and in landscape plans.
G17	Materials salvaged from removed dry stone walls not to be relocated and reconstructed should be utilised for landscape features, to be shown on landscape plans and to the satisfaction of the responsible authority.

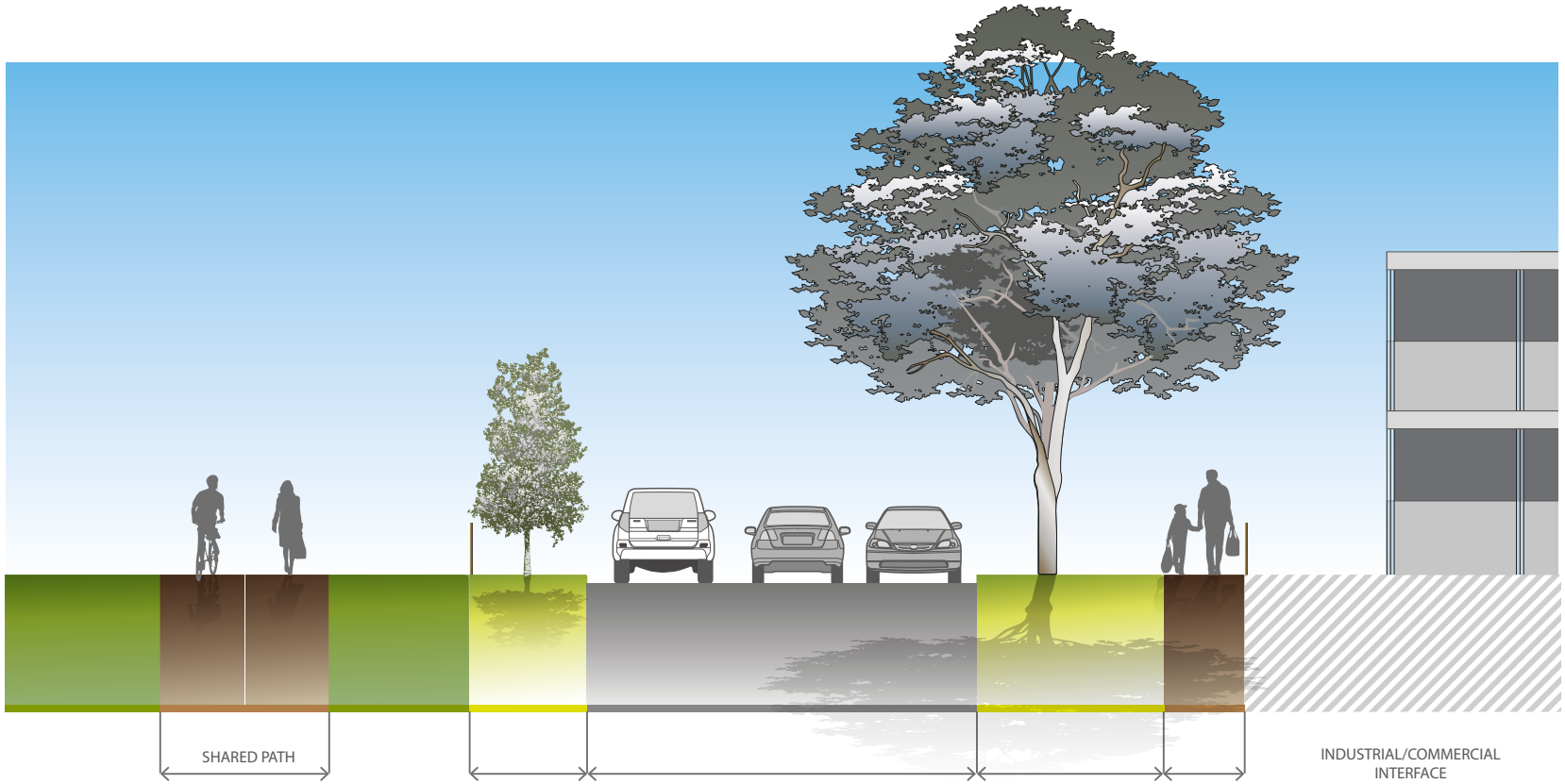
Figure 1



NOTES:

- Where active interfaces to waterways are not provided, waterway corrdior widths will be increased in order to ensure maintenance access, to the satisfaction of Melbourne Water
- Where a 2.5m nature strip adjacent to the open space/waterway is not needed for tree planting and/or provision of services, the width may be reduced, to the satisfaction of the Responsible Authority
- Public access will be provided along the 'paper road'
- Indented parking required adjacent to sporting reserves

Figure 2



NOTES:

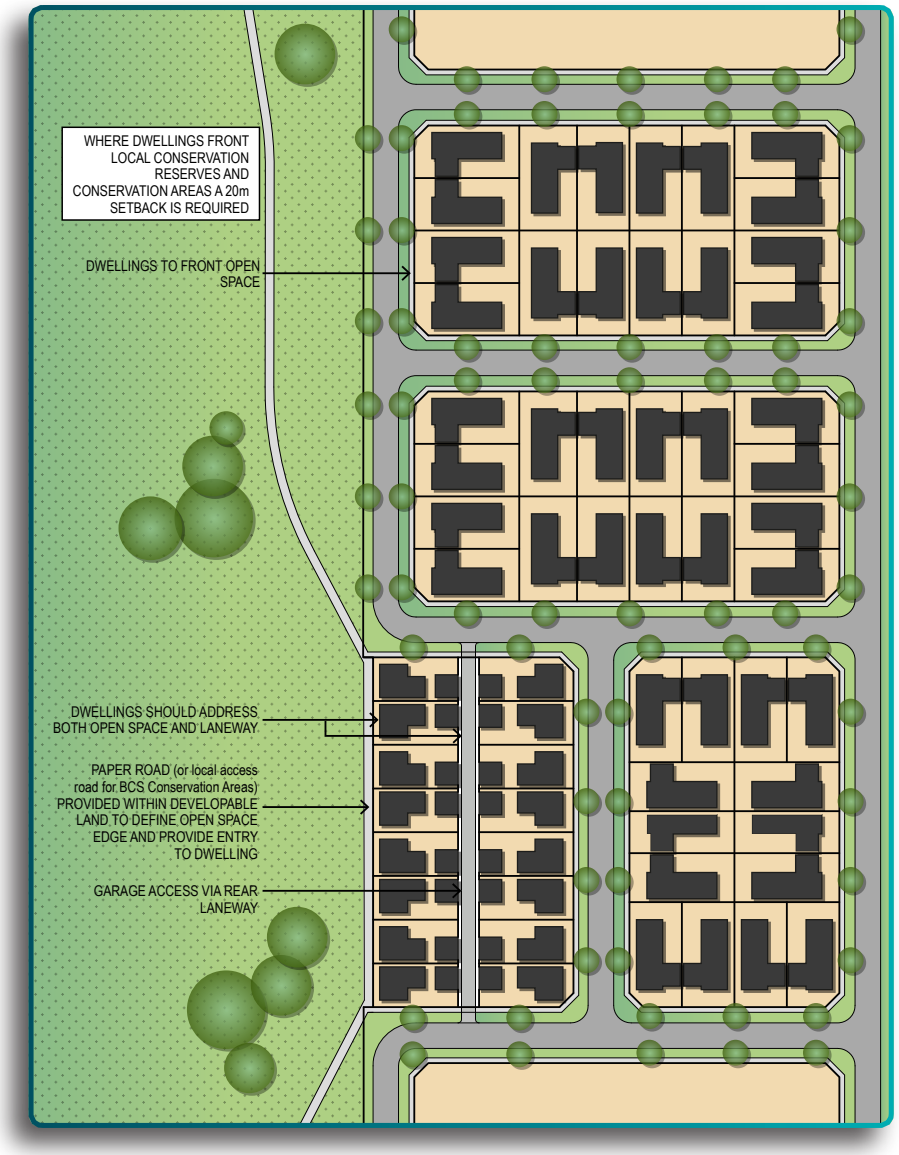
- Where active interfaces to waterways are not provided, waterway corrdior widths will be increased in order to ensure maintenance access, to the satisfaction of Melbourne Water
- Where practical, landscaping within any private lot should provide canopy trees and shrubs to help minimise the visual impact of industrial buildings from the conservation area and residential interface

Local Conservation Areas Employment Interface Concept (14.5m)

3.1.3 Development Interfaces

REQUIREMENTS	
R21	Development must provide for active frontages to waterways, local conservation reserves and other open space areas, the E6 reservation as well as to gas and electricity transmission easements. See Figures 1, 2 and 3 for open space and waterways interface guidance.
R22	Development with a direct interface to BCS conservation areas or local conservation reserves must seek to enhance and protect the viability of the conservation area or reserve in accordance with Figure 11 and to the satisfaction of the responsible authority or the Department of Environment, Land, Water and Planning, as appropriate.
R23	Subdivision designs must provide for streets separating development from waterways, BCS conservation areas, local conservation reserves, sporting reserves and local parks, E6 reservation, electricity and gas transmission easements. Where a street frontage is not possible, design and layout options must demonstrate: • Lots directly fronting open space (excluding BCS and local conservation) should be set back at least 4.0 metres from the waterway corridor and open space, • Lots directly fronting open space should allow for vehicular access via a rear laneway, • A "paper road" should be provided as the primary point of access from a footpath or shared path with a minimum width of 1.5 metres along the lot frontage, • Subdivision design should avoid side or rear fence treatments fronting open space, • Subdivision design should maximise opportunities for informal passive surveillance. All to the satisfaction of the responsible authority and Melbourne Water where adjacent to a waterway. See Figure 2 and 3 for open space interface guidance.
GUIDELINES	
G18	Development abutting open space should be well articulated and facilitate passive surveillance from windows, balconies, and pedestrian access points.
G19	Where fencing is required it should be less than 1.5 m in height and semipermeable to facilitate public safety and surveillance.

Figure 3 Active Interface to Open Space



Plan 5 - Housing Catchments

Wollert Precinct Structure Plan - Amended by C210

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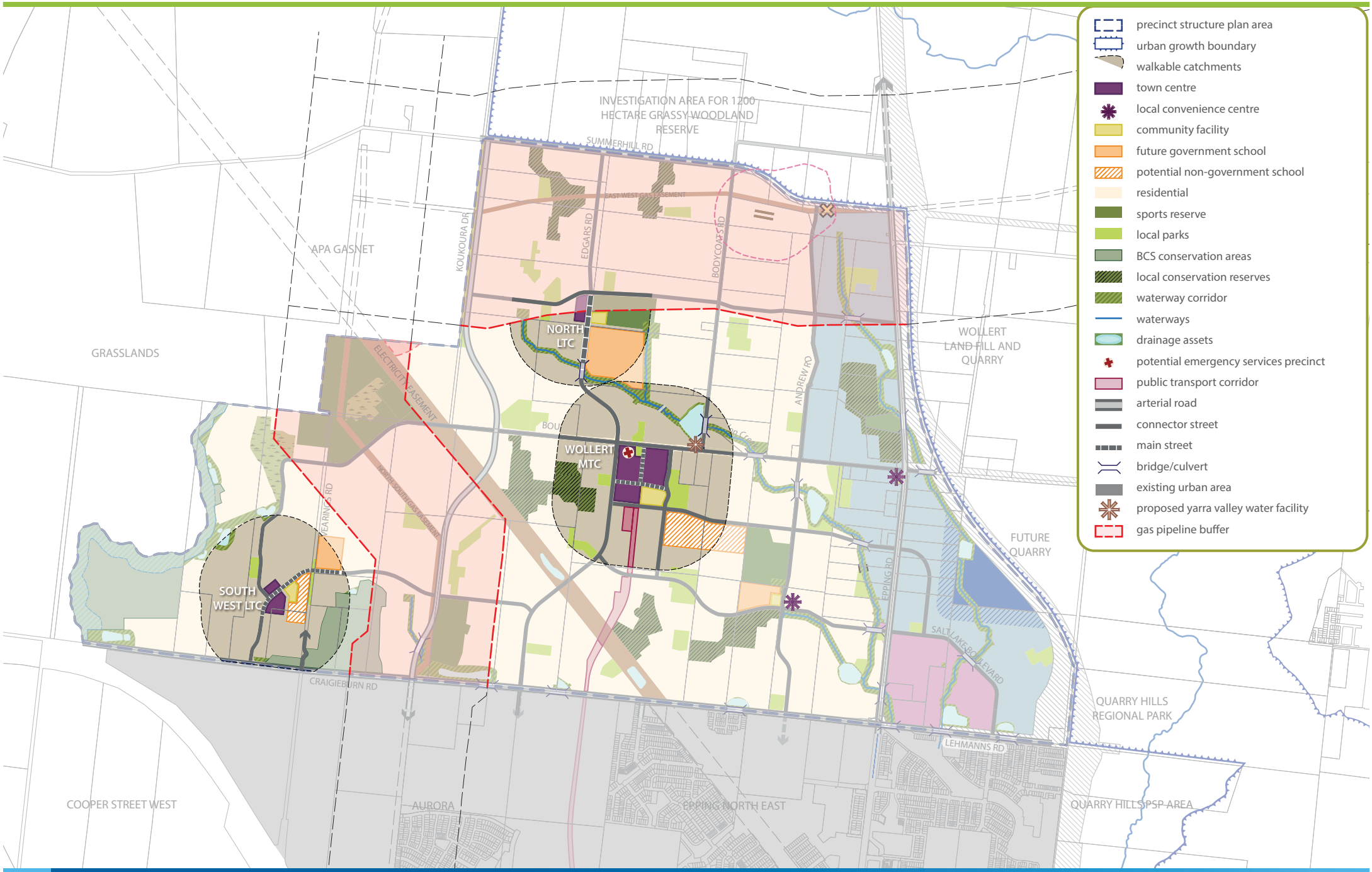

3.2 Housing

Table 3 Estimated housing yield and distribution

RESIDENTIAL DENSITY	RESIDENTIAL AREA (M2)	MINIMUM AVERAGE DWELLING/HA (NDA)	APPROX. DWELLINGS
Standard Density	591.72	17	10,059
Medium-High Density	166.69	30	5,001
TOTAL DWELLINGS			15,060
ANTICIPATED POPULATION (PER DWELLING)		2.8	
TOTAL POPULATION			42,168

* Density based on average of medium densities applied to town centre walkable catchments in Plan 5 Housing Catchments
**Density based on total Residential NDA (i.e includes local and connector roads)

3.2.1 Housing Density

The overall housing density target for the precinct is based on the Residential Net Developable Area (NDA). Residential NDA is defined as the total amount of land within the precinct that is available for the development of housing and town centres. It includes lots, local streets and connector streets.

Table 3 is intended to provide statutory planners with guidance on the required densities and lot yields across the precinct to underpin the viability of town centres and support the broader town centre objectives. Table 3 should be read in conjunction with Plan 5. Further direction on suitable housing types for each town centre catchment is provided in Table 5.

It is noted that subdivision applications must be tailored to the context of each individual site. Subdivision plans must take into consideration local environmental features, interfaces and distance from services and amenities, and seek to innovatively respond to these features, providing diversity in lot sizes and dwelling types.

3.2.2 Housing Delivery

REQUIREMENTS	
R24	Subdivision of land within a preferred higher density area of town centres or designated public transport routes must create a range of lot sizes suitable for medium or high density housing types listed in Table 4 and in accordance with guidance provided in Table 5. Single dwelling covenants must not be pursued in these locations.
R25	Dwellings must front (in order of priority where a lot fronts multiple elements): • Waterways and public open space • BCS Conservation areas and local conservation reserves • Local access streets • Connector streets • Utility easements • Public Transport Corridor • Arterial streets.
R26	Specialised housing forms such as retirement living or aged care must be: • Integrated into the wider urban structure, with dwellings fronting the public street network, • Located in close proximity to community hubs, • Accessible by public transport • Outside of the Gas Transmission Pipeline Measurement Length as identified on Plan 11, and • Minimise disruptions to key movement networks by including public thoroughfares and siting so as to maintain the identified urban structure.
GUIDELINES	
G20	Subdivision of land should create an overall average net density greater than the minimum average densities specified for the relevant town centre catchments specified in Table 3. Where a subdivision proposal represents a single stage or limited number of stages, proponents should demonstrate how the subdivision will contribute to the eventual satisfaction of this guideline.

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G21	Subdivisions should, for each stage, provide three or more dwelling types listed in Table 4, as appropriate, or demonstrate an alternative lot size and configuration range that achieves the housing diversity objectives.
G22	Lots capable of supporting standard and lower density housing are encouraged closer to the BCS Conservation Area 32 and local conservation reserves south of Summerhill Road.
G23	Subdivision of land should maximise north-south orientation of street blocks to improve energy efficiency of homes and enable good solar access to private open space, unless otherwise depicted in the future urban structure.
G24	Different lot arrangement/configuration (e.g. Battleaxe or Fouplex) should be investigated to provide appropriate built form along sensitive interfaces and to allow for tree retention where conventional configurations do not support this, to the satisfaction of the responsible authority.
G25	Rear loaded terraces should be considered where housing fronts open space or retained dry stone walls or where it is considered advantageous to limit vehicle cross overs, to the satisfaction of the responsible authority.
G26	Double storey and rear loaded dwellings are encouraged on key streets and boulevards to provide a strong built form edge and enclose the street.
G27	Where fences front a street or non-residential interface, fencing must be low scale and visually permeable to facilitate public safety and increased passive surveillance.
G28	Affordable and social (subsidised) housing is encouraged and should be: • Located in close proximity to community hubs, • Accessible by public transport, • Integrated with standard housing, and • Integrated into the wider urban structure.

Initiatives proposed under these categories must be supported with evidence that they meet an appropriate performance standard, and each must be reflected on other application documentation, including development drawings and implementation plans.

Table 4 is intended to provide guidance on the achievement of housing diversity objectives by providing an example of how variation in lot sizes supports the delivery of a broad range of housing types.

Table 4 Housing type by lot size

INDICATIVE HOUSING TYPE	TYPICAL LOT SIZE (m²)			
	0-150	150-300	300-450	450+
Standard Detached Housing			■	■
Small Detached Housing		■	■	
Semi-Detached Duplexes		■	■	
Row Houses		■		
Terraces/Town Houses	■	■		
Walk Up Flats			■	■
Apartments				■
Shop Tops And Maisonettes	■	■	■	■

STANDARD DENSITY	MEDIUM DENSITY	HIGH DENSITY

Table 5 is intended to provide statutory planners with guidance on suitable housing types for town centre walkable catchments and the broader residential area in each sub-precinct. It should be read in accordance with Plan 5.

Table 5 Housing delivery guide

SUB-PRECINCT	HOUSING TYPES
Central Major Town Centre	The most significant opportunity for the delivery of high and medium density housing options across the corridor. Residential development within the town centre should consist of apartments, shop top and other high density options with a mixture of high and medium densities in the surrounding catchment.
North Town Centre	Opportunity to locate medium density housing close to town centre and community facilities with larger lots towards Summerhill Road and the interface with the APA Gasnet site to the west.
South-West Town Centre	Predominantly detached housing with opportunities for terraces and row houses in areas with increased amenity including areas fronting waterways, retained trees, open space and community facilities. Medium density housing should be provided in the area surrounding the neighbourhood activity centre. Larger lots with detached housing are encouraged towards the Curly Sedge Conservation Area.
Remaining Catchment	Predominantly detached housing with opportunities for medium density in areas with increased amenity including areas fronting waterways, retained trees, open space and community facilities.

3.3 Town Centres and Employment

The Wollert PSP provides for a Major Town Centre, two Local Town Centres, and two Local Convenience Centres.

Concept Plans are provided for the Major Town Centre and Local Town Centres at Figures 4-6. These identify key design elements for each centre, and are to be read in conjunction with the Objectives, Requirements and Guidelines relevant to this section.

Public Space Network
Amended
by C210

- main streets
- east-west 'green' spine
- local parks (unencumbered)
- local conservation reserves (encumbered)
- urban public space
- active frontage
- existing trees
- built form
- potential non-government school
- public transport corridor

Movement Network
Amended
by C210

- bicycle priority
- pedestrian priority
- priority traffic flow
- public transport interchange (on street)
- public transport corridor
- bus priority
- car park
- car park entry
- local parks (unencumbered)
- local conservation reserves (encumbered)
- existing trees
- potential non-government school

Land Use
Amended
by C210

- supermarket retail
- specialty retail
- mixed use
- commercial
- discount department store
- emergency services precinct
- community facility
- public space/square
- high density residential
- medium density residential
- car park
- public transport corridor
- local parks (unencumbered)
- local conservation reserves (encumbered)
- existing trees
- potential non-government school

Amended by C210

Figure 4 Wollert Major Town Centre

Key Components:

- Two full line and a midsized supermarket and Discount Department Store.

Key Design Elements:

- A north-south main street anchors the MTC between the potential future Wollert public transport interchange and Boundary Road. Key public spaces are located at each end of the street; an entry park incorporating River Red Gums at the north and an outdoor pedestrian mall at the southern end, providing integration with the entrance to the transport interchange.
- An east-west main street provides a visual and physical 'green' link between the eastern Local Park and western conservation reserve.
- River Red Gums retained within the centre and in open space reserves edging the centre provide high quality amenity and local character.
- North-south and east-west main streets form highest-order pedestrian and cyclist focused shared zone thoroughfares that integrate the major town centre core with the surrounding neighbourhoods, public transport and community facilities.
- A sense of enclosure and activity is to be provided on main streets through adoption of minimum 3-storey building equivalent height
- Main streets designed with character including dense canopy shade tree provision, outdoor dining and pedestrian activity and on-street parking.
- Permeable layout of flexible blocks to suit a variety of land uses and allow viable short-term development as well as efficient long-term evolution and adaptation.
- Specialty retail and mixed use to sleeve the supermarket and other large format retail.
- Parking to be sleeved behind buildings on main streets. Views to car parks from Boundary Street and edges of the centre to be shielded by built form and landscaping.
- Integrated community facilities in a key location within the major town centre, proximate to the public transport interchange and non-government secondary school.
- High density residential/office uses at upper storeys along main streets to provide vitality and diversity.
- All buildings to have main entrance/access point to streets.

Amended by C210

Figure 5 Wollert Northern Local Town Centre

Key Components:

- One small supermarket retail anchor, specialty retail, cafés, mixed use, office, secondary school and community centre, kindergarten, public space/plaza, diverse housing.

Key Design Elements:

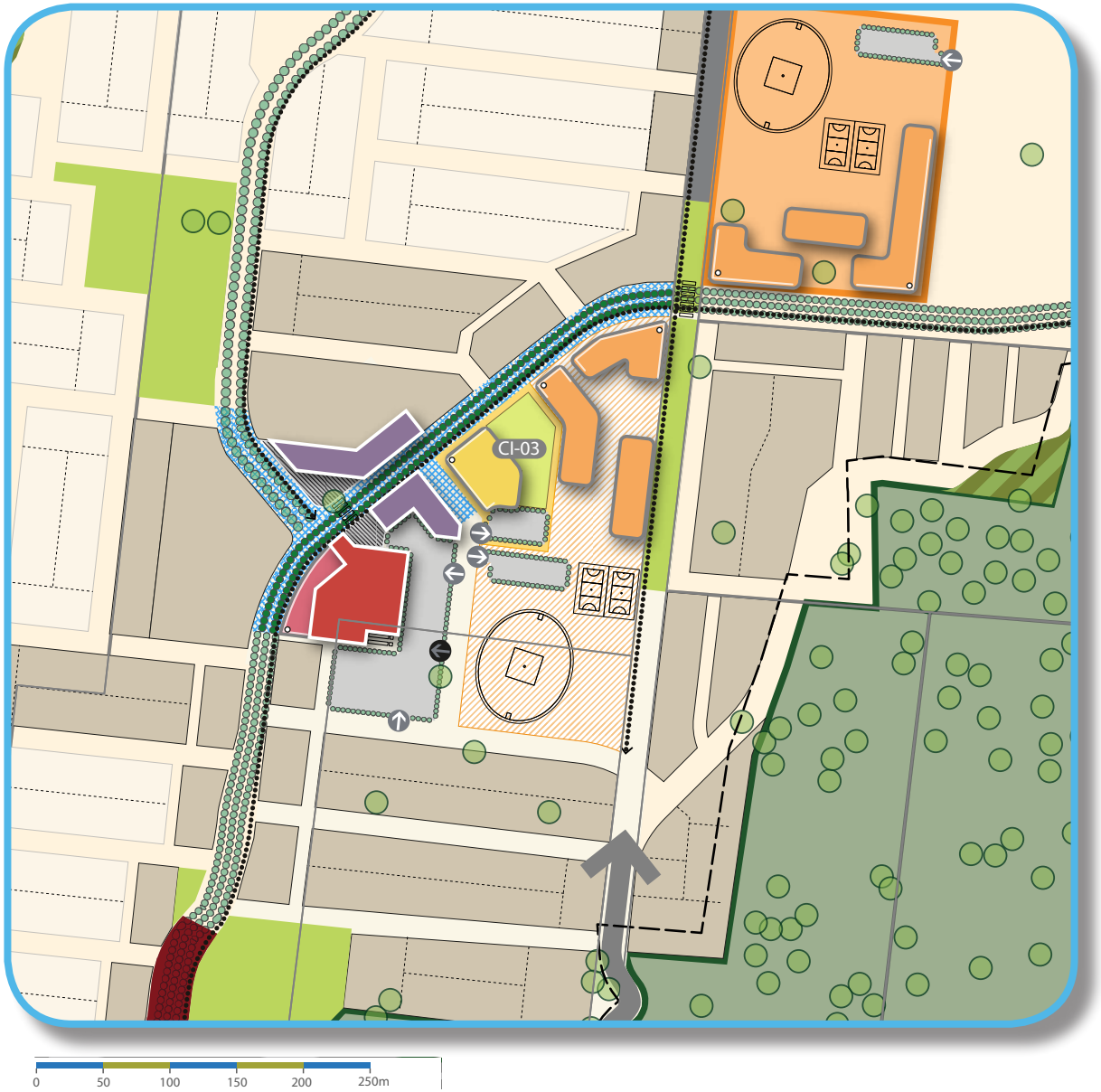
- North-south main street to provide a high quality, pedestrian-focused centre promoting activity and safe connections between the open space reserve, schools/community facilities and retail core in a low-speed environment.
- Retail primarily addressing the north-south main street.
- North-south main street defined by strong built form edge with primary retail entries to the street.
- A hard surface plaza or forecourt provided at the corner incorporating the irregular geometry of the site and activated by specialty retail, supermarket entry and bus stop opportunity. This space also provides further opportunities for canopy tree planting to create shade and enhance amenity.
- Strong retail and built form presence at the north-east corner of the retail core with opportunities for upper level residential / SOHO / commercial uses.
- Medium density residential housing and office uses along the main street to extend main street condition beyond the retail core.
- Land forms, natural character and existing vegetation incorporated into the character of the centre.
- Conservation reserves connected to the town centre via walking and cycling networks.
- Sleeving of car parks and loading bays with tall, dense canopy shade trees.
- Non standard cross section between Government P-12 School the sporting reserve to provide low speed pedestrian prioritised environment for pick up and drop off.

main street
active frontage
built form feature
supermarket retail
specialty retail
mixed use
community facility
public space/square
medium density residential

car park
car park entry
supermarket loading
local parks (unencumbered)
local conservation reserves (encumbered)
retarding basin
existing trees
future government school
shared path within road cross section (off road)
shared path network (off road)

Amended by C210

Figure 6 Wollert South West Local Town Centre



Key Components:

- One full line supermarket retail anchor, specialty retail, cafés, mixed use, office, government and non-government primary schools and community centre, kindergarten, public space/ plaza, diverse housing on upper storeys.

Key Design Elements:

- Diagonal north-south main street to provide a high quality, pedestrian-focused centre promoting activity and safe connections between the schools/community facilities, retail/commercial core and housing in a low-speed environment.
- Distribution of land uses to enable positive street-based relationship between uses.
- Creation of physical and visual link from the main street to passive open space.
- Community Activity Centre to provide a prominent built form presence to address the main street and serve as a civic landmark within the town centre
- Plaza/open space at central connector road junction to anchor town centre and create a central meeting place for the town centre and opportunity for high quality housing.
- Diverse housing opportunities provided above commercial (retail and office), and potentially above community uses.
- Locate parking and loading bays behind retail and mixed use components and no direct conflict with surrounding uses.
- Feature planting and/or other landscaping treatment along the main street to reinforce local character and define the town centre precinct.
- Connector streets to incorporate streetscape elements that create a sense of arrival to the centre.
- Vearings Road to provide activation, passive surveillance and form a principal place making opportunity into the centre and extended as linear open space between the schools. Dry stone walls and cycle paths to be incorporated.
- School and public buildings should be oriented to the main street and other connector streets as well as Vearings Road.
- Design of housing along the northern side of the main street school should continue an active built form presence to continue the rhythm of the main street.
- Retail/mixed use should be located on both sides of the main street to provide an activated streetscape edge to enclose the main street.

main street
active frontage
built form feature
supermarket retail
specialty retail
mixed use
community facility
public space/square
medium density residential
car park
car park entry
supermarket loading
local parks (unencumbered)
local conservation reserves (encumbered)
existing trees
future government school
potential non-government school
shared path within road cross section (off road)
shared path network (off road)

3.3.1 Town Centres

Table 6 Town centre hierarchy

TOWN CENTRE	ANTICIPATED RETAIL FLOOR SPACE	ANTICIPATED COMMERCIAL FLOOR SPACE	REQUIRED RESIDENTIAL CATCHMENT	LOCATION AND ANCILLARY USES
Wollert Major Town Centre	25,000 m2	10,700 m2	4,000	Located in the centre of the PSP area, between the termination of the proposed Public Transport Corridor and Boundary Road. Expected to service the higher order retail and community needs of future residents as well as providing opportunities for entertainment, employment and accommodation.
North Local Town Centre	2,200 m2	400 m2	2,750	Co-located with a government Primary and Secondary School, community facility and local sporting reserves to cater to the everyday shopping and local service needs of residents in the north of the precinct. It is envisaged this town centre will be of a local scale which will complement the uses within the MTC and has the potential for residential or commercial uses above retail and community facilities.
South West Local Town Centre	5,000 m2	600 m2	2,750	Co-located with a government primary school, non-government primary school and a community facility to cater to the everyday shopping and local service needs of residents in the south-west of the precinct. Potential for residential or commercial uses above retail and community facilities.
Local Convenience Centre	500 m2	500 m2	750	Located opposite the government Primary School in the south-east of the precinct to service the convenience needs of the local residents and people visiting the school and sporting reserves. Cafes and small offices encouraged. Residential or office uses are encouraged on upper floors.
Employment Area Convenience Centre	500 m2	-	N/A	Located at the corner of Epping Road and Boundary Road, to utilise existing heritage buildings to service the convenience needs of workers in the employment areas.

REQUIREMENTS

An Urban Design Framework Plan (UDF) for the Wollert Major Town Centre must be prepared in consultation with the responsible authority, and approved by the responsible authority. The UDF applies to land within the boundary shown in Figure 4.

- A response to the Major Town Centre Concept (Figure 4), related information included Table 6, and the vision and objectives set out in this PSP,
- Inclusion of land use appropriate to the centre's role and function including retail, commercial, office, medium and high density residential, entertainment, education and community space,
- Integration of the potential future Wollert public transport interchange into the wider centre,
- Connection to and relationship with the local conservation reserve to the west (LCR04),
- Connection to and relationship with the Wollert precinct playspace and Local Park to the east,
- Staging of development across multiple parcels, and
- Any relevant activity centre strategy or design guidelines prepared by the Victorian Government or the City of Whittlesea.

R27 Specifically, the UDF must:

- Demonstrate how the design of the centre:
  - Contributes to the achievement of traditional main-street pedestrian-focussed town centre principles,
  - integrates and connects with the surrounding residential neighbourhood, allows for long-term evolution and growth,
  - maximises the opportunities of its location within the northern growth corridor and incorporates the principles of Transit-Oriented Development.
- Outline the intended staging and indicative timing of development.
- Set out clear and specific strategies, actions and guidelines for the development of the centre that may be used as an assessment tool for future development applications within the centre.
- Set out provisions for car parking including the location and design of parking areas and demonstration of how off-street car parking has been minimised through efficiencies in the shared use of off-street facilities.
- Set out arrangements for the provision of service areas for delivery and waste disposal, including access for larger vehicles and measures to minimise the impact on adjoining neighbourhoods and safe use of car park areas by vehicles and pedestrians.

	• Include an overall landscape concept which includes provision for mitigation of the urban heat island effect through use of tall, dense canopy shade trees. All to the satisfaction of the responsible authority.
R28	Subdivision and development within each Local Town Centre must respond to the relevant concept plan and key design elements shown in Figure 5 (North) and Figure 6 (Southwest).
R29	Buildings must front, and have main entries accessed from, the main streets with high levels of facade activation to provide vibrant and safe 'main street' focused centres.
R30	View lines between main streets and key natural features must be preserved.
R31	Car parking and loading bays must be sleeved behind buildings fronting the main street to limit the impact of vehicles on the pedestrian environment of the main street.
R32	Supermarkets / large format retail must be sleeved by single-fronted small retail shops at the main edge that fronts the main street. Internal malls must be avoided.
R33	A continuous built form edge with fine grain development and outward facing built form must be provided on the main street.
R34	Continuous lengths of blank walls must be avoided. Visual interest should be provided through: • Breaking up the length with windows and doors, • Strong vertical and horizontal elements, • Façade articulation, or • Varied facade materials.
R35	All retail must directly address the main street or town square.
R36	All retail must have the primary entry point opening to the main street.
R37	Development proposals must take into account the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines.

GUIDELINES

G29	Land uses should be located to generate activity and act as destinations in key locations along the main street to enhance pedestrian activity along the main street.
G30	Key corner sites within town centres should be articulated by a higher built form or, include architectural features of interest to provide visual prominence. These are ideal sites for upper-storey commercial or residential developments.
G31	Supermarket/s and retail anchors should be located in key positions to promote convenient access to car parks while maximising activity within the main street and public spaces.
G32	A high visual standard and quality of development should be provided along street frontages.
G33	A fine-grained mix of uses and built form should be provided.
G34	Development of any Local Convenience Centre should be proximate to open space or a community hub.
G35	Local Convenience Centres may be developed in the locations shown on Plan 2 and in accordance with guidance provided in Table 6, or other locations directly addressing a connector road, to the satisfaction of the responsible authority.
G36	The design of any Local Convenience Centre should: • Provide for a mix of tenancies. • Incorporate a range of uses including retail, offices and medium and high density residential where practical. • Locate any servicing infrastructure or car parking to the rear or centre of the allotment in a manner that protects the amenity of the surrounding neighbourhood.
G37	As required as above, Sustainable Design Assessments and Sustainability Management Plans should address the following ten categories: • Energy efficiency • Transport • Climate change adaptation • Integrated water management • Waste management • Urban ecology • Indoor environment quality • Building materials • Site and ongoing building management • Innovation

Initiatives proposed under these categories must be supported with evidence that they meet an appropriate performance standard, and each must be reflected on other application documentation, including development drawings and implementation plans.

3.3.2 Town Centre Character

REQUIREMENTS	
R38	Landscape and cultural heritage features, including significant trees, topography, stony rises and views must be integrated as part of the urban structure of town centres to define local character and identity.

GUIDELINES	
G38	Views from the centre to parkland or natural features should be provided to connect the centre to the natural context.
G39	Early delivery of high quality, key community and small scale retail buildings should be provided where possible to establish an identity for the town centre and assist community development objectives

REQUIREMENTS	
R39	A high quality pedestrian environment must be provided within town centres to encourage community interaction and offer safety and comfort for pedestrians.
R40	A public town square of no less than 400m2 must be provided at high intensity nodes where core uses are concentrated to promote activity and use, and so as to act as the central meeting place within town centres
R41	Public spaces/town squares and main streets must incorporate: • shading and cooling measures using both tall, dense canopy shade trees, canopies and free-standing shelters for the comfort of pedestrians, • a range of seating opportunities/rest points sheltered from sun, wind and rain, • drinking water fountains/ water bottle refill stations, and • public art, All to the satisfaction of the responsible authority.

GUIDELINES	
G40	Main streets should be designed to provide a high quality environment and allow for a range of activities including outdoor dining zones and walking.
G41	A hierarchy of community spaces should be provided to encourage flexibility of programmed events at different times of day and night.
G42	Public spaces should be designed to function as the identifiable centre or heart with a distinctive local character.
G43	Public art should be incorporated into the design of the public realm.

3.3.3 Town Centre Transport, Access and Connectivity

REQUIREMENTS	
R42	Loading and delivery areas must be located to the rear of development and avoid direct interaction with main streets.
R43	The north-south and east-west main streets in the Major Town Centre are not to be utilised for the bus network.
R44	Main streets must be designed for a low speed environment of 40km/h or less, unless identified as a shared zone for mixed motorist and cyclist use, in which case shared zone requirements apply.
R45	Pedestrian movement must be prioritised in the design of main streets while supporting local traffic to assist access and activity.
R46	Pedestrian entrances must be located on main streets and be visually prominent, well-lit and accessible to people with limited mobility.
R47	Safe and easy access for pedestrian and cycle trips must be provided to the town centre through the layout and design of the surrounding street network.
R48	Cycle paths through town centres must be designed for cyclist access and safety without compromising safety of pedestrians to minimise conflict between cyclists and on-street parking.
R49	Public transport hubs, stops and routes must be located to facilitate access to key destinations and generate activity in town centres.
R50	Bicycle parking must be provided in highly visible locations in key destinations, to the satisfaction of the responsible authority.

GUIDELINES	
G44	Pedestrian links should be prioritised between the key destinations within town centres, with shared zones encouraged to promote low-speed environments.
G45	Car parking efficiencies should be provided through use of shared, consolidated parking areas
G46	"Filtered" pedestrian permeability, accessibility and walkability through centres should be encouraged.

3.3.4 Town Centre Land Use and Activity

REQUIREMENTS	
R51	A range of retail and commercial tenancy sizes must be provided to support diverse businesses.
R52	Community facilities and schools located in or near town centres must front main streets with active facades and with minimal setbacks to the main street.
R53	Ensure town centres have the capacity for growth and change to enable adaptation and the intensification of uses as the needs of the community evolve.

GUIDELINES	
G47	Diverse local employment opportunities should be encouraged through a broad mix of retail, commercial, leisure and community services.
G48	A mixture of uses within and surrounding centres should be provided to accommodate service businesses, Small Office/Home Office (SOHOs) and home offices.
G49	Vertical mixed use should be provided with retail, restaurant and cafe activities at street level and commercial/residential opportunities above.
G50	A broad range of uses and activities should be provided to satisfy local needs, maximise reasons to visit, length of stay, frequency of visit and provide activity for extended periods every day.
G51	Facilities such as childcare, youth and integrated facilities, medical centres, gyms, dance schools, places of assembly, learn to swim centres, business incubator hubs and Non-Government Organisations (NGOs) should be encouraged to locate within or adjacent to town centres to contribute to the activity of the centre and so these uses are close to the services offered by the centre.
G52	The opportunity for informal places where people can gather and interact should be considered.
G53	Flexibility (including floor to ceiling heights) should be incorporated into building design to enable a range of uses and future adaptability including promoting localised non-retail commercial in town centres.
G54	Opportunities for provision of community facilities at upper storeys of retail and commercial development in town centres should be encouraged.
G55	Opportunities for commercial and residential development above community facilities should be explored and is encouraged.

3.3.5 Employment

The Wollert PSP area directly abuts Epping Road, which separates the PSP area from the State-significant Wollert Landfill and an existing quarry. The eastern boundary of the PSP area is defined by the reservation for the proposed E6 freeway, which will connect Wollert to Melbourne's freight network. This area has been identified for employment uses, to capitalise on its proximity to the proposed E6 and provide a suitable land use buffer between residential and landfill and quarrying activities. This will provide a range of employment opportunities for residents in the local area and broader region.

Areas of light industry have been nominated alongside the future E6 to provide opportunities for logistics and warehousing employment uses, with showroom opportunities along Epping Road and Boundary Road. A bulky goods, "homemaker" style centre has been identified on the key intersection of Epping Road and Lehmanns Road.

The industrial requirements and guidelines apply to areas shown as bulky goods/ restricted retail & general light industry on Plan 2.

REQUIREMENTS	
R54	The retention, enhancement and integration of the natural environment must be considered through subdivision design, and, where applicable, building design.
R55	Appropriate transition must be provided with landscape, building height, setbacks and materials to the adjacent residential interfaces, community facilities and/or heritage buildings.
R56	Active building frontages and customer pedestrian entrances must be provided to all highest-order public streets, residential areas, waterways, open space and local conservation reserves as shown on Plan 6 to create visual interest and provide passive surveillance over the public realm.
R57	Secondary street frontages must provide opportunities to activate building edges, such as glazed frontages that enable passive surveillance over the public realm.
R58	Car parks greater than six car spaces must be located behind the front building line, be adequately landscaped and not used for storage, loading or unloading of goods.
R59	Allocation of land uses, building design, and interface treatment must minimise negative impacts on the amenity of adjacent residential areas, to the satisfaction of the responsible authority. More specifically: • smaller lots and businesses with office components are encouraged at sensitive interfaces, with larger lots and more industrial uses towards Epping Road and the E6 alignment on the edge of the precinct; • appropriate landscaped interfaces are encouraged at sensitive interfaces; • uses that generate high traffic volumes and utilise large vehicles are discouraged; • frontages must be provided to all highest-order public streets; • buildings must present their front, rather than side or rear to residential areas; • lighting design is to minimise light spill.
R60	Water tanks, service infrastructure and other structures (including plant and equipment) that are not part of the building must be located behind the front building line or where this is not possible, behind constructed screening using durable and attractive materials, to the satisfaction of the responsible authority
R61	Goods and materials storage areas and refuse areas must not be visible from public areas.
R62	Development proposals must take into account the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines.
R63	Safety for cyclists and pedestrians must be ensured by separating pedestrian and cyclist circulation from vehicular movements within proposed developments.
R64	Buildings facing the waterways and BCS conservation areas or local conservation reserves must provide for the outcomes illustrated in Figure 3.
R65	No permanent structures may be erected on land subject to construction restrictions identified on Plan 2.

GUIDELINES	
G56	Subdivision designs that create common property should be avoided.
G57	Ancillary offices should be located at the front of buildings and with a façade addressing the street frontage of the lot that enables pedestrian access and engagement with the public domain.
G58	Car parking and loading facilities should be located to the side or rear of any buildings. Any visitor car parking and access areas in the front setback area should be setback a minimum of 3 metres from the street frontage to enable provision of sufficient landscape strips at the street frontage.
G59	Car parks should be landscaped with canopy trees (minimum of one tree per 6 bays) and have adequate pedestrian paths to provide direct, dedicated access-ways from parking to building entrances.
G60	All loading and unloading should occur within the site screened from the public realm and be separated from pedestrian and bicycle routes.
G61	Buildings should be constructed with a zero setback to side boundaries to make most efficient use of lot space.
G62	Businesses should develop an overall signage strategy incorporating business, directional and temporary signage in an integrated package.
G63	Signage and materials should be treated as an integral part of the building design.
G64	Fences and gates should be visually permeable and unobtrusive, integrated with the design of the buildings and sited behind the building line whereby building becomes part of the security solution.
G65	Areas of landscaped public space should be integrated with places of employment to provide rest spots shaded with large canopy trees or man-made shelters.
G66	Applications for developments of 2,000 – 5,000 m² of non-residential floorspace should be accompanied by a Sustainable Design Assessment demonstrating achievement of a medium to high level of ESD performance compared to minimum mandatory standards, to the satisfaction of the responsible authority.
G67	Applications for developments of more than 5,000 m² of non-residential floorspace should be accompanied by: • a Sustainable Design Assessment demonstrating achievement of a high level of ESD performance compared to minimum mandatory standards, and • a Green Travel Plan, both to the satisfaction of the responsible authority.
G68	As required above, Sustainable Design Assessments and Sustainability Management Plans should address the following ten categories: • Energy efficiency • Transport • Climate change adaptation • Integrated water management • Waste management • Urban ecology • Indoor environment quality • Building materials • Site and ongoing building management • Innovation Initiatives proposed under these categories must be supported with evidence that they meet an appropriate performance standard, and each must be reflected on other application documentation, including development drawings and implementation plans.
G69	Ancillary office uses above ground floor should be investigated where practical.
G70	Seating and continuous awnings should be incorporated in front of bulky goods developments in areas of high pedestrian activity.
G71	Appropriate articulation should be provided to building facades fronting streets to minimise the scale and bulk of buildings.

3.3.6 Anticipated Employment Generation

Table 7 identifies the anticipated employment creation outcomes for the Wollert PSP area.

Table 7 Anticipated employment creation

LAND USE	MEASURE	JOBS	QTY. IN PRECINCT	EST. JOBS
Major Town Centre - Retail	Jobs/35m2	1	25,000m2	714
Major Town Centre - Non-Retail	Jobs/20m2	1	12,400m2	620
Local Town Centres and Conveinece - Retail	Jobs/35m2	1	6,700m2	191
Local Town Centres and Conveinece - Non-Retail	Jobs/20m2	1	1,500m2	75
Home Maker Centre	Jobs/50m2	1	30,000m2	600
Employment Area (Industrial)	Jobs/Ha	30	139 ha	4,633
Community Centres	Jobs/centre	10	4	40
Primary School	Jobs/school	45	5	225
Secondary School	Jobs/school	90	2	180
Home based businesses	Jobs/dwelling	0.05	15,217	761
Total estimated jobs				**8,040**

3.4 Community Facilities & Education

The Wollert PSP has been designed to cater for current community infrastructure and service delivery practices, with flexibility to accommodate changes in community service delivery models as new approaches are adopted over time. Specifically, community facility sites have been identified proximate to schools, sporting reserves, and town centres to maximise potential for land use efficiencies (see Figures 4-6). Specific opportunities include:

- Integration of integrated community facilities, or elements of community facilities, within
  - government and non-government schools,
  - active recreation pavilions,
  - town centre developments (including shop front or upper storey opportunities);
- Integration of active recreation uses within government and non-government schools.
- Investigation of Public Private Partnerships to develop commercial or residential developments on upper storeys of community buildings.

Incorporation of these opportunities may lead to land-use efficiencies. It is expected that Council, education and service providers and developers, will work together to investigate opportunities for delivery and management of the facilities and formalise governance processes where necessary.

Anticipated uses for each community facility are identified in Appendix 4.7 Precinct Infrastructure Plan, and on **Plan 7** and **Table 7** in the Wollert Development Contributions Plan. Whilst every effort has been made to anticipate uses, these may change depending on community needs at time of delivery. Innovative early or interim provision opportunities should be explored between Council and other relevant parties.

REQUIREMENTS	
R66	Community facilities must reflect a high quality architectural outcome, in keeping with town centre concept design (Figures 4, 5 and 6) and built form outcomes.
R67	Community facility floor plans must be designed to: • Accommodate the varied needs of people of all ages, genders, cultures and abilities • encourage shared use of spaces • maximise flexibility in the range of uses which can occur at the site; and • allow for future adaptability.
R68	Where the responsible authority is satisfied that land shown as a non-government school site is unlikely to be used for a non-government school, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the applied zone.
R69	Schools and community facilities must be designed in accordance with the applicable town centre objectives, concepts, requirements and guidelines provided elsewhere in this document, to the satisfaction of the responsible authority.
R70	Any connector road or access street abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.
R71	Any educational, community, or civic infrastructure not shown on the Future Urban Structure Plan must be located within or proximate to any town centre or community hub / the local convenience centre or council community building, as appropriate.
R72	The community facility in the Wollert Major Town Centre must: • Provide services and facilities that support activities adjacent to the centre, including the events space within the public pedestrian boulevard, the urban youth park and the Wollert Central play space; • Provide a range of community facilities in a multi-level building in a key location in the Major Town Centre as per the concept plan at Figure 4.

GUIDELINES	
G72	School sites should be provided with three street frontages where practicable.
G73	Any educational or community infrastructure not shown on Plan 2 should be located within or proximate to a major town centre, local town centre or an existing community hub, as appropriate and to the satisfaction of the responsible authority.
G74	Design of community facilities should maximise land use efficiency through multi-storey building formats.
G75	Any private childcare, medical centre, or similar facility should be located proximate to the Major Town Centre, any Local Town Centre, Local Convenience Centres, or nominated community hub, as appropriate.
G76	Community facilities which are located in, or adjacent to, a town centre should be designed to maximise efficiency of land use through the sharing and overall reduction of car parking.
G77	Where community facilities, schools, and sporting reserves are co-located they should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure.
G78	Schools and community facilities should be of high architectural quality with active facades where built form fronts the street.

Plan 6 - Open Space

Wollert Precinct Structure Plan - Amended by C210

City of Whittlesea

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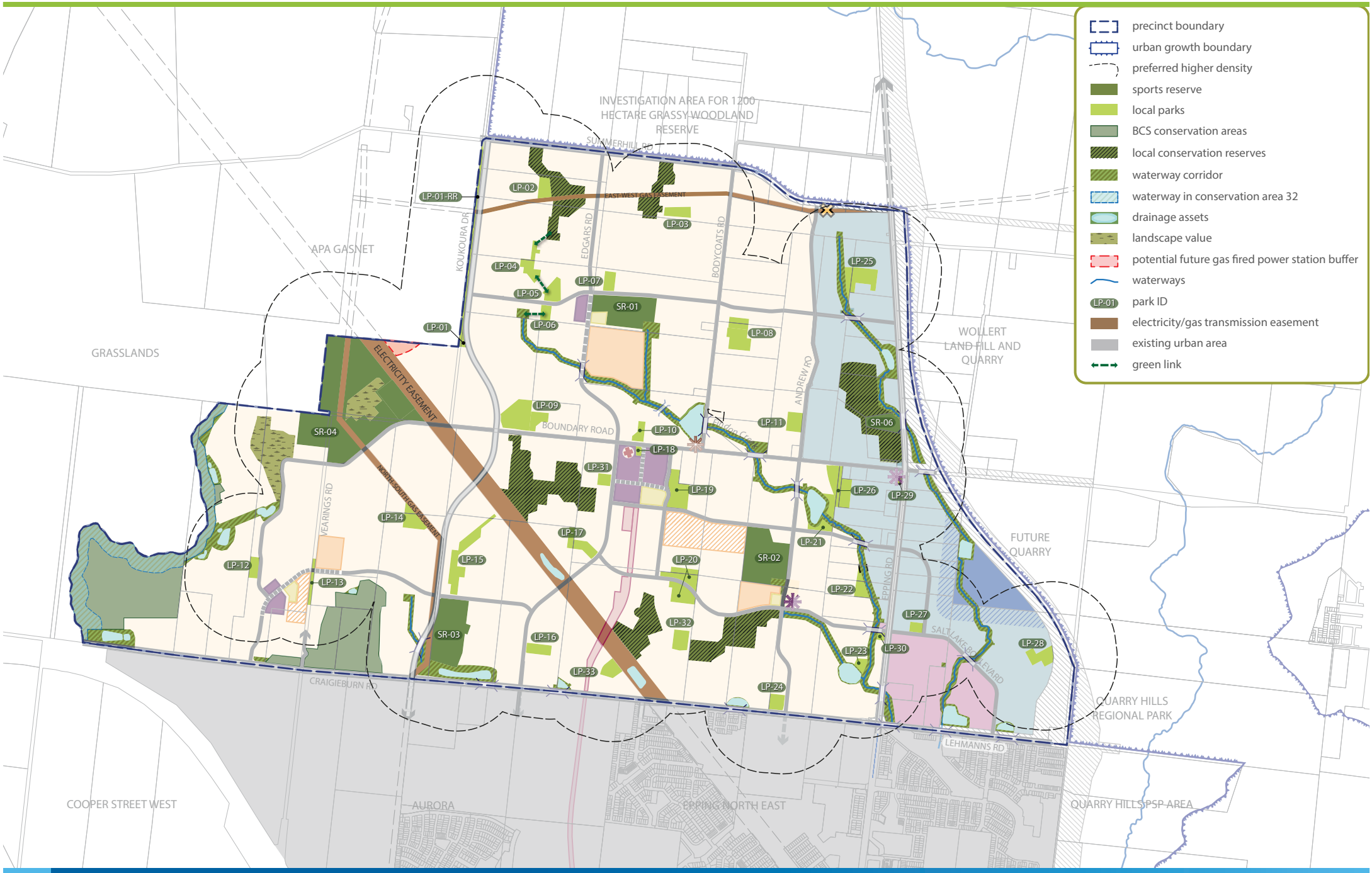


3.5 Open Space

The Wollert PSP area is located at the edge of the Urban Growth Boundary, surrounded by non-urban breaks on three sides. The City of Whittlesea's green wedge area lies directly to the north, the Curly Sedge Creek and Craigieburn Grasslands to the west, and the Quarry Hills Regional Parkland to the southeast.

The Precinct's open space network has been designed to respond and connect to the existing and proposed surrounding context.

Local parks and sporting reserves have been located to be in walking distance of all residents. Where possible, they have been located along spines of existing encumbered utilities easements, waterways, local conservation reserves and BCS conservation areas, to create a comprehensively connected network. Canopy trees, man-made shelters and water features should be used to provide shaded and cool rest nodes in both local parks and sporting reserves to ensure thermal comfort of patrons, particularly during heat waves.

Table 8 identifies sporting reserve and local park classifications. Further guidance on embellishment requirements for each local park classification is provided in **Appendix 4.5.**

Guidance for Local Conservation and State Biodiversity Conservation Strategy Conservation Areas is provided at Section *3.6. Local Conservation, Biodiversity and Threatened Species*.

Table 8 Open space delivery guide

PARK ID	AREA (HA)	TYPE	LOCATION AND OTHER ATTRIBUTES	MANAGING AUTHORITY
Local Parks				
LP-01	0.18	Local (Linear) Park	Located on the western edge of the precinct adjacent to the APA GasNet site. The linear park is situated on an existing road reserve between existing dry stone walls and will provide a direct movement link to/from Summerhill Road to the high voltage electricity transmission easement.	CoW
LP-02	0.97	Local Park	Located on the western edge of LCR01 and bordered to the south by the gas transmission easement. Provides passive recreation area to enhance retained vegetation in LCR01.[enter details]	CoW
LP-03	1.03	Neighbourhood Park	Located to the east of LCR02 with a number of scattered trees for retention nominated.	CoW
LP-04	1.53	Local Park	Local park located to retain a significant number of existing trees and to form part of a 'green link' LCR01 to the waterway south of LP-06.	CoW
LP-05	1.25	Neighbourhood Park	Park to include existing trees and heritage sites as required.	CoW
LP-06	0.62	Local Park	Park to be located at the terminating point of the waterway and to include existing trees and heritage sites as required.	CoW
LP-07	0.85	Local Park	Located in the northern-most town centre of the precinct. Medium density residential abuts east and west site boundaries. Located directly north of sports reserve SP-01. Significant portion of site covered in existing trees	CoW
LP-08	2.64	Conservation/ Neighbourhood Park	Located adjacent to existing heritage site, Springvale-Bodycoats Farm (cluster of bluestone buildings), a key place making opportunity identified in the Wollert Visual Character Analysis. Contains existing trees and native vegetation prioritised for retention.	CoW
LP-09	3.96	Local Park	Located on the corner of Koukoura Drive and Boundary Road to serve as a gateway entry into the central Wollert catchment from the west. Retention of existing substantial knoll is a priority.	CoW
LP-10	0.69	Local Park	Located directly north of the major town centre, this park will protect existing trees, provide amenity for the surrounding medium density catchment and serve to link the major town centre with the waterway corridor and school to the north.	CoW
LP-11	1.20	Local Park	Located on the western edge of Andrew Road this park will retain existing trees and provide an open space interface to the employment uses on the eastern edge of Andrew Road.	CoW
LP-12	0.75	Local Park	Located to the north-west of the south-west local town centre with medium density residential surrounding the majority of the park. The park will serve to mitigate the visual impact of the brickworks to the west.	CoW

PARK ID	AREA (HA)	TYPE	LOCATION AND OTHER ATTRIBUTES	MANAGING AUTHORITY
LP-13	0.30	Local (Linear) Park	Located on the eastern boundary of the potential non-government primary school along the existing Vearings Road reserve, the park will serve as linear pedestrian link to the potential government school to the north. A dry stone wall along western edge of the linear park is to be maintained and incorporated as part of school/ park interface.	CoW
LP-14	1.34	Neighjbourhood Park	Located adjacent to the north-south gas transmission easement. The park will serve as the terminating vista of any proposed north/south road to serve the required purpose of drainage flow to the south.	CoW
LP-15	3.04	Local Park	This is a linear park located to the east of the north-south gas transmission easement. A dry stone wall prioritised for retention runs through the parkland and forms part of a north-south continuous series of stony knolls and associated dry stone walls. The parkland will serve to link SR-03 with the high voltage electricity transmission easement to the north and provide an off-road link through LCR04 to the major town centre.	CoW
LP-16	1.00	Neighbourhood Park	Located south of the high voltage electricity transmission easement and centrally to a standard density residential catchment.	CoW
LP-17	1.46	Neighbourhood Park	Located to south-west of the major town centre and south of LCR04 to provide passive recreation opportunities and prioritise retention of existing vegetation.	CoW
LP-18	0.20	Small Local Park	Located at the northern entry of the major town centre to serve as gateway entry to the town centre and interface with emergency services precinct directly fronting the site. Retention of existing trees to be prioritised.	CoW
LP-19	2.40	District Local Park	Wollert central playspace located adjacent to the major town centre the site contains significant existing trees and will have a number of community recreation uses including an urban outdoor youth activity area and a district playground.	CoW
LP-20	3.35	Neighbourhood Park	Located to the south of the non-government school and north of LCR05. Part of a zone of linking stony rises and River Red Gum Woodlands. High points with views over surrounding area to the city and towards Quarry Hills.	CoW
LP-21	0.60	Neighbourhood Park	Located along the southern edge of the existing dam off the Findon Creek west branch. The existing dam will be the site of a future wetland forming part of the storm water treatment system, supporting wildlife and acting as a destination along the potential heritage trail along Findon Creek.	CoW
LP-22	0.97	Local Park	Located along the western border of the general light industrial area in the east of the precinct. Separated from the industrial area by Findon Creek west branch. The Local Park could form a destination point along the potential heritage trail along Findon Creek.	CoW
LP-23	0.50	Local Park	Located in the south-east corner of the residential precinct, at the junction of Findon Creek and Findon Creek west tributary. Catchment includes standard density residential. Park could form a destination along the potential heritage trail along Findon Creek.	CoW
LP-24	0.90	Local Park	Located adjacent to Craigieburn Road prioritised to retain existing trees. The local park will serve as a gateway to the residential catchment to the north.	CoW
LP-25	2.50	Neighbourhood Park	Located adjacent to a waterway corridor within the general light industrial area. The park contains a number of existing River Red Gum trees that are prioritised for retention. The park will also form a destination for the shared path network along Findon Creek.	CoW
LP-26	3.49	Local Park	Located on Boundary Road the park has a significant number of existing River Red Gum trees that are prioritised for retention. The park will serve as a green link to the existing waterway and will provide a green buffer separating residential and employment catchments.	CoW
LP-27	0.50	Local Park	Small park in general light industrial area, just north of the Bulky Goods area. Located in the south-east corner of the precinct. Existing trees to be retained.	CoW

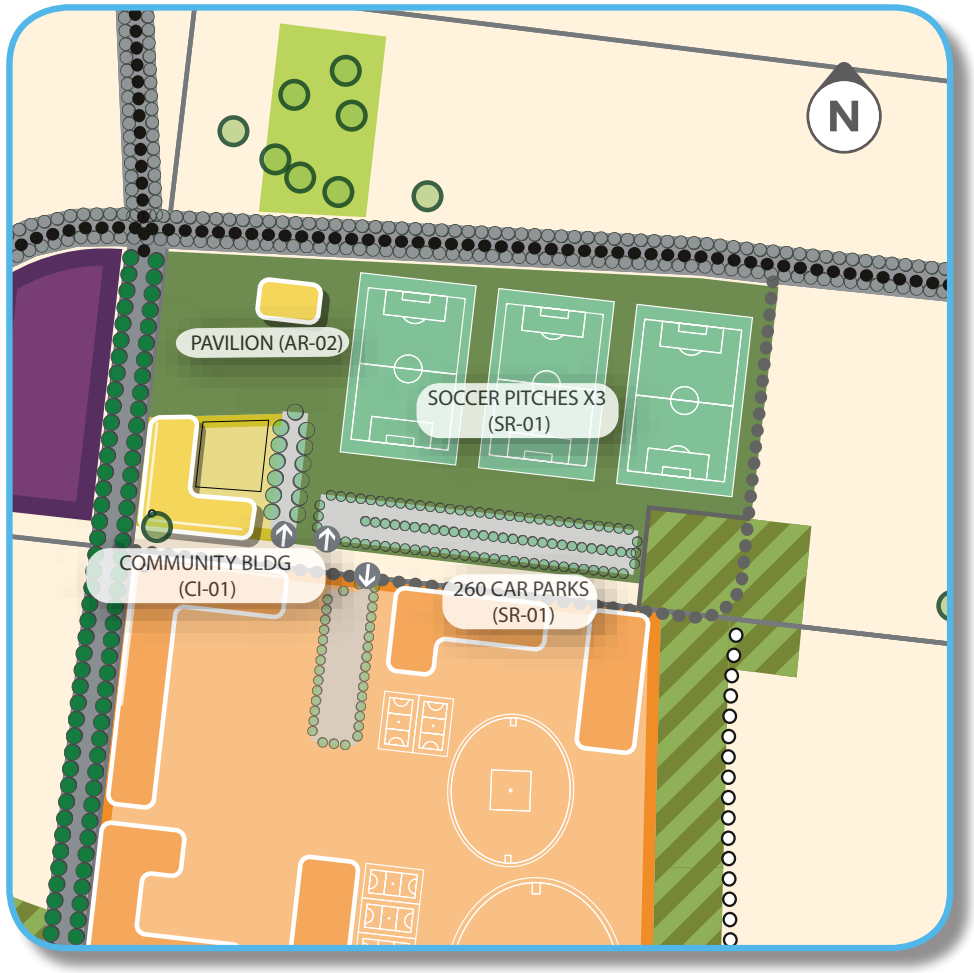
PARK ID	AREA (HA)	TYPE	LOCATION AND OTHER ATTRIBUTES	MANAGING AUTHORITY
LP-28	1.41	Neighbourhood Park	Located on the eastern edge of the general light industrial area, in the south-eastern corner of the precinct abutting the E6 corridor. A dry stone wall is located along the southern boundary of park with links to a historic site (Pine Grove Farm) with existing trees on the site to be retained.	CoW
LP-29	0.13	Local Park	Located adjoining the Local Convenience Centre / Wollert Dance Palais and Post Office heritage site. The local park is to provide visual separation between the heritage site whilst offering a sheltered passive area for the use of workers within the Employment Area.	CoW
LP-30	0.20	Local Park	Located at the south-west corner of the intersection of Epping Road and Salt Lake Boulevard. The small local park will incorporate the heritage bluestone house 'Inverlochie'.	CoW
LP-31	0.60	Local Park	Located to the west of BCS CA31 to provide passive recreation opportunities & integrate water assets to the south.	CoW
LP-32	1.20	Small Local Park	Located to the west of the major town centre a small local park to provide passive recreation for the surrounding residential catchment.	CoW
LP-33	1.01	Local Park	Located to the west of the major town centre and east of LCR04. The park will provide a link between the town centre and LCRO4. Existing trees to be retained.	CoW
Sporting Reserves				
SR-01	6.60	Local Sports Reserve	Located in the northern activity centre of the precinct. Catchment includes commercial, education and both medium and standard density residential development.	CoW
SR-02	8.40	Local Sports Reserve	Located in the south-east corner of the central activity centre of the precinct. Catchment includes education, community and both medium and standard density residential development.	CoW
SR-03	8.10	Local Sports Reserve	Located centrally on the southern boundary of the precinct. Separated from the gas transmission easement by dry stone walls. Heritage site with dry stone walls abuts eastern site boundary. Edgars Creek West abuts southern site boundary. Catchment includes standard density residential development.	CoW
SR-04	27.33	Local Sports Reserve (includes Multi-purpose indoor sports - ARO9)	Located on the western boundary of the precinct. Adjoins SR-05 and gas transmission easement. Catchment includes standard density residential development.	CoW
SR-06	2.02	Existing Local Sports Reserve	Existing public access tennis courts. Located centrally on the easter PSP boundary. Arterial Street/E6 corridor directly to the east. Surrounded by LCR04 and within light industrial employment area.	CoW

CoW = City of Whittlesea, MWC= Melbourne Water Corporation

Table 9 Encumbered Land

PARK ID	TYPE	LOCATION AND OTHER ATTRIBUTES	MANAGING AUTHORITY
Gas Trasmission Easement - North-South	Transmission Easement		CoW
Gas Trasmission Easement - East-West	Transmission Easement		CoW
High Voltage Power Easement	Transmission Easement	Stony rises along the easement often coincide with location of pylons. Presents an opportunity for revegetation of the stony rises to assit in visually screening the pylons.	
Waterways - Creek Corridors	Waterway Corridor (encumbered)	Findon Creek East branh Findon Creek West branch Edgars Creek East branch Edgars Creek West branch Culrly Sedge Creek is incorporated into BCS CA32)	MW
Public Transit - interim open space corridor	local (linear park)		CoW

Amended by C210 Figure 7 SR-01 North Wollert Sports Reserve



- sports reserve (unencumbered)
- community facility
- future government school
- existing trees
- pavilion
- sports field
- local parks (unencumbered)
- waterway corridor (encumbered)
- car park
- car park entry
- shared path within road cross section (off road)
- shared path within key access street (off road)
- shared path network (off road)

Amended by C210 Figure 8 SR-02 East Wollert Sports Reserve

- sports reserve (unencumbered)
- existing trees
- pavilion
- sports field
- community facility
- future government school
- potential non-government school
- car park
- car park entry
- shared path within road cross section (off road)
- shared path within key access street (off road)
- shared path network (off road)
- landscape values
- criterium track

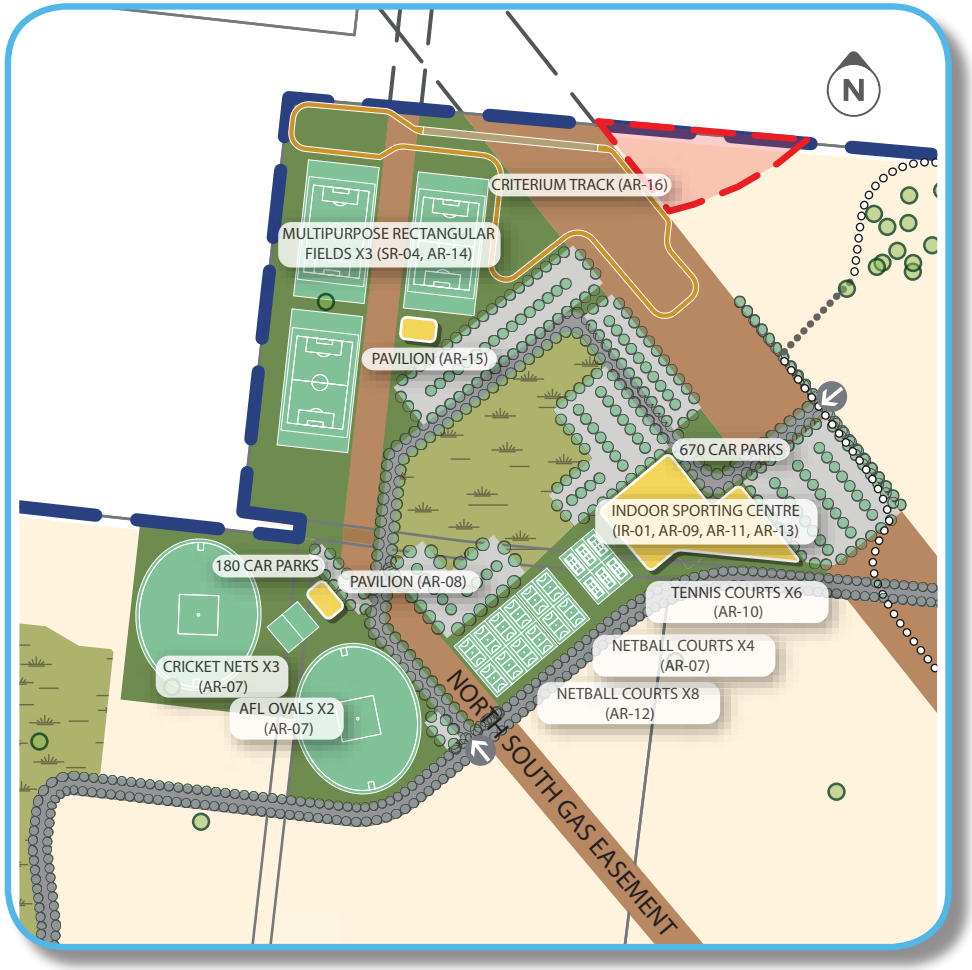
Amended by C210

Figure 9 SR-03 South Wollert Sports Reserve

- sports reserve (unencumbered)
- community facility
- future government school
- existing trees
- pavilion
- sports field
- local parks (unencumbered)
- waterway corridor (encumbered)
- car park
- car park entry
- shared path within road cross section (off road)
- shared path within key access street (off road)
- shared path network (off road)

Amended by C210

Figure 10 SR-04 Wollert Multi-Purpose Sports Reserve



- sports reserve (unencumbered)
- existing trees
- pavilion
- sports field
- community facility
- future government school
- potential non-government school
- car park
- car park entry
- shared path within road cross section (off road)
- shared path within key access street (off road)
- shared path network (off road)
- landscape values
- criterium track

3.5.1 Open Space

REQUIREMENTS	
R73	All parks must be located, designed and developed in accordance with the relevant description in Table 8 and Appendix 4.5 (Table 12), concept plans (where applicable) and the City of Whittlesea Open Space Strategy. The shape of the park may vary so long as it remains inside the guidance for the relevant type of park, to the satisfaction of the responsible authority. Where a park is smaller than the size specified in Table 8 the land must be added to another park or used to create a new park in addition to those outlined on Plan 6, to the satisfaction of the responsible authority. Where a proposed park is larger than the size specified in Table 8, it may be accepted so long as it does not result in the removal of another park allocation. No credits will be provided for the area that is in excess of the size specified in Table 8.
R74	Where a park shown on Plan 6 spans multiple properties, the first development proponent to lodge a permit application must undertake a master plan for the entire park unless otherwise agreed by the responsible authority.
R75	All public landscaped areas must be designed to be robust and climatically appropriate, consistent with any local street tree or open space strategies.
R76	Where playspaces are to be provided by the developer, the design and development of the space must be in accordance with the City of Whittlesea Playspace Planning Framework and Policy.
R77	Where parks interface with a waterway corridor, BCS conservation area, local conservation reserve or encompass remnant native vegetation, it must be demonstrated that relevant environmental constraints and features have been integrated into the design of the park.
R78	Design of waterway corridors, wetlands, retarding basins, transmission easements, BCS conservation areas, local conservation reserves, utilities easements and any other encumbered open space must enhance the amenity value of that open space and provide for flexible recreational opportunities, particularly when such land also abuts local parks or active recreation reserves, and where this does not conflict with the primary function of the land, to the satisfaction of the responsible authority and any other relevant Authority.
R79	Vehicle exclusion mechanisms must be provided around the periphery of open spaces, BCS conservation areas and local conservation reserves, to prevent unauthorised vehicular access whilst ensuring pedestrian access and emergency and maintenance vehicle access is provided, to the satisfaction of the responsible authority.
R80	Fences to encumbered or unencumbered open space, BCS conservation areas and local conservation reserves, other than vehicle exclusion mechanisms where required, must be avoided. Where fencing is required it must be: • low scale (max. 1.2m), • designed to guide appropriate movement and access rather than as an impenetrable barrier, • visually permeable to facilitate public safety and surveillance, • Designed and constructed from materials that complement the open space/conservation setting. Preferred fence types include: • timber post with timber beams, pipe, wire or chain, • Existing or reconstructed dry stone walls. Timber post and chain wire may be required for critical areas.
R81	Physical infrastructure / hard landscaping associated with open space areas must be designed and delivered to the satisfaction of the responsible authority.
GUIDELINES	
G79	Passive parks should cater for a broad range of users by providing a mix of spaces and planting to support both structured and unstructured recreational activities and play opportunities for all ages and abilities.
G80	Any pedestrian link through a drainage reserve, transmission easement or adjoining the street network should include provision of park seating every 400 metres, with appropriate shading to the satisfaction of the responsible authority.
G81	Existing vegetation should be protected and enhanced through open space networks which facilitate habitat and movement corridors for species found within the region.
G82	The design of waterways, wetlands, retarding basins, transmission easements and other encumbered land should maximise the potential for the integration of passive and / or active recreation uses where this does not conflict with the primary function of the land.

G83	In order to provide safe and pleasant open spaces, design principles such as Crime Prevention Through Environmental Design (CPTED) should guide the design of open spaces and associated infrastructure.
G84	Local parks and sporting reserves should ensure provision of sheltered and shaded rest nodes and water fountains. Shading of walkways, seating and lookouts with man-made structures or trees should be encouraged.
G85	Path networks associated with open space should include way-finding signage that clearly identifies key destinations both within and outside the precinct.
G86	Public areas should be lit to Australian Standards and to the satisfaction of the responsible authority.
G87	Water Sensitive Urban Design (WSUD) principles should be used so that excess run-off water from within, or where appropriate, external to the park, is directed to support park planting and / or rain gardens rather than being diverted to drains, to the satisfaction of the responsible authority. Any WSUD must complement the open space function or aesthetic of the park.

3.5.2 Local Parks Contributions - Residential

REQUIREMENTS

Amended by C210

R82

As per the public open space contribution required by Clause 52.01 of the Whittlesea 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.

All land owners must provide a public open space contribution equal to 3.7% of the Net Developable Area (NDA) upon subdivision of land in accordance with the following:

- Where land is required for unencumbered open space (local parks) as shown on Plan 6 and specified in Table 8 and is equal to 3.7% of NDA that land is to be transferred to Council at no cost.
- Where land is required or less than 3.7% of NDA is shown Plan 6 and specified in Table 8, as required for unencumbered open space purposes, a cash contribution is to be made to Council to bring the total open space contribution to a value equal to 3.7% of NDA of that site.
- Where land required for unencumbered open space purposes as shown on Plan 6 and specified in Table 5 is more than 3.7% of NDA, Council will pay an amount equivalent to the value of the additional land being provided by that proposed development.

The value of land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole of the land, in accordance with Section 18 of the Subdivision Act 1988.

3.5.3 Local Parks Contributions – Employment

REQUIREMENTS

R83

As per the public open space contribution required by Clause 52.01 of the Whittlesea 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.

All landowners must provide a public open space contribution equal to 0.80% of the NDA upon subdivision in accordance with the following:

- Where land is required for unencumbered open space (local parks) as shown on Plan 6 and specified in Table 8 and is equal to 0.80% of NDA that land is to be transferred to Council at no cost.
- Where no land or less than 0.80% of NDA is shown Plan 6 and specified in Table 8, as required for unencumbered open space purposes a cash contribution is to be made to Council to bring the total open space contribution to a value equal to 0.80% of NDA of that site.
- Where land required for unencumbered open space purposes as shown on Plan 6 and specified in Table 8 is more than 0.80% of NDA, Council will pay an amount equivalent to the value of the additional land being provided by that proposed development.

The value of land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole land, in accordance with Section 18 of the Subdivision Act 1988.

Plan 7a - Conservation Network

Wollert Precinct Structure Plan - Amended by C210

City of Whittlesea

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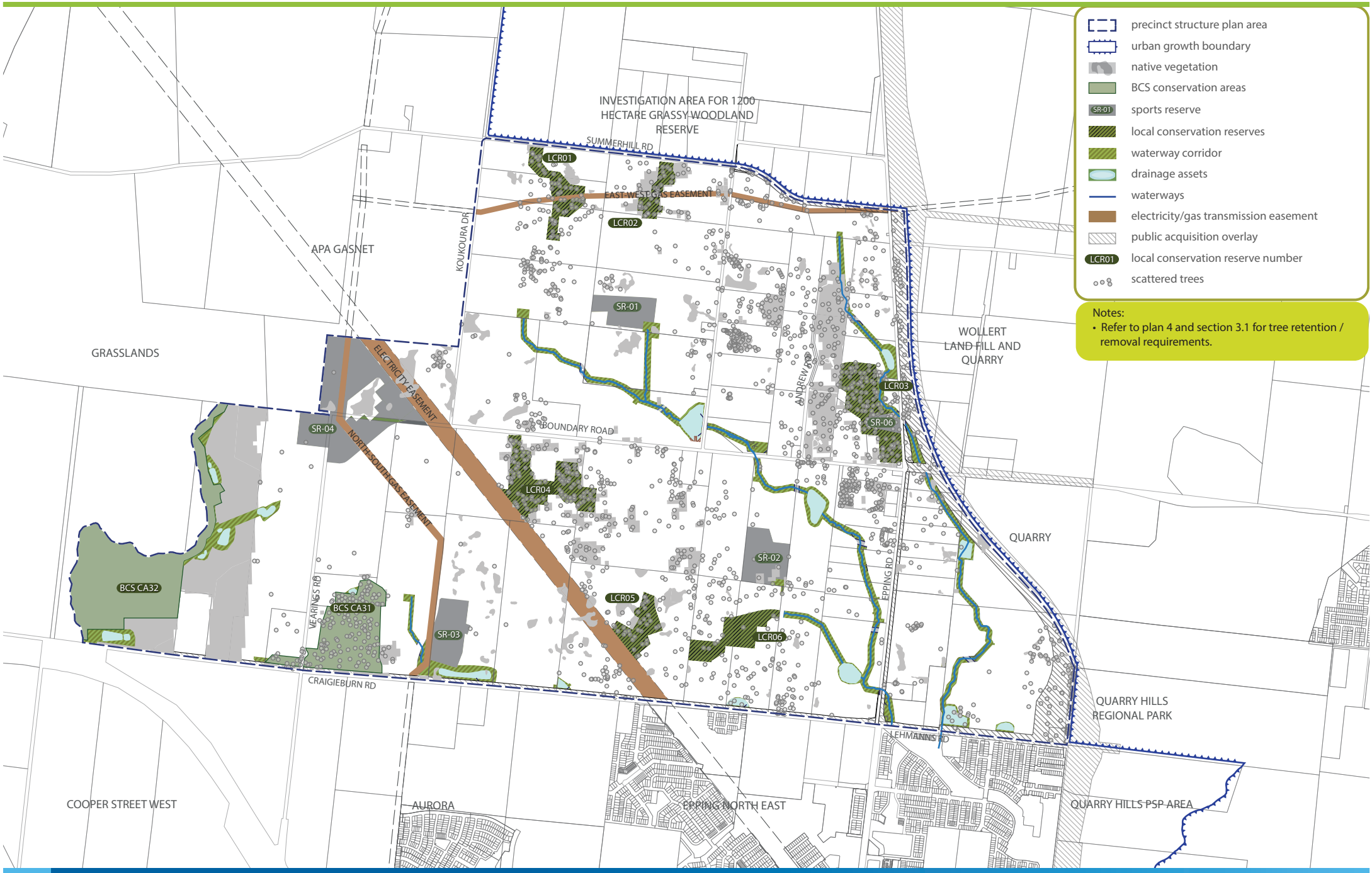

- precinct structure plan area
- urban growth boundary
- native vegetation
- BCS conservation areas
- SR-01 sports reserve
- local conservation reserves
- waterway corridor
- drainage assets
- waterways
- electricity/gas transmission easement
- public acquisition overlay
- LCR01 local conservation reserve number
- scattered trees

Notes:

- Refer to plan 4 and section 3.1 for tree retention / removal requirements.

3.6 Local conservation, biodiversity and threatened species

3.6.1 Local Conservation

The Wollert PSP area lies within the locally and regionally significant River Red Gum Grassy Woodland area of the Northern Plains, and abuts the investigation area for the 1,200 hectare Grassy Woodland Reserve to the north. In response, a network of local conservation reserves has been nominated. These reserves have been prioritised in instances where multiple values overlap, for example biodiversity, arboricultural, landscape and historic (European) and Aboriginal Cultural Heritage significance. They have also been located to connect with the broader open space and biodiversity conservation network, which provide habitat link opportunities.

Local conservation reserves are treated as encumbered land in the Wollert DCP.

Table 9 identifies each reserve and a summary of key attributes.

Subject to further assessment and review by the Department of Environment, Land, Water and Planning and agreement with landowners, local conservation reserves may be recognised as contributory to the state Biodiversity Conservation Strategy network for their contribution towards retention of Grassy Eucalypt Woodland of the Victorian Plain.

REQUIREMENTS	
R84	Local conservation reserves are to be delivered in accordance with Appendix 4.6, to the satisfaction of the responsible authority.
R85	During development phases, interim post and wire fencing (or other fencing treatment to the satisfaction of the responsible authority) must be provided along the boundary of local conservation reserves to prevent construction vehicle access into the site.

Table 10 Local Conservation Reserves

LOCAL CONSERVATION RESREVE ID	AREA	LOCATION AND OTHER ATTRIBUTES
LCR01	6.69	Located in the north-east of the precinct, straddling the east-west gas transmission pipeline easement. Features A River Red Gum woodland, native vegetation (GEW, EVC 55 Plains Grassy Woodland) and dry stone walls.
LCR02	3.51	Located in the north of the precinct, straddling the east-west gas transmission pipeline easement. FeaturesRiver a Red Gum woodland, native vegetation (former GEW, EVC 55 Plains Grassy Woodland) and dry stone walls.
LCR03	10.86	Located to the west of Epping Road in the general light industrial area, to the north of Boundary Road and adjoining the Findon Creek East branch. Providing historical visual context for heritage buildings on the south-west corner of Epping Road and Boundary Road. Features a River Red Gum woodland, native vegetation (GEW, EVC 55 Plains Grassy Woodland), areas of Aboriginal cultural heritage sensitivity (cultural landscape) and dry stone walls.
LCR04	13.52	Located between Koukoura Boundary Road and the high voltage electricity transmission easement. Features an extensive River Red Gum woodland on a large stony Rise complex, native vegetation (GEW, EVC 55 Plains Grassy Woodland), areas of Aboriginal Cultural Heritage Sensitivity (cultural landscape) and dry stone walls.
LCR05	5.82	Located to the west of the public transport corridor and high voltage electricity transmission easement. High point on stony rise with views to city, and across LCR06 towards Quarry Hills. Physical and visual link to stony rises and River Red Gum woodlands along transmission easement. Features a stony rise, scattered River Red Gum trees, native vegetation (GEW, EVC 203 Stony Rises Woodland) and areas of Aboriginal Cultural Heritage Sensitivity (cultural landscape)
LCR06	7.95	Located between Craigieburn Road and the government primary school and linking to the Findon Creek tributary. High point on stony rise with views towards Quarry Hills and the city. Features a stony rise, scattered River Red Gum trees, native vegetation (GEW, EVC 649 Stony Knoll Shrubland) and areas of Aboriginal Cultural Heritage Sensitivity (artefacts).

GEW: Grassy Eucalypt Woodland; EVC: Ecological Vegetation Class

Plan 7b - Native Vegetation Retain/Remove

Wollert Precinct Structure Plan - Amended by C210

City of Whittlesea

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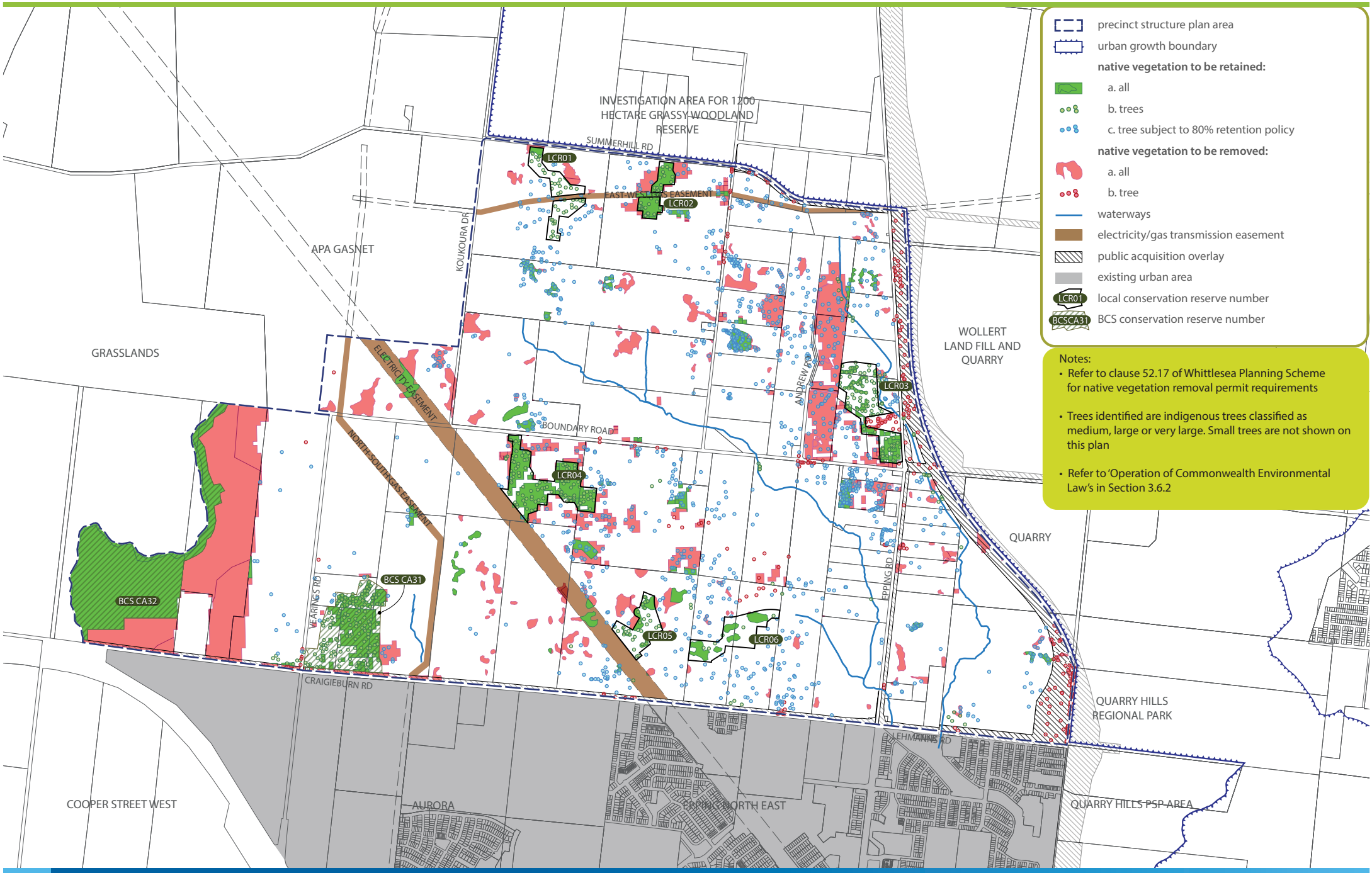


- precinct structure plan area
- urban growth boundary
- **native vegetation to be retained:**
  - a. all
  - b. trees
  - c. tree subject to 80% retention policy
- **native vegetation to be removed:**
  - a. all
  - b. tree
- waterways
- electricity/gas transmission easement
- public acquisition overlay
- existing urban area
- LCR01 local conservation reserve number
- BCSCA31 BCS conservation reserve number

Notes:

- Refer to clause 52.17 of Whittlesea Planning Scheme for native vegetation removal permit requirements
- Trees identified are indigenous trees classified as medium, large or very large. Small trees are not shown on this plan
- Refer to 'Operation of Commonwealth Environmental Law's in Section 3.6.2

3.6.2 Biodiversity & Threatened Species

Operation of Commonwealth Environmental Laws

On 5 September 2013 an approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.

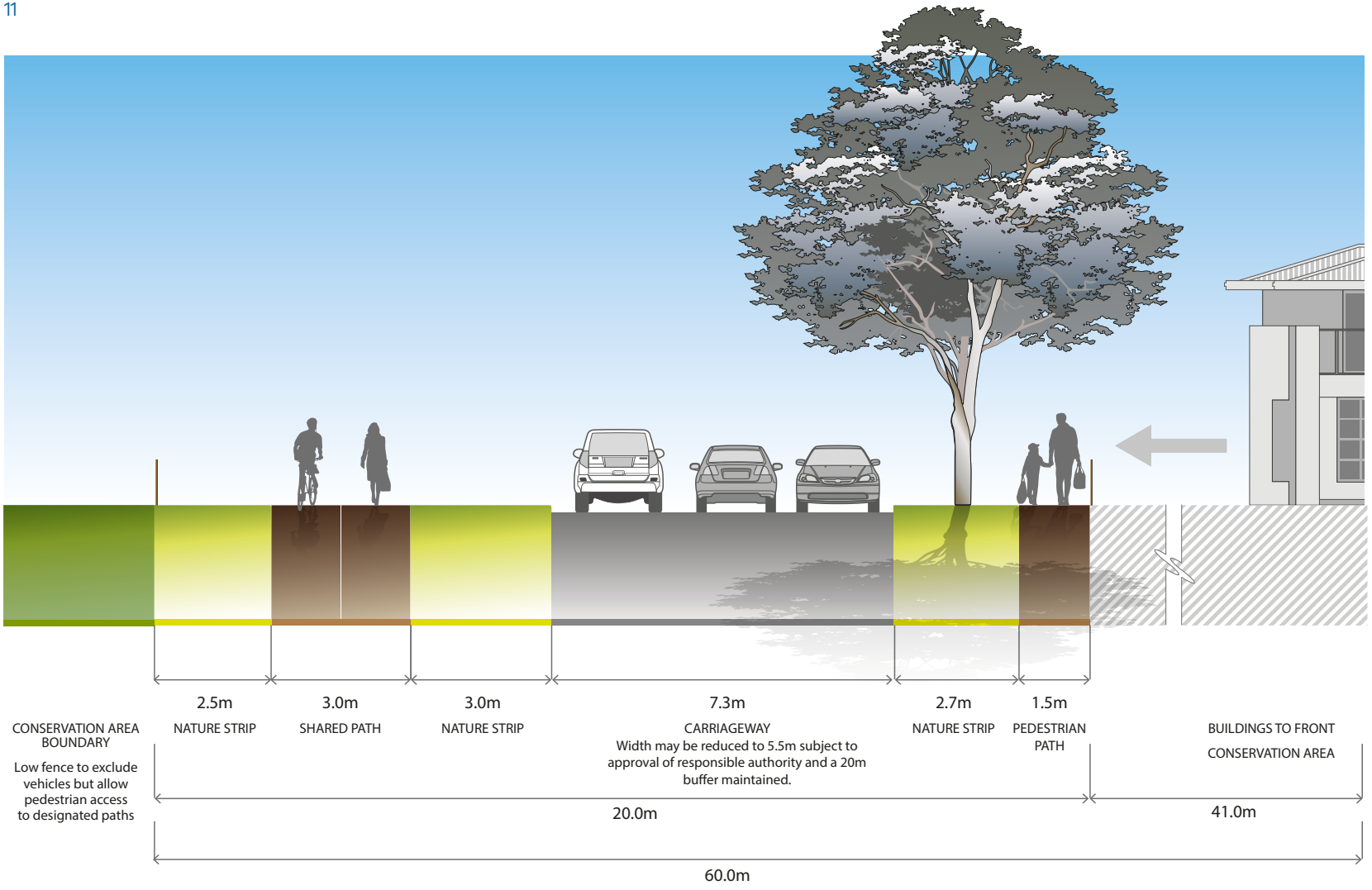
Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

The Whittlesea Scattered Tree Retention Standard dated 8 October 2014 has been endorsed by DELWP as meeting the criteria for retaining scattered trees specified in the '*Guidance Note for Implementing the Biodiversity Conservation Strategy for Melbourne's Growth Corridors*'. Scattered Trees shown outside of BCS conservation areas in Plan 7b are exempt from habitat compensation obligations under the Biodiversity Conservation Strategy where they meet the criteria of the 'Whittlesea Scattered Tree Retention Standard' dated 8 October 2014 to the satisfaction of the responsible authority (refer to Section 3.6.1 regarding tree retention requirements).

Native Vegetation shown outside of BCS conservation areas in Plan 7b is exempt from habitat compensation obligations under the Biodiversity Conservation Strategy where it meet the criteria for retaining native vegetation criteria in the '*Guidance Note for implementing the Biodiversity Conservation Strategy for Melbourne's Growth Corridors*' to the satisfaction of DELWP.

REQUIREMENTS	
R86	Development abutting any conservation area must be in accordance with the Conservation Area Interface Plan, Figure 11 to the satisfaction of the Secretary of the Department of Environment, Land, Water and Planning.
R87	Development within any BCS conservation area must be in accordance with the Conservation Area Concept Plan (Figure 12), to the satisfaction of the Department of Environment, Land, Water and Planning.
GUIDELINES	
G88	Public recreation and open space areas should be co-located with significant BCS conservation areas, local conservation reserves and waterways to create and/or enhance any buffer area.
G89	The layout and design of the waterways, wetlands and retarding basins (including the design of paths, bridges and boardwalks and the stormwater drainage system) should integrate with biodiversity and natural systems to the satisfaction of Melbourne Water and the responsible authority.
G90	Planting in streetscapes and parks abutting waterways should make use of indigenous species to the satisfaction of Melbourne Water and the responsible authority.
G91	Street trees and public open space landscaping should contribute to habitat for indigenous fauna species, in particular arboreal animals and birds, where practical, to the satisfaction of the responsible authority.
G92	Drainage from storm water treatment infrastructure should be designed to minimise impacts on biodiversity values, particularly matters of national environmental significance.

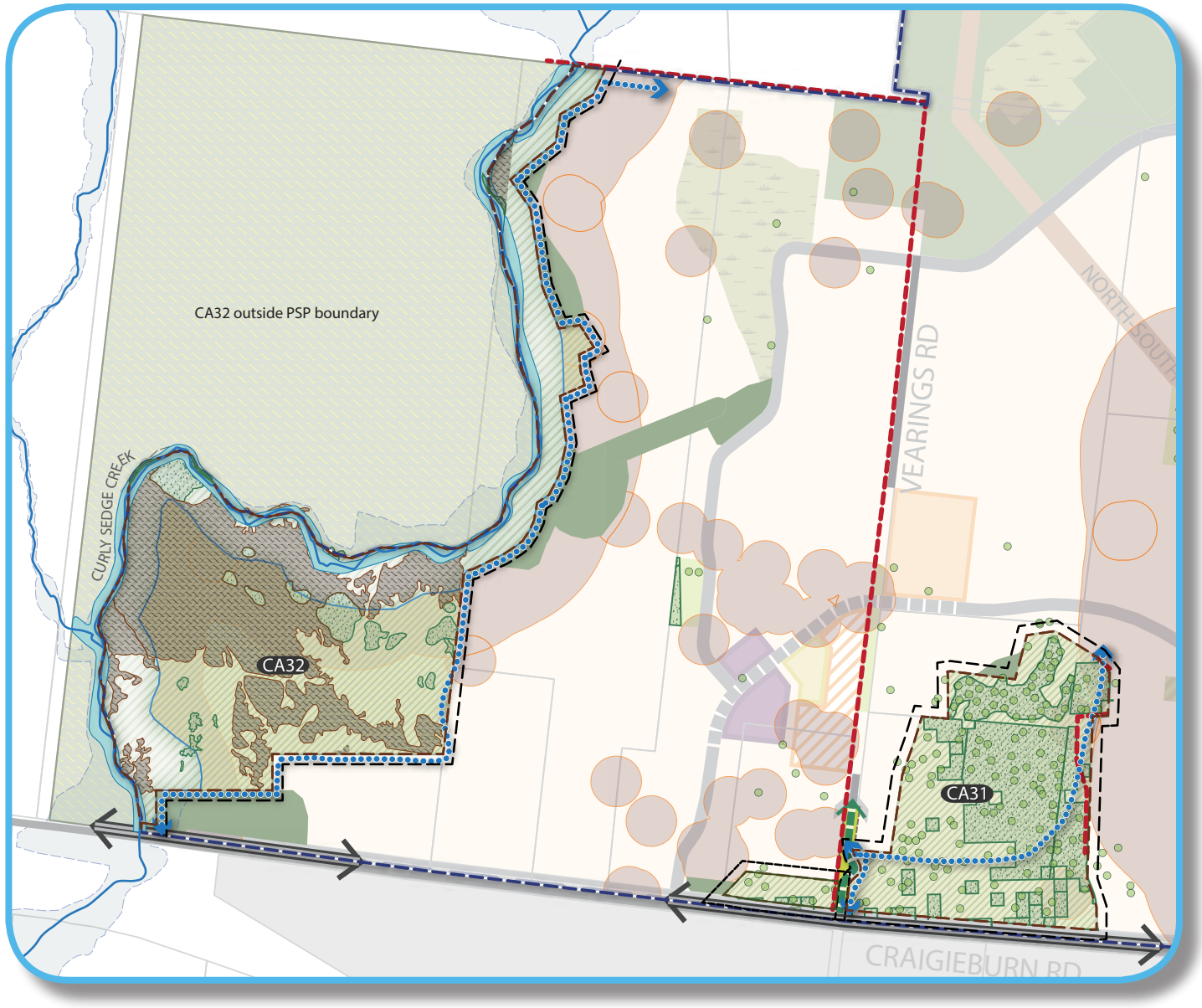
Figure 11



Conservation Area/Reserve Interface (20.0m)

Amended by C210

Figure 12 Conservation Areas Concept Plan



NOTES:

1. Native Vegetation extent shown in Conservation Area Concept Plan is based on site specific surveys and will vary from timestamping data shown on Plan 7b of PSP. Decision making regarding location of passive recreation infrastructure is to be based on the extent of native vegetation shown in this plan.

2. Passive uses that may be located within the conservation areas, subject to further planning and DELWP approval, may include:
- interpretive signage
- shared paths
- seating areas
- covered shelters
- elevated walkways
- viewing platforms

Please note that a 20m setback will be implemented along conservation area boundaries in the form of an edge road to offset the built form edge (refer figure 11).

Plan 8 - Public Transport & Path Network

Wollert Precinct Structure Plan - Amended by C210

City of Whittlesea

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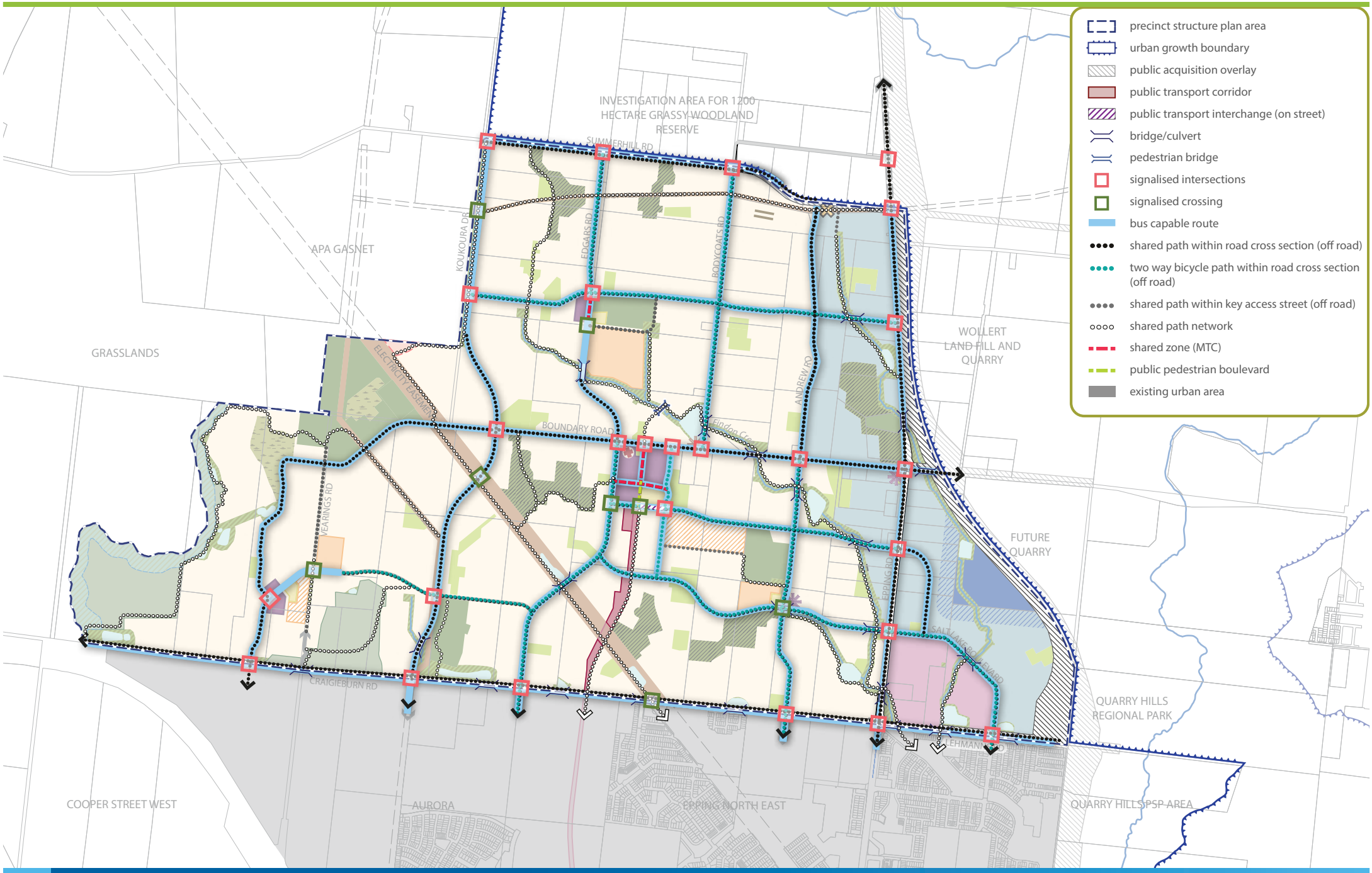

3.7 Transport and Movement

3.7.1 Transport and Movement

REQUIREMENTS	
R88	Any intersections on streets shown as bus capable routes on Plan 8 and connector level streets on Plan 9 must be constructed to accommodate ultra-low-floor buses in accordance with the Public Transport Guidelines for Land Use and Development.
R89	All bus stop facilities, including the transport interchange in the Major Town Centre, must be designed as an integral part of town centres and activity generating land uses such as schools, sports reserves and employment areas..
R90	The street network must be designed to ensure 95% of all households are located within 400 metres of public transport services.
R91	Subdivision design must provide active interfaces to the Public Transport Corridor by provision of edge streets with landscape buffers, to the satisfaction of the responsible authority.
R92	Subdivision design must not provide street connections over the Public Transport Corridor, except where crossing points are nominated on Plan 8.
GUIDELINES	
G93	Public transport stops should provide adequate shade and shelter from the elements for users.

3.7.2 Walking, Cycling and Public Transport

REQUIREMENTS	
R93	Walking and cycling path networks must be designed to encourage daily walking and cycling trips, take into consideration the safety of people of all ages and abilities and reduce car dependency by providing: • Wayfinding signage and shared/bicycle path pavement marketing at key intersection and gateway locations, • Passive surveillance opportunities, • Shade tree planting at regular intervals, • Bench seating with shade tree planting at spacings of 400 metres or less along shared, pedestrian and cycle paths, • Lighting, • Safe crossing points All to the satisfaction of the responsible authority.
R94	Design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing: • Safe, pedestrian and cycling environments, particularly through subdivision and street design approaches to slow the traffic speed at key pedestrian/cyclist locations. • Footpaths of at least 1.5 metres on both sides of all streets, unless otherwise specified by the PSP, • Shared paths or two-way bicycle paths of 3.0 metres in width where shown on Plan 8 or as shown on the relevant cross-sections in Appendix 4.2 or as specified by another requirement in the PSP, • Safe and convenient crossing points of connector streets and local streets at all intersections and on key desire lines, and at regular intervals appropriate to the function of the street and public transport provision. • Pedestrian priority crossings on all slip lanes, • Safe and convenient transition between on- and off-street bicycle networks. All to the satisfaction of the coordinating roads authority and the responsible authority.

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R95	Shared and pedestrian paths along waterways must: • Be delivered by adjoining development proponents consistent with the network shown on Plan 8. • Be above 1:10 year flood level with any crossing of the waterway designed to maintain hydraulic function of the waterway. • Be constructed to a standard that satisfies the requirements of Melbourne Water. Shared paths identified on Plan 8 are to be constructed with a concrete surface and be DDA compliant. Where a shared path is to be delivered on one side of a minor waterway as outlined in Plan 8, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser standard. All to the satisfaction of the Melbourne Water and the responsible authority.
R96	Bicycle parking facilities are to be provided by development proponents in convenient locations at key destinations such as schools, parks, sporting reserves, community facilities, activity centres and at the public transport interchange.
R97	Bicycle priority at intersections of minor streets and connector roads with dedicated off-road bicycle paths must be achieved through strong and consistent visual and physical cues and supportive directional and associated road signage to ensure cyclist safety.
R98	The alignment of off-road bicycle paths must be designed for cyclists travelling up to 30km/h
R99	In addition to the crossing locations shown on Plan 8, development proponents must provide formal pedestrian crossings of creeks and minor waterways (to a standard that satisfies the requirements of Melbourne Water) at regular intervals of no greater than 400 metres where this level of connectivity is not already satisfied by the street network.
R100	All new employment based developments measuring greater than 2,000m2 must provide adequate end of trip facilities for at least 20% of staff. End of trip facilities must include: • Showers and change rooms • Secure bike storage / parking • Lockers for personal items

GUIDELINES	
G94	Street activation within residential areas should be encouraged through the inclusion of street furniture, and incidental meeting spaces.

Plan 9 - Street Network

Wollert Precinct Structure Plan - Amended by C210

City of Whittlesea

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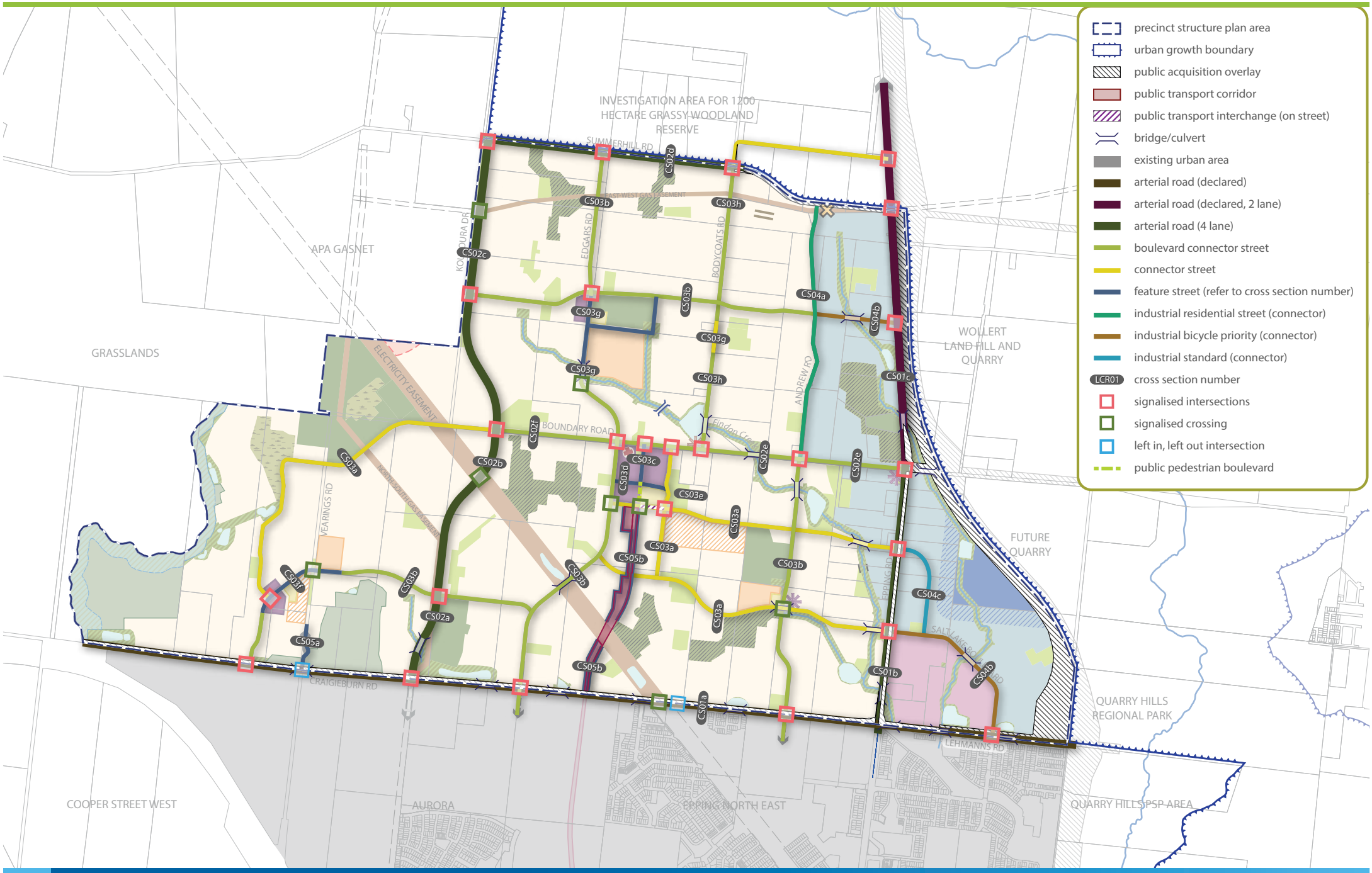

3.7.3 Street Network

REQUIREMENTS	
R101	Subdivision layouts must form a permeable, low speed local street network that provides safe and convenient access to local points of interest and allows for the effective integration with neighbouring properties.
R102	The connector street network must: • Provide a safe low speed environment within 200m from the outer edges of town centres and schools and for their full abuttal, • Provide permeable links to key local destinations, • Connect across arterial streets and traverse through the core of each square mile, • Facilitate efficient and direct pedestrian, cyclist and vehicle movement, • Efficiently link pedestrians and cyclists to jobs and the public transport network.
R103	Street layouts must: • Form a coherent, interconnected grid-based movement network across the wider precinct, • Ensure equity of access to open space and facilities.
R104	The staging of subdivisions must provide for the timely connection of: • Street links between properties. • Street links to the connector and arterial street network. • Pedestrian and cyclist links to the off-street pedestrian and bicycle network. • More than one point of access to facilitate emergency access requirements.
R105	Construction of Andrew Road must be consistent with the Industrial to Residential Interface Cross Section identified in Appendix 4.2.
R106	Any street abutting a school must be designed so as to achieve slow vehicle speeds and provide designated cycle, shared or pedestrian crossing points as required by, and to the satisfaction of, the responsible authority.
R107	Any connector street or access street abutting schools or sporting reserves must include indented car parking for the full abuttal of the school/reserve, to the satisfaction of the responsible authority.
R108	Interim turnaround areas must be provided on any temporary dead end.
R109	Streets must be constructed to property boundaries where an inter-parcel connection is intended or indicated in the PSP, by any date or stage of development required or approved by the responsible authority.
R110	Convenient and direct access to the connector street network must be provided through neighbouring properties where a property does not otherwise have access to the connector network or signalised access to the arterial network, as appropriate.
R111	Vehicle access to lots fronting arterial streets must be provided from a service street, local internal street or rear lane only, to the satisfaction of the coordinating street authority.
R112	Configuration of vehicle access to lots must ensure that there is sufficient separation between crossovers to allow for a minimum of one on-street car park for every two residential lots to the satisfaction of the responsible authority.
R113	Vehicle access to a lot that is 7.6 metres or less in width must be via rear laneway.
R114	Where determined that roundabouts are required at cross road intersections, they must be designed to slow vehicles, provide for pedestrian visibility and safety, and ensure connectivity/continuity of shared paths and bicycle paths.
R115	Slip lanes must not be provided in areas of high pedestrian activity or key pedestrian routes and only be provided at any other intersection between connector streets and arterial streets where they are necessitated by high traffic volumes/turning movements or priority bus movements, to the satisfaction of the coordinating road authority.

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GUIDELINES	
G95	Where a single street spans across multiple properties, that street may consists of multiple cross sections so long as a suitable transition has been allowed for between each. Where that street has already been constructed or approved for construction to a property boundary, the onus is on the development connecting into that street to adopt a consistent cross section until that suitable transition can be made.
G96	Street layouts should provide multiple convenient routes to major destinations such as the local convenience centre and the arterial street network.
G97	Street block lengths should not exceed 200 metres to ensure a permeable ad low speed environment for pedestrians, cyclists and vehicles is achieved.
G98	Cul-de-sacs should be avoided. Where deemed unavoidable by the responsible authority, they should service a maximum of 6 dwellings and should provide for through pedestrian movements to the satisfaction of the responsible authority.
G99	The frequency of vehicular crossovers on widened verges (a verge in excess of six metres) should be minimised through the use of combination of: • Rear loaded lots with laneway access. • Vehicular access from the side of a lot. • Combined or grouped crossovers. • Increased lot widths.
G100	Approximately 30% of local streets (including connector streets) within a subdivision should apply al alternative cross section to the 'standard' cross section for these streets outlined in Appendix 4.2. Suggested variations include but are not limited to the following: • Varied tree placement, • Varied footpath or carriageway placement, • Introduction of elements to create a boulevard effect, • Varied carriageway or parking bay pavement material and • Differing tree outstand treatments For the purposes of this guideline, changes to street species between or within streets does not constitute a variation. Alternative cross sections must ensure that: • Minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets as well as buses on connector streets. • The performance characteristics of standard cross sections as they relate to pedestrian and cycle use are maintained. • Street cross section elements are to be in accordance with the requirements of the Engineering Design & Construction Manual Relevant minimum street widths for the type of street (illustrated in Appendix 4.2) are maintained.

Plan 10 - Integrated Water Management

Wollert Precinct Structure Plan - Amended by C210

City of Whittlesea

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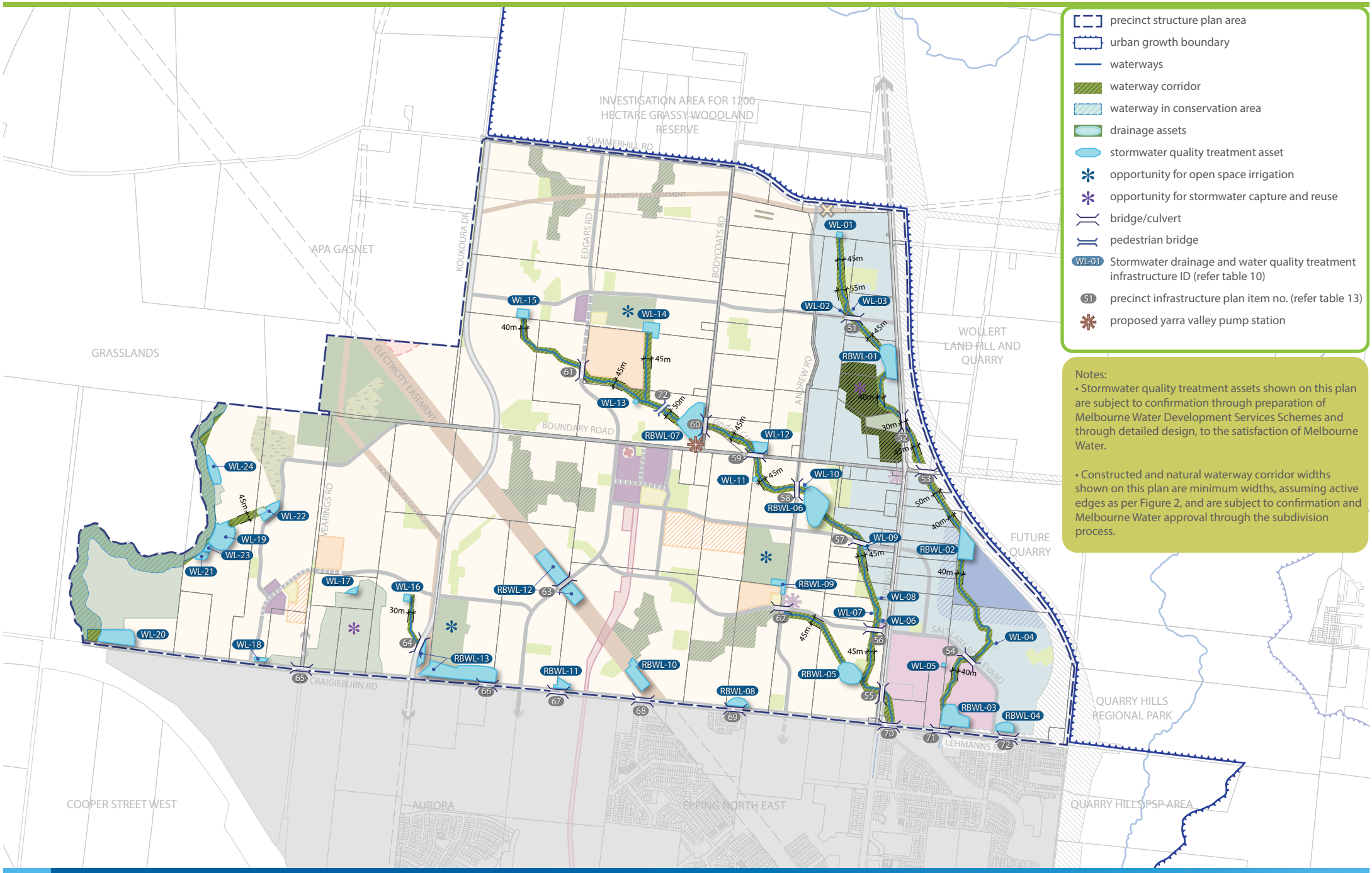


- precinct structure plan area
- urban growth boundary
- waterways
- waterway corridor
- waterway in conservation area
- drainage assets
- stormwater quality treatment asset
- opportunity for open space irrigation
- opportunity for stormwater capture and reuse
- bridge/culvert
- pedestrian bridge
- WL-01 Stormwater drainage and water quality treatment infrastructure ID (refer table 10)
- 51 precinct infrastructure plan item no. (refer table 13)
- proposed yarra valley pump station

Notes:

- Stormwater quality treatment assets shown on this plan are subject to confirmation through preparation of Melbourne Water Development Services Schemes and through detailed design, to the satisfaction of Melbourne Water.
- Constructed and natural waterway corridor widths shown on this plan are minimum widths, assuming active edges as per Figure 2, and are subject to confirmation and Melbourne Water approval through the subdivision process.

3.8 Integrated Water Management, Utilities, Energy and Sustainability

3.8.1 Integrated Water Management

REQUIREMENTS	
R116	Stormwater runoff from the development must meet or exceed the performance objectives of the Best Practice Environmental Management Guidelines for urban stormwater management (or applicable standard at the time of development) for urban stormwater management (as amended or superseded) prior to discharge to receiving waterways and as outlined on Plan 10, unless otherwise approved by Melbourne Water and the responsible authority.
R117	Final design of constructed waterways (including widths), waterway corridors, retarding basins, wetlands, and associated paths, boardwalks, bridges, and planting, must be to the satisfaction of Melbourne Water and the responsible authority.
R118	Development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment. Waterways and drainage infrastructure must be delivered to ultimate requirements unless the development demonstrates that an interim solution adequately manages and treats stormwater generated from the development, including interim retardation, and how this will enable delivery of an ultimate drainage solution, to the satisfaction of Melbourne Water and the responsible authority. Any temporary outfalls reliant on adjacent land holdings will not be considered unless the applicant obtains prior written approval from the adjacent land owner to utilise the land for drainage purposes. Maintenance of any approved temporary outfalls by Melbourne Water and/or Council shall be the sole responsibility of the developer and have an agreement in place with the relevant authority.
R119	Subdivision applications must demonstrate how: • Waterways and integrated water management design enables land to be used for multiple recreation and environmental purposes. • Overland flow paths and piping within street reserves will be connected and integrated across property / parcel boundaries. • Melbourne Water and Council freeboard requirements for overland flow shall be observed for the 1% Annual Exceedance Probability (AEP) design storm to ensure that gap flows are adequately contained within the road reserve. • Construction will be managed at each stage of the subdivision process to reduce the likelihood of contaminants entering watercourses and to reduce erosion impacts. The development will deliver the Integrated Water Management (IWM) requirements of the precinct structure plan and any approved Integrated Water Management Plan.
R120	Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Scheme established by Melbourne Water and identify how objectives from the Integrated Water Management Strategy have been met and in accordance with the Engineering Design and Construction Manual (EDCM) for subdivision in Growth Areas.
R121	Development must maintain existing flow regimes (flow intensity, duration) at pre-development levels to achieve waterway protection to the satisfaction of the relevant drainage authority.
R122	Any road crossings, pathways or open space proposed to be located within the Melbourne Water pipe track reserve must be to the satisfaction of Melbourne Water.
GUIDELINES	
G101	The design and layout of roads, road reserves, and public open space should optimise water use efficiency and long term viability of vegetation through the use of overland flow paths, Water Sensitive Urban Design initiatives, such as rain gardens and/or locally treated stormwater for irrigation to contribute to a sustainable and green urban environment.
G102	Development of all types should include integrated water management initiatives to diversify water supply, reduce reliance on potable water and increase the utilisation of storm and waste water, contributing to a sustainable and green urban environment.

G103	The installation of suitably sized rainwater tanks should be considered for all roof structures, in order to mitigate downstream impacts of high rainfall events. This is particularly encouraged in commercial and employment developments as well as other large format developments. Applicants should liaise with the responsible authority in order to identify suitable tank size and rates of release.
G104	Development should have regard to relevant policies and strategies being implemented by the responsible authority, Melbourne Water and Yarra Valley Water, including any approved Integrated Water Management Plan.
G105	Integrated water management systems should be designed to: • Maximise habitat values for local flora and fauna species, particularly where conservation reserves are nominated on **Plan 7**; • Enable future harvesting and/or treatment and re-use of stormwater, including those options or opportunities outlined in **Plan 10**; and • Incorporate existing stony rises and cultural heritage features where possible.
G106	Where practical, and where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recharge, sewer mining) should be incorporated within the precinct open space system as depicted on **Plan 6**.

Table 11 Stormwater Drainage and Water Quality Treatment Infrastructure

ASSET ID	DESCRIPTION	AREA (HA)	RESPONSI-BILITY
RBWL01	Retarding basin containing stormwater quality treatment assets	1.88	CoW
RBWL02**	Retarding basin containing stormwater quality treatment assets	1.63	MWC
RBWL03	Retarding basin containing stormwater quality treatment assets	1.93	MWC
RBWL04	Retarding basin containing stormwater quality treatment assets	0.66	CoW
RBWL05	Retarding basin containing stormwater quality treatment assets	1.70	MWC
RBWL06	Retarding basin containing stormwater quality treatment assets	2.90	MWC
RBWL07	Retarding basin containing stormwater quality treatment assets	2.80	MWC
RBWL08	Retarding basin containing stormwater quality treatment assets	0.65	CoW
RBWL-09	Retarding basin only	0.55	MWC
RBWL10	Retarding basin; stormwater quality treatment assets located outside of the RB	1.44	MWC
RBWL11	Retarding basin; stormwater quality treatment assets located outside of the RB	0.50	CoW
RBWL12	Retarding basin containing stormwater quality treatment assets	3.15	MWC
RBWL13	Retarding basing containing stormwater quality treatment assets	4.65	MWC
WL01*	Stormwater quality treatment asset	0.15	CoW
WL02*	Stormwater quality treatment asset	0.02	CoW
WL03*	Stormwater quality treatment asset	0.01	CoW
WL04*	Stormwater quality treatment asset	0.01	CoW
WL05*	Stormwater quality treatment asset	0.07	CoW
WL06*	Stormwater quality treatment asset	0.06	CoW
WL07*	Stormwater quality treatment asset	0.03	CoW
WL08*	Stormwater quality treatment asset	0.02	CoW
WL09*	Stormwater quality treatment asset	0.06	CoW
WL10*	Stormwater quality treatment asset	0.07	CoW
WL11*	Stormwater quality treatment asset	0.10	CoW
WL12*	Stormwater quality treatment asset	0.64	CoW
WL13*	Stormwater quality treatment asset	0.10	CoW
WL14*	Stormwater quality treatment asset	0.86	CoW
WL15*	Stormwater quality treatment asset	0.47	CoW
WL16*	Stormwater quality treatment asset	0.22	CoW
WL17*	Stormwater quality treatment asset	0.26	CoW
WL18*	Stormwater quality treatment asset	0.23	CoW
WL19*	Stormwater quality treatment asset	2.20	CoW
WL20*	Stormwater quality treatment asset	2.05	CoW
WL21*	Stormwater quality treatment asset	0.37	CoW
WL22*	Stormwater quality treatment asset	0.80	CoW
WL23*	Stormwater quality treatment asset	0.21	CoW
WL24*	Stormwater quality treatment asset	1.03	CoW
WL21*	Stormwater quality treatment asset	0.37	CoW
WL22*	Stormwater quality treatment asset	0.80	CoW
WL23*	Stormwater quality treatment asset	0.21	CoW
WL24*	Stormwater quality treatment asset	1.03	CoW

CoW = City of Whittlesea, Land, Water and Planning, MWC= Melbourne Water Corporation

*Indicative sizing to be confirmed with Melbourne Water at the time of subdivision planning permit application

**Retarding basin delivery only required following cessation of quarrying activity; size to be confirmed when required

Plan 11 - Utilities

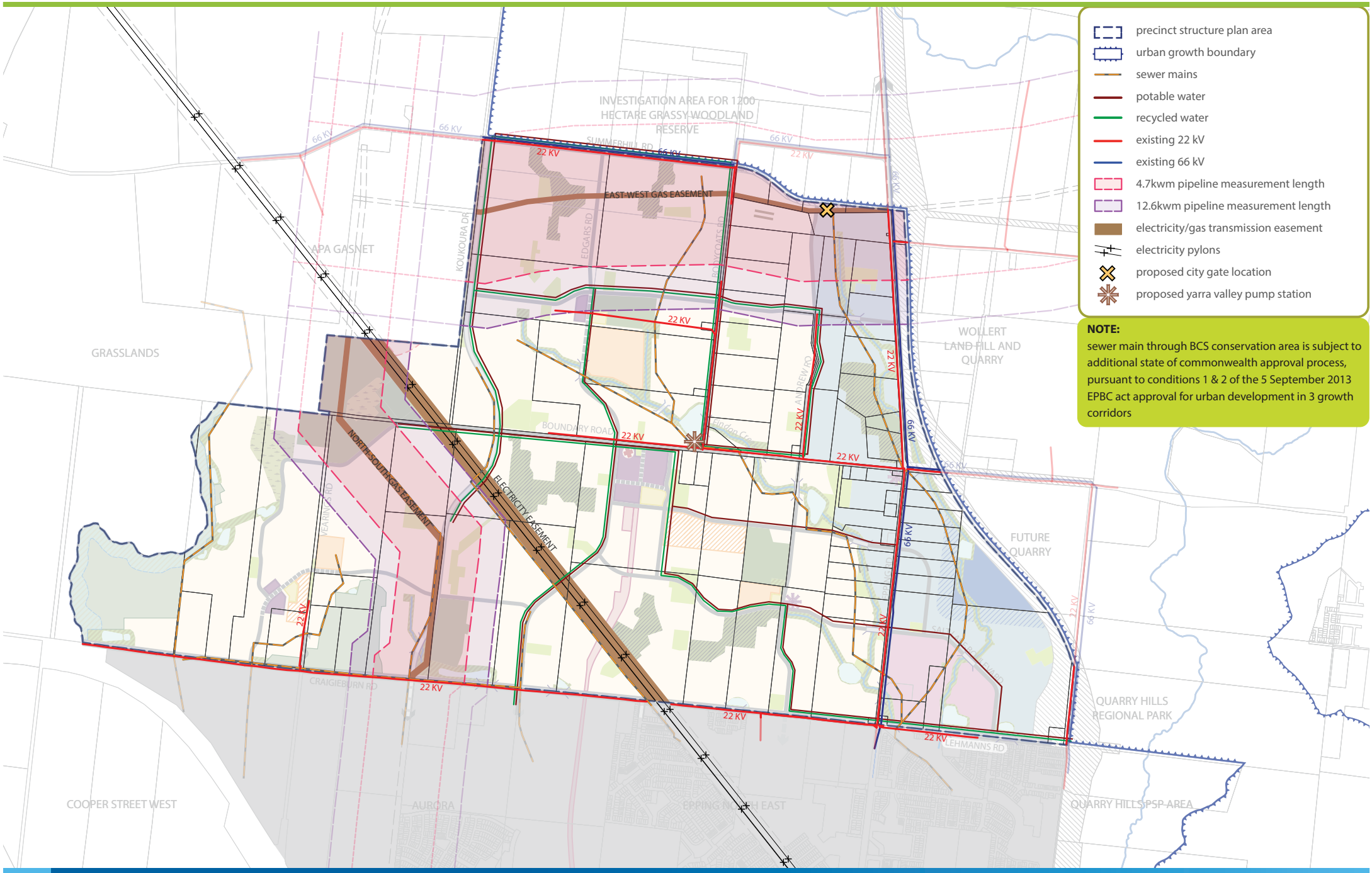
Wollert Precinct Structure Plan - Amended by C210

City of Whittlesea

1:30,000 @ A4

0 300 600 900 1,200 1,500

N



3.8.2 Utilities

REQUIREMENTS	
R123	Trunk services are to be placed along the general alignments shown on Plan 11, subject to any refinements as advised by the relevant servicing authorities.
R124	Delivery of underground services must be coordinated, located, and bundled (utilising common trenching) to facilitate the planting of trees and other vegetation within street verges to the satisfaction of the responsible authority.
R125	All new electricity supply infrastructure (including existing infrastructure lower than 66kV) must be provided underground.
R126	Where existing above ground electricity cables of 66kV voltage are retained along street ways, underground conduits are to be provided as part of the upgrade of these streets to allow for future undergrounding of the electricity supply.
R127	Before development commences on a property, functional layout plans are to be submitted in accordance with the Engineering Design and Construction Manual (EDCM) Section 5 and relevant Planning Permit conditions. A typical cross section of each street is also to be submitted showing above and below ground placement of services, street lights and trees. The plans and cross sections must demonstrate how services, driveways and street lights will be placed so as to achieve the street reserve width (consistent with the street cross sections outlined in Appendix 4.2 and Appendix 4.3 in this PSP) and accommodate street tree planting requirements outlined in this PSP.
R128	Above ground utilities, including substations, must: • be identified at the subdivision design stage to ensure effective integration with the surrounding neighbourhood and to minimise amenity impacts, • be sited and designed (including incorporation of architectural and/ or landscape treatments),to the satisfaction of the relevant authority and the responsible authority. Where that infrastructure is intended to be located in public open space, the land required to accommodate that infrastructure will not be counted as contribution to POS requirements classified under Clause 52.01 or the Wollert Development Contributions Plan.
R129	Utilities must be placed outside any open space or local conservation reserves as shown on Plan 6, or BCS conservation areas shown on Plan 7a and Plan 7b. Utilities must be placed outside of natural waterway corridors or on the outer edges these corridors to avoid disturbance to existing waterway values, future maintenance, native vegetation, significant landform features and heritage places, to the satisfaction of Melbourne Water and the responsible authority.
R130	Installation of services across the alignment of retained dry stone walls must be undertaken by boring rather than open trenching. If open trenching or disturbance to the wall is unavoidable, a minimum section of wall may be temporarily removed and then reinstated to original condition by a suitably qualified professional, to the satisfaction of the responsible authority.
R131	Irrespective of any agreement with Yarra Valley Water, any plan of subdivision must contain a restriction which provides that no dwelling or commercial building may be constructed on any lot unless the building incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering should it become available.
R132	Electricity and gas transmission line easements must be embellished with appropriate landscaping to increase its visual amenity, in accordance with Table 8 and Appendix 4.5 to the satisfaction of the responsible authority, prior to handover of these easements to responsible authority for their management.
R133	Buildings facing the APA high pressure gas main easement must provide for the outcomes illustrated in Figure 13.
GUIDELINES	
G107	Design and placement of underground services in new or upgraded streets should utilise the service placement guidelines outlined in Appendix 4.3.
G108	Utility easements within or to the rear of lots should only be provided where there is no practical alternative, to the satisfaction of the responsible authority.
G109	Landscape screening should be established or maintained adjacent to nearby industrial uses such as APA Gasnet site, Austral brickworks, Wollert Landfill and Hanson Quarry and also infrastructure such as the Hume Freeway, as identified on Plan 2.
G110	Significant vegetation should be retained in the vicinity of the transmission line pylons to assist with visual screening and lessening the visual definition of the easement.
G111	Stony Rises within the transmission easement should be revegetated to provide visual amenity within the easement.
G112	Arterial or connector streets should not be aligned with the edge of the transmission line easement to avoid visually reinforcing its edge. Local streets may align with the edge for short distances.
G113	Shared paths should deviate within the transmission line easement to create varied viewlines and direct views out of the easement.
G114	Back fences should not adjoin the transmission line easement. Side fences, where deemed to be appropriate by the responsible authority, must be at least 25% visually permeable.

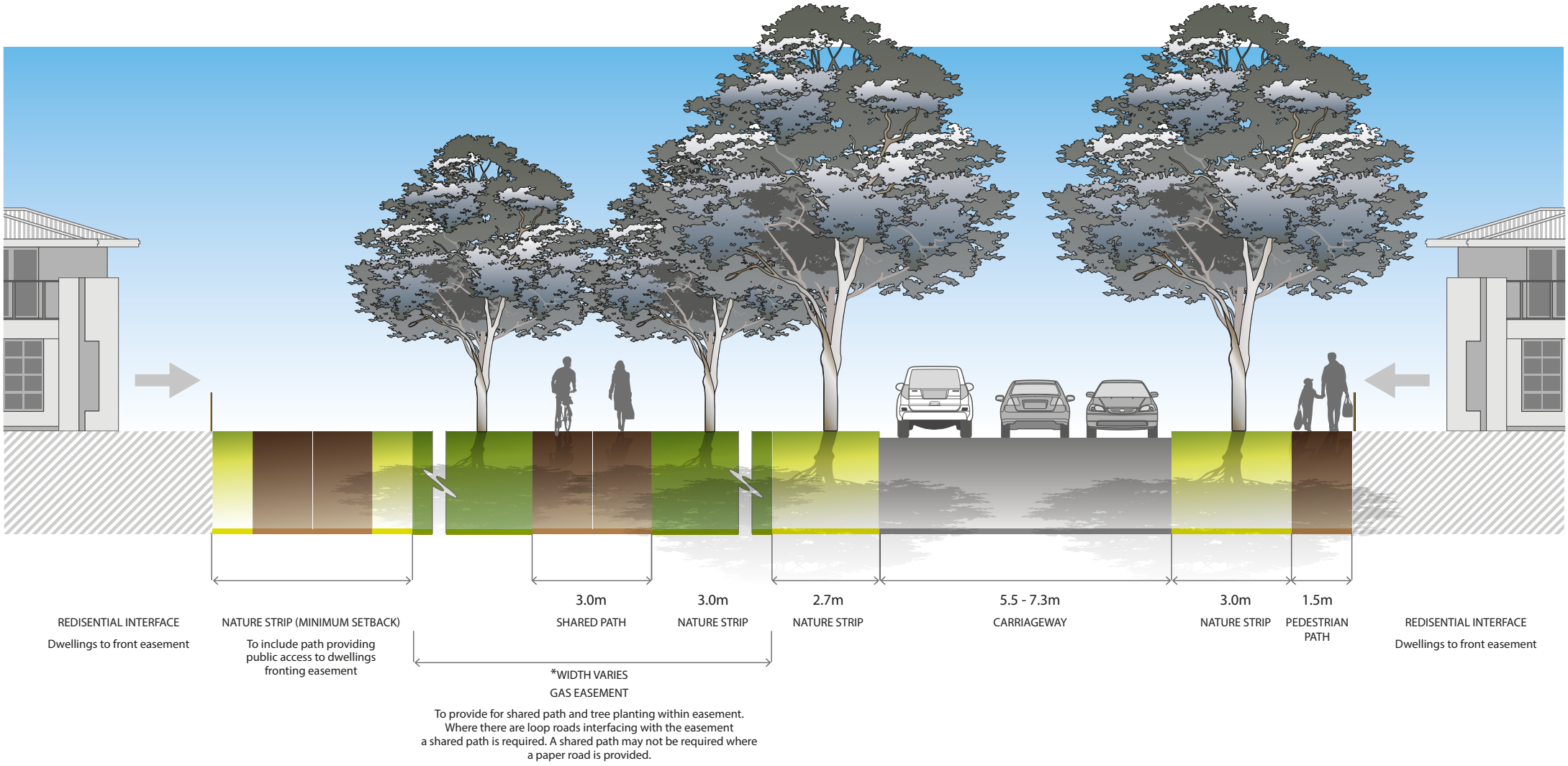


Figure 13

Development Fronting APA High Pressure Gas Transmission Pipeline Easement (14.5m)

3.9 Precinct Infrastructure Plan & Staging

3.9.1 Precinct Infrastructure Plan

The Precinct Infrastructure Plan (PIP) at Appendix 4.7 sets out the infrastructure and services required to meet the needs of proposed development within the precinct. The infrastructure items and services are to be provided through a number of mechanisms including:

- Subdivision construction works by developers
- Agreement under Section 173 of the Act.
- Utility service provider requirements.
- The Wollert DCP, including separate charge areas for local items.
- Relevant development contributions from adjoining areas.
- Capital works projects by Council, State government agencies and non-government organisations
- Works In Kind (WIK) projects undertaken by developers on behalf of Council or State government agencies.

Drainage for the precinct is not covered by the Wollert Development Contributions Plan as the relevant drainage authority for outfall drainage is Melbourne Water. Melbourne Water has prepared several Development Services Schemes (DSS) which apply to the precinct. Under the DSS developers are required to pay a levy for each developable hectare of land which is included in a planning permit application. The contribution will be used by Melbourne Water to cover the cost of constructing drainage assets provided for in the DSS and also land required for the drainage assets. Melbourne Water has advised that the DSS have been costed as follows:

- Civil works are based on engineering estimates of the costs of the various drainage works; and
- As a principle, land costs are based on the same land values assumed by the Wollert DCP for consistency. Like the Wollert DCP, the DSS is also subject to indexation and adjustments. Civil works will be adjusted by the adjustment methodology explained in the DSS to keep pace with rising costs and land values will move in line (upwards or downwards) with movement in land values as provided for in the Wollert DCP.

Alternative stormwater quality treatment arrangements may be provided subject to agreement with Melbourne Water and Council.

3.9.2 Subdivision Works by Developers

REQUIREMENTS	
R134	Development staging must provide for the timely provision and delivery of: • Arterial street reservations. • Connector streets and connector street waterway crossings. • Links between properties, constructed to the property boundary. • Connection of the on- and off-street pedestrian and bicycle network. • Utilities servicing. • Flood Mitigation • Secondary points of access
R135	Subdivision of land within the Precinct must provide and meet the total cost of delivering the following infrastructure: • Connector streets and local streets, including urbanisation of existing rural streets, where applicable. • Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria). • Landscaping of all existing and future streets and local streets. • Intersection works and traffic management measures along arterial streets, connector streets, and local streets (except those included in the Wollert Precinct Development Contributions Plan (DCP). • Council approved fencing and landscaping (where required) along arterial roads. • Local shared, pedestrian and bicycle paths along local arterial streets, connector streets, utilities easements, local streets, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the DCP). • Bicycle parking and facilities as required in this document and the Whittlesea Planning Scheme • Appropriately scaled lighting along all streets, major shared and pedestrian paths, in town centres and traversing public open space. • Basic improvements to local parks and open space (refer open space delivery below). • Local drainage system. • Connector street, local street and pedestrian path crossings of waterways as required in this PSP unless included in the DCP or outlined as the responsibility of another agency in the Precinct Infrastructure Plan.

	• Infrastructure as required by utility service providers including water, sewerage, drainage (except where the item is funded through a Development Services Scheme), electricity, gas, and telecommunications. • Remediation and / or reconstruction of dry stone walls where required. • Seating spaced regularly along shared paths. • Construction of all shared paths in easements, waterways and open space and connections to them.
R136	**OPEN SPACE DELIVERY** All public open space and transmission easements (where not otherwise provided via the DCP) must be finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including: • Removal of all existing and disused structures, foundations, pipelines, and stockpiles, • Clearing of rubbish and weeds, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise), • Provision of water tapping, potable and recycled water connection points. In addition, sewer connection must also be provided to LP-20 (to the east of the Major Town Centre), and sewer and gas connection points must be provided to land identified as an active reserve and Neighbourhood and District Passive Parks/Local Parks Reserves, • Planting of trees and shrubs in accordance with this PSP, • Provision of vehicular exclusion devices (fence, bollards, or other suitable method), • Maintenance access points, • Dry stone wall restoration or reconstruction, • Public art, • Construction of minimum 1.5 m wide pedestrian paths around the perimeter of the reserve, connecting and linking into any other surrounding paths or points of interest, except where a shared path is shown on Plan 8 and Figures 7, 8, 9 and 10, in which case shared path provisions apply,

	• Installation of park furniture including barbeques, shelters, furniture, rubbish bins, local scale playgrounds and play areas/elements such as half courts and hit up walls, and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Table 8) and Appendix 4.5. • Additionally, for town squares and urban parks – paving and planters, furniture including seating, shelters and bollards, tree and other planting, public art, lighting, waterways and water tapping.
R137	Local and district sports reserves identified by a Development Contributions Plan and transmission easements must be vested in the relevant authority in a condition that enables: • Safe mowing using standard Council machinery, • Safe public use / access. • Removal of loose surface/protruding rocks and built structures, • Targeted topsoiling of holes left by rocks and or/minor grading to create a safe and reasonably regular surface which manages overland flows appropriately, • Bare, patchy and newly graded areas being seeded, top dressed with drought resistant grass Consistent with the Wollert DCP, where these works within local sports reserves are not considered to be temporary works, these works are eligible for a works in kind credit against a landowner / developer DCP obligation, works associated with adjacent road construction (e.g. earthworks for a road embankment) are not eligible for works in kind credit. Any embankments as a result of abutting road construction should have a maximum 1:6 gradient.
R138	Any finishing works in a heritage site, local conservation reserve or BCS conservation area to be vested in the relevant authority must be completed to a standard that satisfies the requirements of that authority. Works required prior to the transfer include, but may not be limited to: • Clearing of rubbish and weeds. • Essential repairs to and stabilisation of any structures. • Any fencing required to ensure the safety of the public. Any works carried out must be consistent with any relevant Cultural Heritage Management Plan and Conservation Management Plan.

R139	Prior to transferring or vesting any land to a public authority, any applicable fees and charges associated with delivery of the site are to be paid by the developer.

3.9.3 Development Staging

GUIDELINES	
G115	Staging will be determined largely by the development proposals on land within the precinct and the availability of infrastructure services. Within this context, the following should be achieved: • Development staging should not create circumstances in which residents will be unreasonably isolated from community facilities. • Development staging should, to the extent practicable, be integrated with adjoining developments, including the timely provision of connecting streets and walking/cycling paths. • Access to each new lot must be via a sealed street.
G116	The timely delivery of community facilities, local parks and playgrounds is encouraged within each neighbourhood and may be delivered in stages, to the satisfaction of the responsible authority. Prior to lodging applications for use of a Display Village, developers should consult with Council to identify mutually agreeable early provision opportunities within sales offices or dedicated dwellings.

4.0 APPENDICES

4.1 Property Specific Land Budget

Amended by C210

Table 12 clearly sets out detail regarding land area, encumbrances, public land uses and Net Developable Area (NDA) for every property included in the PSP area. It should be read in conjunction with summary land budget information provided in Section 2.3, Table 1 and Plan 3 of this PSP.

The land budget has been prepared to reflect current advice from Melbourne Water regarding land required for drainage assets as part of the preparation of the draft Development Services Schemes (DSS) for the PSP area (refer Table 10). The land required for DSS drainage assets may be subject to minor refinement through the subdivision process.

The preparation of this PSP has been based on standard Aboriginal Cultural Heritage Assessment. Any additional areas of Aboriginal cultural heritage significance identified through the preparation of Cultural Heritage Management Plans for individual properties are to be incorporated into the open space network. Where the responsible authority determines this incorporation to have a significant impact on open space distribution and useability, additional land will need to be provided on individual properties for the retention of areas of significance.

Note that the NDA will not be amended to respond to minor changes to land budgets that may result from the subdivision process for any other reason than those stated above, unless the variation is agreed to by the responsible authority.

Table 12 Parcel Specific Land Budget

Amended by C210

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT																																		
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	DCP ARTERIAL ROADS / WIDENING					DCP FLARING FOR INTERSECTIONS																					ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	OTHER TRANSPORT						
				RD-01	RD-02	RD-03	RD-04	RD-06	IN-01	IN-02	IN-04	IN-05	IN-06	IN-07	IN-08	IN-09	IN-10	IN-13	IN-14	IN-15	IN-18	IN-20	IN-21	IN-22	IN-23	IN-24	IN-26	IN-31	IN-33		ROAD RESERVE - LANDSCAPE BUFFER ADJOINING	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - LANDSCAPE BUFFER ADJOINING	PUBLIC TRANSPORT FACILITIES / RESERVE	PUBLIC ACQUISITION OVERLAY FOR TRANSPORT INFRASTRUCTURE	PUBLIC TRANSPORT FACILITIES - FUTURE RAIL RESERVE
CHARGE AREA 1 - RESIDENTIAL AREA																																				
1	44.06	-	0.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	8.16	-	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	52.00	-	0.31	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-
4	56.79	-	0.47	-	-	-	-	-	-	-	-	-	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.40	-	-	-	-	-	-
5	8.10	-	0.46	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-
6	8.17	-	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	8.11	-	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	8.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	39.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	44.54	-	-	-	0.82	-	-	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-	1.70	-	-	-	-	-	-	-	2.68	-	-	-	-	-	-
11	40.58	-	0.87	1.31	0.16	-	-	-	-	-	-	0.74	-	-	-	-	-	-	-	-	-	-	0.74	-	-	-	-	-	-	2.95	-	-	-	-	-	-
12	42.71	-	0.90	0.40	0.39	-	-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	0.73	-	-	-	-	-	-	1.57	-	-	-	-	-	-
13	42.60	-	0.86	-	-	-	-	-	-	-	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.34	-	-	-	-	-	-
14	57.96	-	-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.38	0.37	0.04	-	-	0.24	1.07	-	-	-	-	-	2.05
15	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.07	-	-	-	0.07	-	-	-	-	-	-
16	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.07	-	-	-	0.07	-	-	-	-	-	-
17	21.10	-	-	-	-	-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.09	-	-	-	0.15	-	-	-	-	-	-
18	22.19	-	-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.16	-	-	0.20	-	-	-	-	-	-
19-R	19.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.33	-	-	0.33	-	-	-	-	-	-
20	65.83	-	1.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.25
21	21.88	-	0.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	21.72	-	0.55	-	-	-	-	-	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-	-
23	21.45	-	0.55	-	-	-	-	-	-	0.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.32	-	-	-	-	-	-
24-R	25.38	-	0.76	-	-	-	-	-	0.09	-	-	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.22	-	-	-	-	-	-
25A	0.10	-	0.10	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-
25B	0.06	-	-	-	-	-	-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.05	-	-	-	-	-	-
26	0.00	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27-R	5.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28-R	3.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29-R	2.64	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30-R	2.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31-R	2.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

	COMMUNITY & EDUCATION											UNCREDITED OPEN SPACE								CREDITED OPEN SPACE						REGIONAL OPEN SPACE		OTHER		
					DCP COMMUNITY FACILITIES															DCP SPORTFIELDS					LOCAL PARKS					
PSP PROPERTY ID	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	EXISTING NON-GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	CI-01	CI-02	CI-03	CI-04A	DCP COMMUNITY FACILITIES	STATE GOVERNMENT COMMUNITY FACILITY	OTHER	LOCAL CONSERVATION RESERVE	CONSERVATION RESERVE - BCS	WATERWAY AND DRAINAGE RESERVE	EXISTING SPORTS RESERVE	HERITAGE RESERVE - POST CONTACT	UTILITIES EASEMENTS	EXISTING SPORTS RESERVE	LANDSCAPE VALUES	SR-01	SR-02	SR-03	SR-04	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 52.01)	METROPOLITAN OPEN SPACE (STATE FUNDED)	MUNICIPAL OPEN SPACE (COUNCIL FUNDED)	EXISTING DEVELOPED LAND	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
1	-	-	-	-	-	-	-	-	-	-		-	34.82	2.76	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.55	12.61%
2	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.75	95.01%
3	-	-	-	-	-	-	-	-	-	-		-	6.75	5.52	-	-	-	-	1.87	-	-	-	-	-	-	-	-	-	37.53	72.17%
4	-	-	-	2.10	-	-	0.80	-	0.80	-		-	-	1.29	-	-	-	-	5.77	-	-	-	3.75	3.75	0.75	-	-	-	41.47	73.03%
5	-	-	-	0.90	-	-	-	-	-	-		1.11	-	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.58	68.93%
6	-	-	-	-	-	-	-	-	-	-		5.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.37	29.04%
7	-	-	-	-	-	-	-	-	-	-		7.69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
8	-	-	-	-	-	-	-	-	-	-		3.18	-	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.63	57.37%
9	-	3.50	-	-	-	-	-	-	-	-		-	-	-	-	-	1.82	-	0.06	-	-	-	6.38	6.38	-	-	-	-	28.04	70.45%
10	-	-	-	-	-	-	-	-	-	-		11.91	-	-	-	-	6.43	-	-	-	-	-	-	-	0.07	-	-	-	23.46	52.66%
11	-	-	-	-	-	-	-	-	-	-		3.63	-	1.91	-	-	2.45	-	-	-	-	-	-	-	1.09	-	-	-	27.68	68.21%
12	-	-	-	-	-	-	-	-	-	-		-	-	3.74	-	-	0.11	-	-	-	-	8.10	-	8.10	2.97	-	-	-	25.33	59.30%
13	-	-	-	-	-	-	-	-	-	-		-	-	2.45	-	-	3.67	-	-	-	-	-	-	-	1.51	-	-	-	33.78	79.28%
14	-	-	-	5.20	-	-	-	1.70	1.70	-		1.61	-	-	-	-	-	-	-	-	-	-	-	-	4.76	-	-	-	41.57	71.72%
15	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.93	96.64%
16	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.93	96.69%
17	-	-	-	4.82	-	-	-	-	-	-		-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16.12	76.37%
18	-	-	-	-	-	-	-	-	-	-		-	-	2.24	-	-	-	-	-	-	8.40	-	-	8.40	-	-	-	-	11.36	51.18%
19-R	-	-	-	-	-	-	-	-	-	-		-	-	3.57	-	-	-	-	-	-	-	-	-	-	1.25	-	-	-	14.07	73.20%
20	-	-	-	-	-	-	-	-	-	-		5.82	-	2.81	-	-	7.69	-	-	-	-	-	-	-	4.96	-	-	-	40.00	60.76%
21	-	-	-	-	-	-	-	-	-	-		3.94	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.40	79.52%
22	-	3.51	-	-	-	0.50	-	-	0.50	-		4.01	-	0.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12.44	57.31%
23	-	-	-	-	-	-	-	-	-	-		-	-	1.22	-	-	-	-	-	-	-	-	-	-	0.90	-	-	-	18.45	86.03%
24-R	-	-	-	-	-	-	-	-	-	-		-	-	5.13	-	-	-	-	-	-	-	-	-	-	0.58	-	-	-	18.69	73.65%
25A	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
25B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	18.29%
26	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
27-R	-	-	-	-	-	-	-	-	-	-		-	-	0.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.49	85.13%
28-R	-	-	-	-	-	-	-	-	-	-		-	-	0.52	-	-	-	-	-	-	-	-	-	-	0.73	-	-	-	1.87	59.91%
29-R	-	-	-	-	-	-	-	-	-	-		-	-	0.49	-	-	-	-	-	-	-	-	-	-	0.24	-	-	-	1.91	72.46%
30-R	-	-	-	-	-	-	-	-	-	-		-	-	0.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.81	79.36%
31-R	-	-	-	-	-	-	-	-	-	-		-	-	0.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.45	60.29%

Note: Some totals may not correspond with the sum of the separate figures due to rounding errors

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT																																		
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	DCP ARTERIAL ROADS / WIDENING					DCP FLARING FOR INTERSECTIONS																					ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	OTHER TRANSPORT						
				RD-01	RD-02	RD-03	RD-04	RD-06	IN-01	IN-02	IN-04	IN-05	IN-06	IN-07	IN-08	IN-09	IN-10	IN-13	IN-14	IN-15	IN-18	IN-20	IN-21	IN-22	IN-23	IN-24	IN-26	IN-31	IN-33		ROAD RESERVE - LANDSCAPE BUFFER ADJOINING	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - LANDSCAPE BUFFER ADJOINING	PUBLIC TRANSPORT FACILITIES / RESERVE	PUBLIC ACQUISITION OVERLAY FOR TRANSPORT INFRASTRUCTURE	PUBLIC TRANSPORT FACILITIES - FUTURE RAIL RESERVE
33-R	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
65-R	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
67-R	0.60	-	0.19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
68	2.08	-	0.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
69	4.18	-	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.40	-	-	-	-	-	-	-	-	-	-	-	0.40	-	-	-	-	-	-
70-R	8.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71-R	8.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
73	10.35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
76	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.08	-	-	0.08	-	-	-	-	-	-
77	8.02	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.16	-	-	0.18	-	-	-	-	-	-
78	2.00	-	-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.27	-	-	-	0.31	-	-	-	-	-	-
79	6.08	-	-	-	-	-	-	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.14	-	-	-	-	-	-
80	8.09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
81	8.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
82	8.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
83	8.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
84	8.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
85	8.19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
86A	28.16	-	-	-	-	-	0.71	-	-	-	-	-	-	-	-	-	-	0.28	0.12	-	-	-	-	-	-	-	-	-	-	1.10	-	-	-	-	-	-
86B	28.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
87A	28.67	-	-	-	-	1.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.15	-	-	-	-	-	-
87B	14.22	-	-	-	-	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-	0.37	-	-	-	-	-	-	-	-	-	0.64	-	-	-	-	-	-
87C	14.26	-	-	-	-	-	0.62	-	-	-	-	-	-	-	-	-	-	-	0.51	1.11	-	-	-	-	-	-	-	-	-	2.23	-	-	-	-	-	-
88A	29.15	-	-	-	-	0.49	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.09	-	-	-	-	-	-	-	-	1.58	-	-	-	-	-	-
88B	28.37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
89	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
90	28.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92	42.04	-	-	-	-	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.91	0.10	0.32	-	-	0.15	1.60	-	-	-	-	-	-
93	40.34	-	-	-	1.56	-	-	0.24	-	-	-	-	-	-	-	-	-	-	-	-	0.02	1.62	-	-	-	-	-	-	-	3.45	-	-	-	-	-	-
94	40.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95	21.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUB-TOTAL	1,143.70	-	10.80	1.71	2.94	1.91	1.32	0.85	0.15	0.32	0.34	0.78	0.42	0.13	-	-	-	0.68	0.63	1.48	1.11	3.32	1.47	1.29	0.47	0.85	0.73	-	0.39	23.29	-	-	-	-	-	5.30

	COMMUNITY & EDUCATION											UNCREDITED OPEN SPACE								CREDITED OPEN SPACE						REGIONAL OPEN SPACE		OTHER		
					DCP COMMUNITY FACILITIES															DCP SPORTFIELDS					LOCAL PARKS					
PSP PROPERTY ID	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	EXISTING NON-GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	CI-01	CI-02	CI-03	CI-04A	DCP COMMUNITY FACILITIES	STATE GOVERNMENT COMMUNITY FACILITY	OTHER	LOCAL CONSERVATION RESERVE	CONSERVATION RESERVE - BCS	WATERWAY AND DRAINAGE RESERVE	EXISTING SPORTS RESERVE	HERITAGE RESERVE - POST CONTACT	UTILITIES EASEMENTS	EXISTING SPORTS RESERVE	LANDSCAPE VALUES	SR-01	SR-02	SR-03	SR-04	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 52.01)	METROPOLITAN OPEN SPACE (STATE FUNDED)	MUNICIPAL OPEN SPACE (COUNCIL FUNDED)	EXISTING DEVELOPED LAND	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
33-R	-	-	-	-	-	-	-	-	-	-		-	-	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
65-R	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.27	100.00%
67-R	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.24	-	-	-	-	-	-	-	-	-	-	-	0.18	29.68%
68	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.60	-	-	-	-	-	-	-	-	-	-	-	0.96	46.36%
69	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.63	-	-	-	-	-	-	-	-	-	-	-	2.90	69.54%
70-R	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.05	100.00%
71-R	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.21	100.00%
73	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.35	100.00%
76	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.33	80.72%
77	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	1.20	-	-	-	6.65	82.83%
78	-	-	-	-	-	-	-	-	-	-		-	-	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.55	77.54%
79	-	-	-	-	-	-	-	-	-	-		-	-	2.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.91	64.29%
80	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.09	100.00%
81	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.06	100.00%
82	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	2.21	-	-	-	5.82	72.49%
83	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	0.43	-	-	-	7.72	94.68%
84	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.14	100.00%
85	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.19	100.00%
86A	-	-	-	-	-	-	-	-	-	-		3.38	-	-	-	-	2.13	-	-	-	-	-	-	-	1.03	-	-	-	20.52	72.88%
86B	-	-	-	-	-	-	-	-	-	-		0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28.14	99.53%
87A	-	-	-	-	-	-	-	-	-	-		1.99	-	-	-	-	0.90	-	-	-	-	-	-	-	0.46	-	-	-	24.18	84.33%
87B	-	-	-	-	-	-	-	-	-	-		2.92	-	-	-	-	1.33	-	-	-	-	-	-	-	0.97	-	-	-	8.36	58.76%
87C	-	-	-	-	-	-	-	-	-	-		1.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.24	71.83%
88A	-	-	-	-	-	-	-	-	-	-		-	-	0.47	-	-	-	-	-	-	-	-	-	-	2.95	-	-	-	24.16	82.86%
88B	-	-	-	-	0.80	-	-	-	0.80	-		-	-	0.71	-	-	-	-	-	6.60	-	-	-	6.60	0.85	-	-	-	19.41	68.42%
89	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.41	100.00%
90	-	11.92	-	-	-	-	-	-	-	-		-	-	3.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13.21	46.90%
91	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.40	100.00%
92	-	-	-	-	-	-	-	-	-	-		-	-	6.60	-	-	-	-	-	-	-	-	-	-	0.69	-	-	-	33.15	78.86%
93	-	-	-	-	-	-	-	-	-	-		-	-	0.95	-	-	-	-	-	-	-	-	-	-	4.14	-	-	-	31.80	78.84%
94	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	9.13	-	3.40	-	-	-	16.14	16.14	-	-	-	-	11.65	28.90%
95	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	2.65	-	-	-	-	-	0.00	0.00	0.24	-	-	-	18.53	86.50%
SUB-TOTAL	-	18.93	-	13.02	0.80	0.50	0.80	1.70	3.80	-	-	58.48	41.57	51.08	-	-	39.77	-	11.09	6.60	8.40	8.10	26.27	49.36	34.98	-	-	-	782.21	68.39%

Note: Some totals may not correspond with the sum of the separate figures due to rounding errors

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT																																
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	DCP ARTERIAL ROADS / WIDENING					DCP FLARING FOR INTERSECTIONS																						ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	OTHER TRANSPORT					
				RD-01	RD-02	RD-03	RD-04	RD-06	IN-01	IN-02	IN-04	IN-05	IN-06	IN-07	IN-08	IN-09	IN-10	IN-13	IN-14	IN-15	IN-18	IN-20	IN-21	IN-22	IN-23	IN-24	IN-26	IN-31	IN-33		ROAD RESERVE - LANDSCAPE BUFFER ADJOINING	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - LANDSCAPE BUFFER ADJOINING	PUBLIC TRANSPORT FACILITIES / RESERVE	PUBLIC ACQUISITION OVERLAY FOR TRANSPORT INFRASTRUCTURE	PUBLIC TRANSPORT FACILITIES - FUTURE RAIL RESERVE
CHARGE AREA 2 - EMPLOYMENT AREA																																		
19-E	1.09	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.03	-	-	0.04	-	-	-	-	-
24-E	0.54	-	-	-	-	-	-	-	-	-	-	-	-	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.17	-	-	-	-	-
27-E	0.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28-E	0.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29-E	1.43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30-E	1.77	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-
31-E	2.20	-	-	-	-	-	-	-	-	-	-	-	-	-	0.38	-	-	-	-	-	-	-	-	-	-	-	-	-	0.38	-	-	-	-	-
32A	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-
32B	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-
33-E	4.56	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-
34	5.71	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35	0.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36A	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36B	0.61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37	0.40	-	-	-	-	-	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-
38	0.83	-	-	-	-	-	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-
39	1.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41	2.85	-	1.03	-	-	-	-	-	-	-	-	-	-	-	-	0.15	-	-	-	-	-	-	-	-	-	-	-	-	0.15	-	-	-	-	-
42	3.67	-	1.06	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-
43	4.04	-	0.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
44	4.03	-	0.23	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-
45	4.05	-	0.23	-	-	-	-	-	-	-	-	-	-	-	0.48	-	-	-	-	-	-	-	-	-	-	-	-	-	0.48	-	-	-	-	-
46	4.07	-	0.23	-	-	-	-	-	-	-	-	-	-	-	0.29	-	-	-	-	-	-	-	-	-	-	-	-	-	0.29	-	-	-	-	-
47	4.16	-	0.23	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-
48	23.60	-	1.38	-	-	-	-	-	0.01	-	-	-	-	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.39	-	-	-	-	-
49	4.05	-	0.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
50A	4.43	-	0.42	-	-	-	-	-	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.30	-	-	-	-	-
50B	0.06	-	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
51A	0.19	-	0.01	-	-	-	-	-	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.14	-	-	-	-	-
51B	0.10	-	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
52	60.53	-	12.66	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.26	-	0.26	-	-	-	-	-
53	1.00	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-1A	3.27	-	3.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-1B	1.20	-	1.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

	COMMUNITY & EDUCATION											UNCREDITED OPEN SPACE								CREDITED OPEN SPACE						REGIONAL OPEN SPACE		OTHER		
					DCP COMMUNITY FACILITIES															DCP SPORTFIELDS					LOCAL PARKS					
PSP PROPERTY ID	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	EXISTING NON-GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	CI-01	CI-02	CI-03	CI-04A	DCP COMMUNITY FACILITIES	STATE GOVERNMENT COMMUNITY FACILITY	OTHER	LOCAL CONSERVATION RESERVE	CONSERVATION RESERVE - BCS	WATERWAY AND DRAINAGE RESERVE	EXISTING SPORTS RESERVE	HERITAGE RESERVE - POST CONTACT	UTILITIES EASEMENTS	EXISTING SPORTS RESERVE	LANDSCAPE VALUES	SR-01	SR-02	SR-03	SR-04	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 52.01)	METROPOLITAN OPEN SPACE (STATE FUNDED)	MUNICIPAL OPEN SPACE (COUNCIL FUNDED)	EXISTING DEVELOPED LAND	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
19-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	1.05	-	-	-	0.00	0.00%
24-E	-	-	-	-	-	-	-	-	-	-		-	-	0.11	-	-	-	-	-	-	-	-	-	-	0.12	-	-	-	0.14	27.00%
27-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60	100.00%
28-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.95	100.00%
29-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.43	100.00%
30-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.75	98.74%
31-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.81	82.52%
32A	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.49	97.61%
32B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.39	95.32%
33-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	0.56	-	-	-	3.99	87.56%
34	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	1.23	-	-	-	4.49	78.52%
35	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60	100.00%
36A	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.24	100.00%
36B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.61	100.00%
37	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.40	98.88%
38	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.83	99.88%
39	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	0.13	-	-	-	1.50	92.24%
40	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.20	100.00%
41	-	-	-	-	-	-	-	-	-	-		-	-	0.64	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.03	36.22%
42	-	-	-	-	-	-	-	-	-	-		-	-	0.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.08	56.60%
43	-	-	-	-	-	-	-	-	-	-		-	-	0.51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.00	74.17%
44	-	-	-	-	-	-	-	-	-	-		-	-	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.74	92.64%
45	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.34	82.48%
46	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.55	87.29%
47	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.91	93.92%
48	-	-	-	-	-	-	-	-	-	-		-	-	0.31	-	-	-	-	-	-	-	-	-	-	0.50	-	-	-	21.01	89.05%
49	-	-	-	-	-	-	-	-	-	-		-	-	0.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.73	92.24%
50A	-	-	-	-	-	-	-	-	-	-		-	-	0.81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.91	65.56%
50B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
51A	-	-	-	-	-	-	-	-	-	-		-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
51B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
52	-	-	-	-	-	-	-	-	-	-		-	-	5.89	-	-	-	-	-	-	-	-	-	-	1.41	-	-	-	40.31	66.60%
53	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-1A	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-1B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%

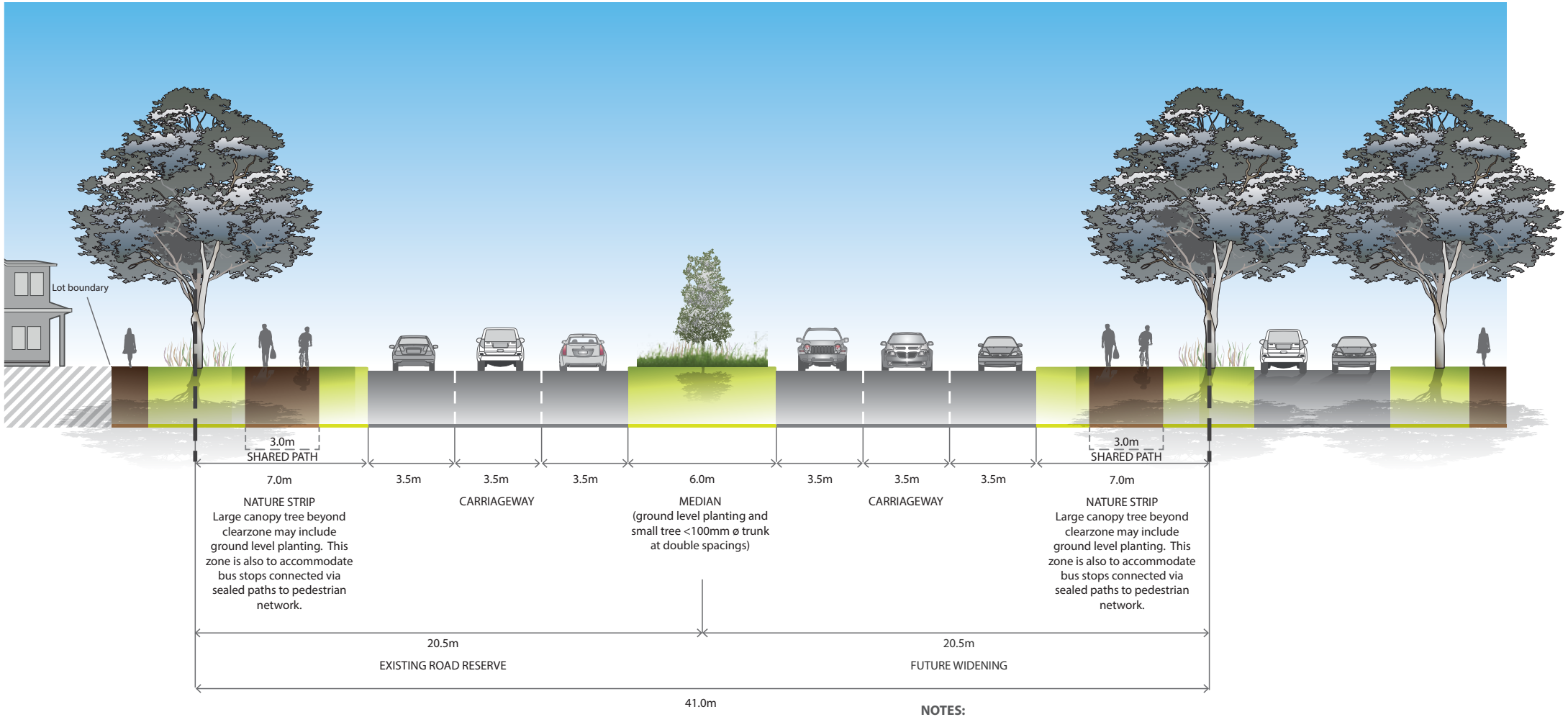
Note: Some totals may not correspond with the sum of the separate figures due to rounding errors

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT																																
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	DCP ARTERIAL ROADS / WIDENING					DCP FLARING FOR INTERSECTIONS																					ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	OTHER TRANSPORT						
				RD-01	RD-02	RD-03	RD-04	RD-06	IN-01	IN-02	IN-04	IN-05	IN-06	IN-07	IN-08	IN-09	IN-10	IN-13	IN-14	IN-15	IN-18	IN-20	IN-21	IN-22	IN-23	IN-24	IN-26	IN-31	IN-33		ROAD RESERVE - LANDSCAPE BUFFER ADJOINING	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - LANDSCAPE BUFFER ADJOINING	PUBLIC TRANSPORT FACILITIES / RESERVE	PUBLIC ACQUISITION OVERLAY FOR TRANSPORT INFRASTRUCTURE	PUBLIC TRANSPORT FACILITIES - FUTURE RAIL RESERVE
54-1C	1.15	-	1.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-1D	1.36	-	1.36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-1E	5.78	-	4.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-1F	0.34	-	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-2	17.97	-	4.75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
55	1.54	-	1.54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
56	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	0.13	-	-	-	-	-
57	8.24	-	-	-	-	-	-	0.22	-	-	-	-	-	-	-	0.50	-	-	-	-	-	-	-	-	-	-	0.02	-	-	0.74	-	-	-	-	-
58	4.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
59	2.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
60	8.43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
61	8.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
62	8.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.37	-	-	-	-	-	-	-	-	-	-	-	0.37	-	-	-	-	-
63	8.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
64	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
65-E	7.79	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
66	0.80	-	0.54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
67-E	1.02	-	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70-E	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71-E	2.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72	10.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
74	7.97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
75	7.92	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.29	-	-	0.29	-	-	-	-	-
SUB-TOTAL	263.21	-	38.32	-	-	-	-	0.25	0.44	-	-	-	-	0.56	1.24	0.78	0.37	-	-	-	-	-	-	-	-	-	0.34	0.26	-	4.24	-	-	-	-	-
EXISTING ROAD RESERVES																																		
96	0.97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.97	-	-	-	-
97	1.07	-	1.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
98	2.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.93	-	-	-	-
99	7.76	5.87	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.59	-	-	-	-
100	0.44	0.00	0.44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
101	6.69	6.59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
102	0.18	-	0.18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
103	2.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.07	0.84	-	-	-	-
104	1.57	1.57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
105	3.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.59	-	-	-	-
SUB-TOTAL	27.89	14.04	1.69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.07	7.92	-	-	-	-
TOTALS PSP 1170	1,434.79	14.04	50.81	1.71	2.94	1.91	1.32	1.10	0.59	0.32	0.34	0.78	0.42	0.68	1.24	0.78	0.37	0.68	0.63	1.48	1.11	3.32	1.47	1.29	0.47	0.85	1.07	0.26	0.39	27.53	2.07	7.92	-	-	-	5.30

	COMMUNITY & EDUCATION											UNCREDITED OPEN SPACE								CREDITED OPEN SPACE						REGIONAL OPEN SPACE		OTHER		
					DCP COMMUNITY FACILITIES															DCP SPORTFIELDS					LOCAL PARKS				
PSP PROPERTY ID	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	EXISTING NON-GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	CI-01	CI-02	CI-03	CI-04A	DCP COMMUNITY FACILITIES	STATE GOVERNMENT COMMUNITY FACILITY	OTHER	LOCAL CONSERVATION RESERVE	CONSERVATION RESERVE - BCS	WATERWAY AND DRAINAGE RESERVE	EXISTING SPORTS RESERVE	HERITAGE RESERVE - POST CONTACT	UTILITIES EASEMENTS	EXISTING SPORTS RESERVE	LANDSCAPE VALUES	SR-01	SR-02	SR-03	SR-04	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 52.01)	METROPOLITAN OPEN SPACE (STATE FUNDED)	MUNICIPAL OPEN SPACE (COUNCIL FUNDED)	EXISTING DEVELOPED LAND	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
54-1C	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-1D	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-1E	-	-	-	-	-	-	-	-	-	-		-	-	1.37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-1F	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-2	-	-	-	-	-	-	-	-	-	-		-	-	2.95	-	-	-	-	-	-	-	-	-	-	-	-	-	10.27	0.00	0.00%
55	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
56	-	-	-	-	-	-	-	-	-	-		0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
57	-	-	-	-	-	-	-	-	-	-		0.83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.66	80.87%
58	-	-	-	-	-	-	-	-	-	-		2.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.12	27.86%
59	-	-	-	-	-	-	-	-	-	-		-	-	0.12	2.02	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.02%
60	-	-	-	-	-	-	-	-	-	-		5.40	-	1.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.91	22.69%
61	-	-	-	-	-	-	-	-	-	-		1.70	-	2.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.01	49.46%
62	-	-	-	-	-	-	-	-	-	-		-	-	1.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.69	82.35%
63	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	1.87	-	-	-	6.25	77.00%
64	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%
65-E	-	-	-	-	-	-	-	-	-	-		-	-	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.61	97.77%
66	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.26	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
67-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.49	-	-	-	-	-	-	-	-	-	-	-	0.14	13.57%
70-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%
71-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.21	100.00%
72	-	-	-	-	-	-	-	-	-	-		-	-	2.38	-	-	-	-	-	-	-	-	-	-	0.63	-	-	-	7.40	71.07%
74	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.97	100.00%
75	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.63	96.30%
SUB-TOTAL	-	-	-	-	-	-	-	-	-	-	-	10.86	-	20.57	2.02	-	0.76	-	-	-	-	-	-	-	7.49	-	-	10.27	168.68	64.09%
96	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
97	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
98	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
99	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.42	-	0.25	-	-	-	0.64	0.64	-	-	-	-	0.00	0.00%
100	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
101	-	-	-	-	-	-	-	-	-	-		-	-	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
102	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
103	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
104	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
105	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	0.42	0.42	0.30	-	-	-	0.00	0.00%
SUB-TOTAL	-	-	-	-	-	-	-	-	-	-	-	-	-	0.10	-	-	0.46	-	0.25	-	-	-	1.06	1.06	0.30	-	-	-	0.00	0.00%
TOTALS PSP 1170	-	18.93	-	13.02	0.80	0.50	0.80	1.70	3.80	-	-	69.34	41.57	71.76	2.02	-	40.99	-	11.34	6.60	8.40	8.10	27.33	50.42	42.77	-	-	10.27	950.89	66.27%

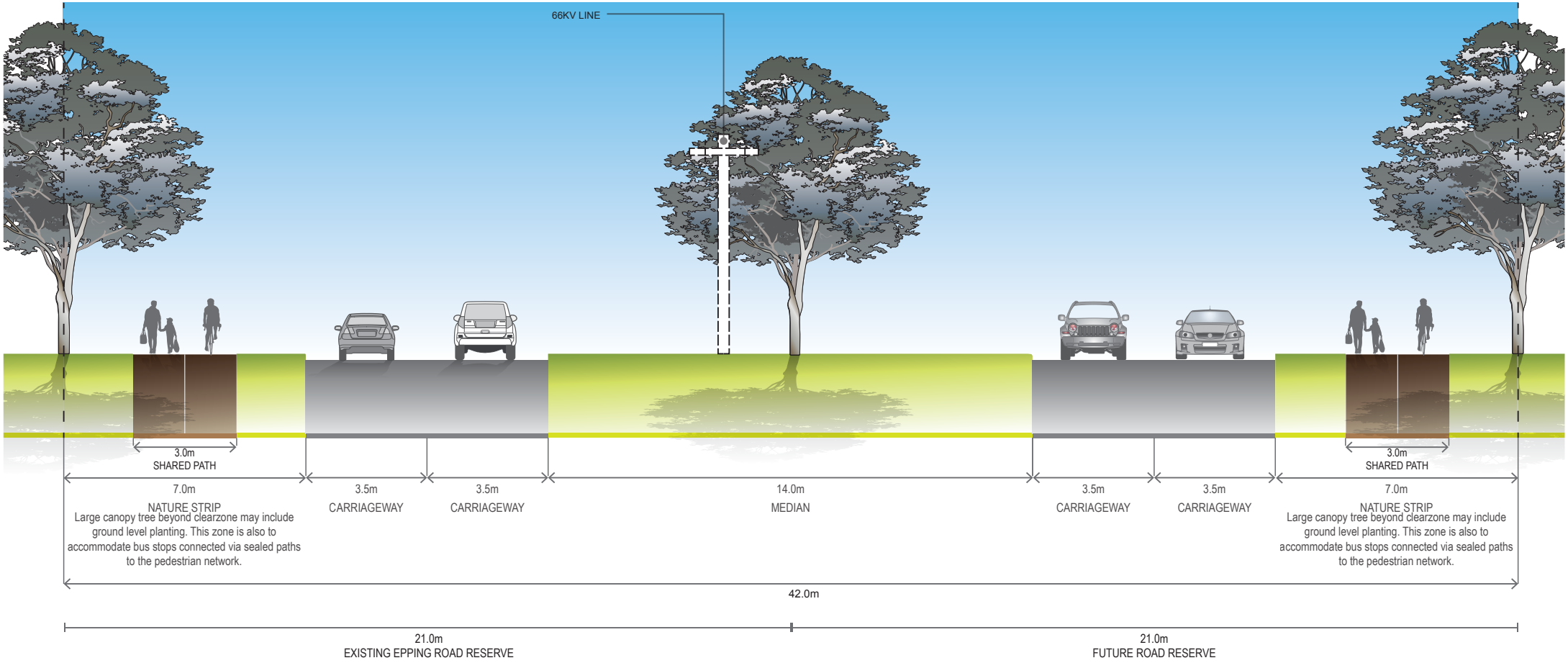
Note: Some totals may not correspond with the sum of the separate figures due to rounding errors

4.2 Cross Sections



NOTES:

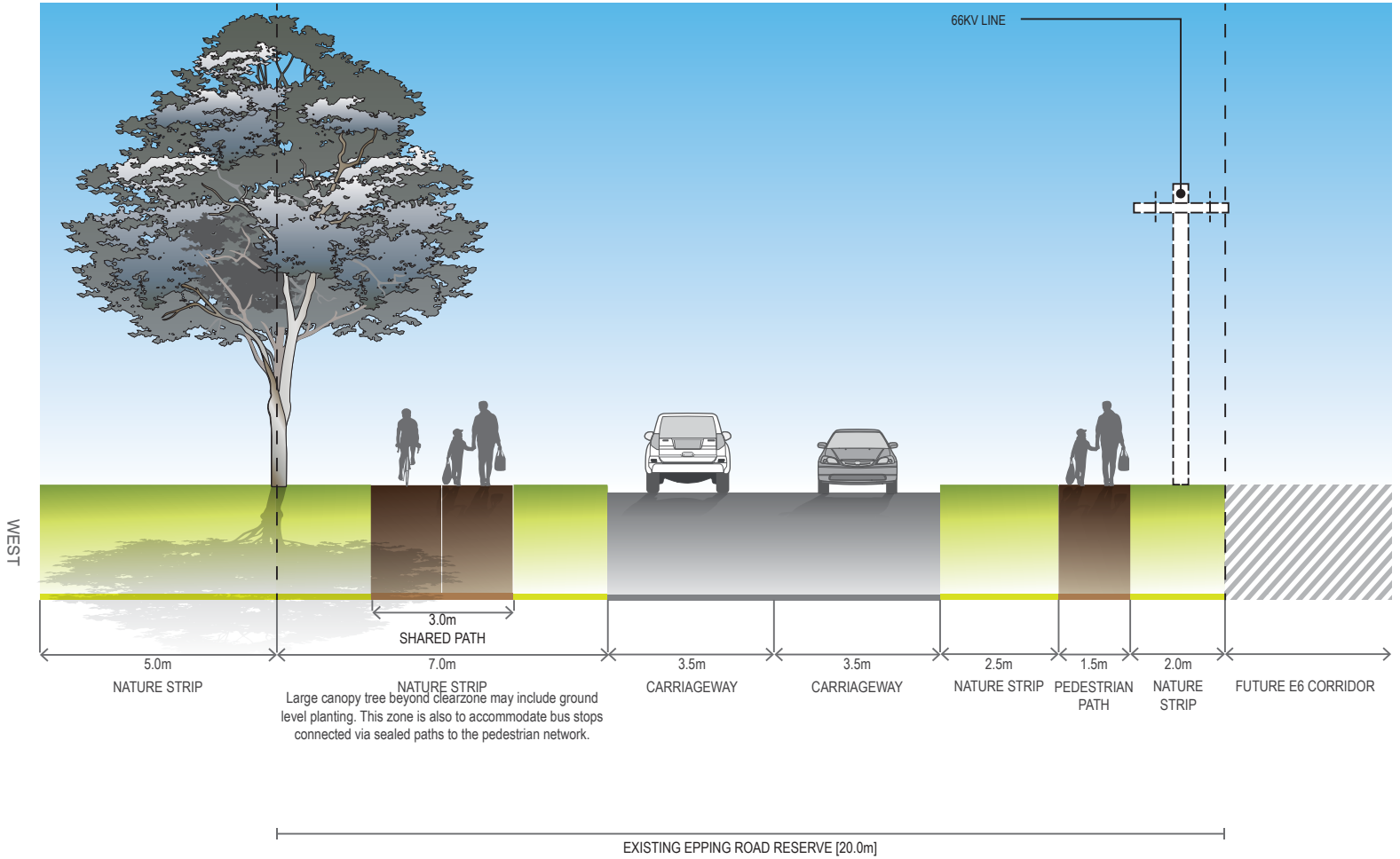
- Street trees to meet requirements of the Responsible Authority and Vicroads tree planting policy.
- Dimensions labelled from face of kerb.
- 80 Km/h speed limit
- Vehicle access to lots fronting arterial streets must be provided from a service street, local internal street or rear lane only to the satisfaction of the coordinating street authority.



NOTES:

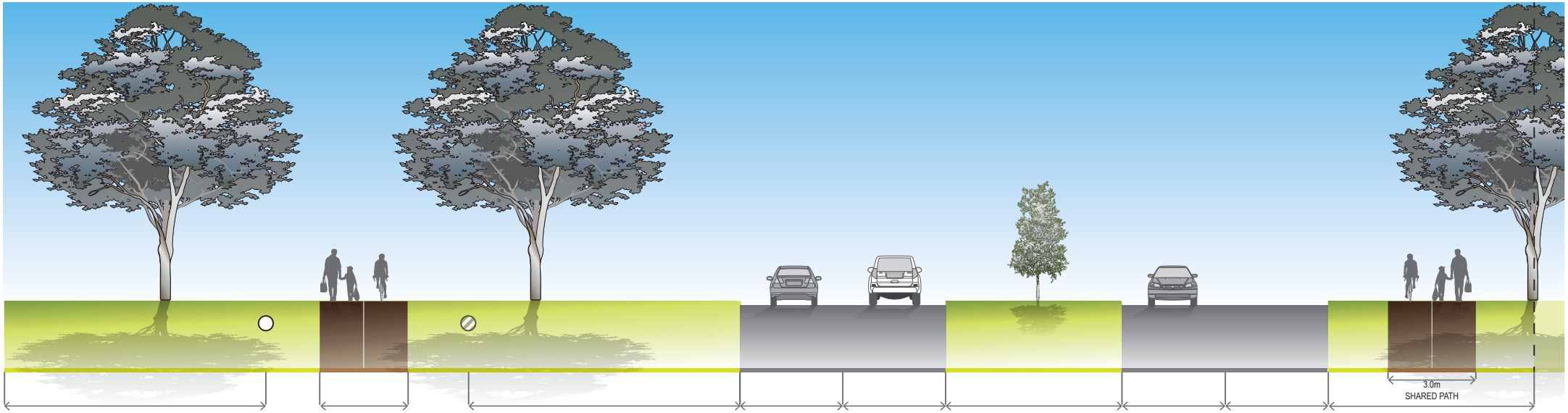
- Street trees to meet requirements of the Responsible Authority and Vicroads tree planting policy and Power Authority.
- Dimensions labelled from face of kerb.
- 80 Km/h speed limit
- Vehicle access to lots fronting arterial streets must be provided from a service street, local internal street or rear lane only to the satisfaction of the coordinating street authority.
- Provide adequate protection to non-frangible items.

Arterial Road CS01b (42.0m)
Epping Road south of Boundary Road



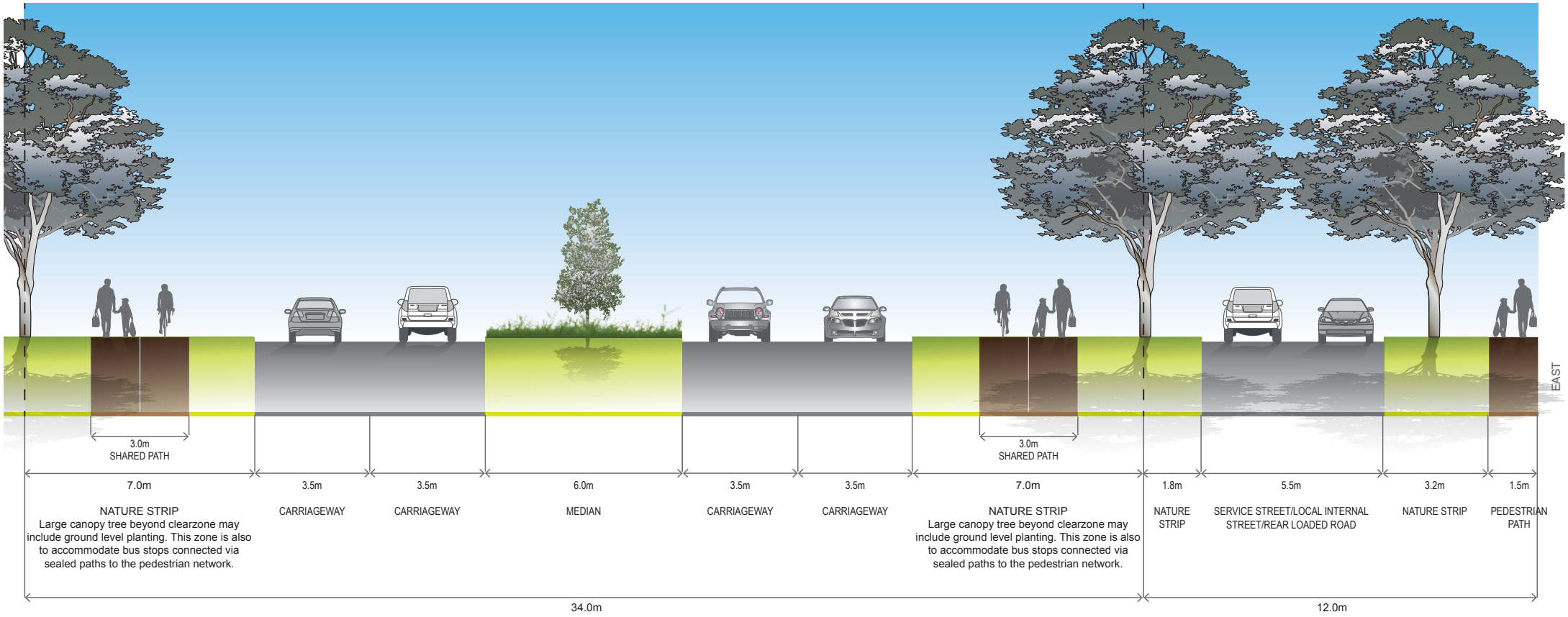
NOTES:

- Street trees to meet requirements of the Responsible Authority and Vicroads tree planting policy and Power Authority.
- Dimensions labelled from face of kerb.
- 80 Km/h speed limit
- Vehicle access to lots fronting arterial streets must be provided from a service street, local internal street or rear lane only to the satisfaction of the coordinating street authority.



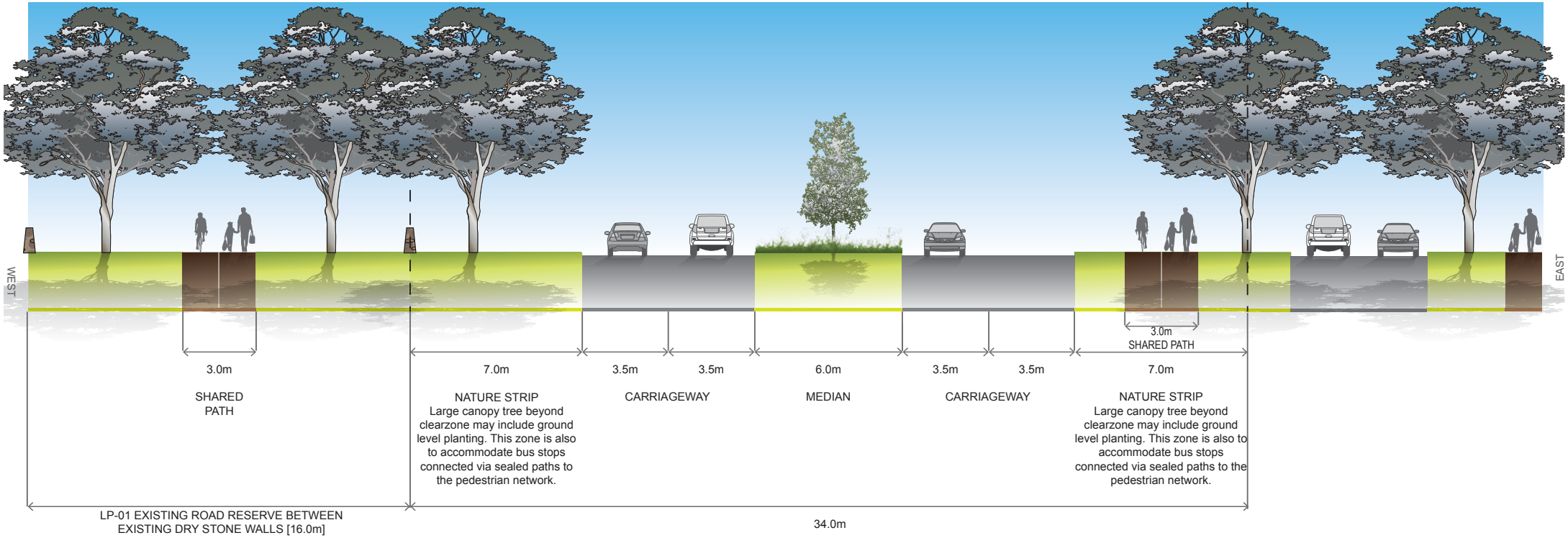
NOTES:

- Street trees to meet requirements of the Responsible Authority, Gas Pipeline Authority and Vicroads tree planting policy.
- Dimensions labelled from face of kerb.
- 80 Km/h speed limit
- Vehicle access to lots fronting arterial streets must be provided from a service street, local internal street or rear lane only to the satisfaction of the coordinating street authority.



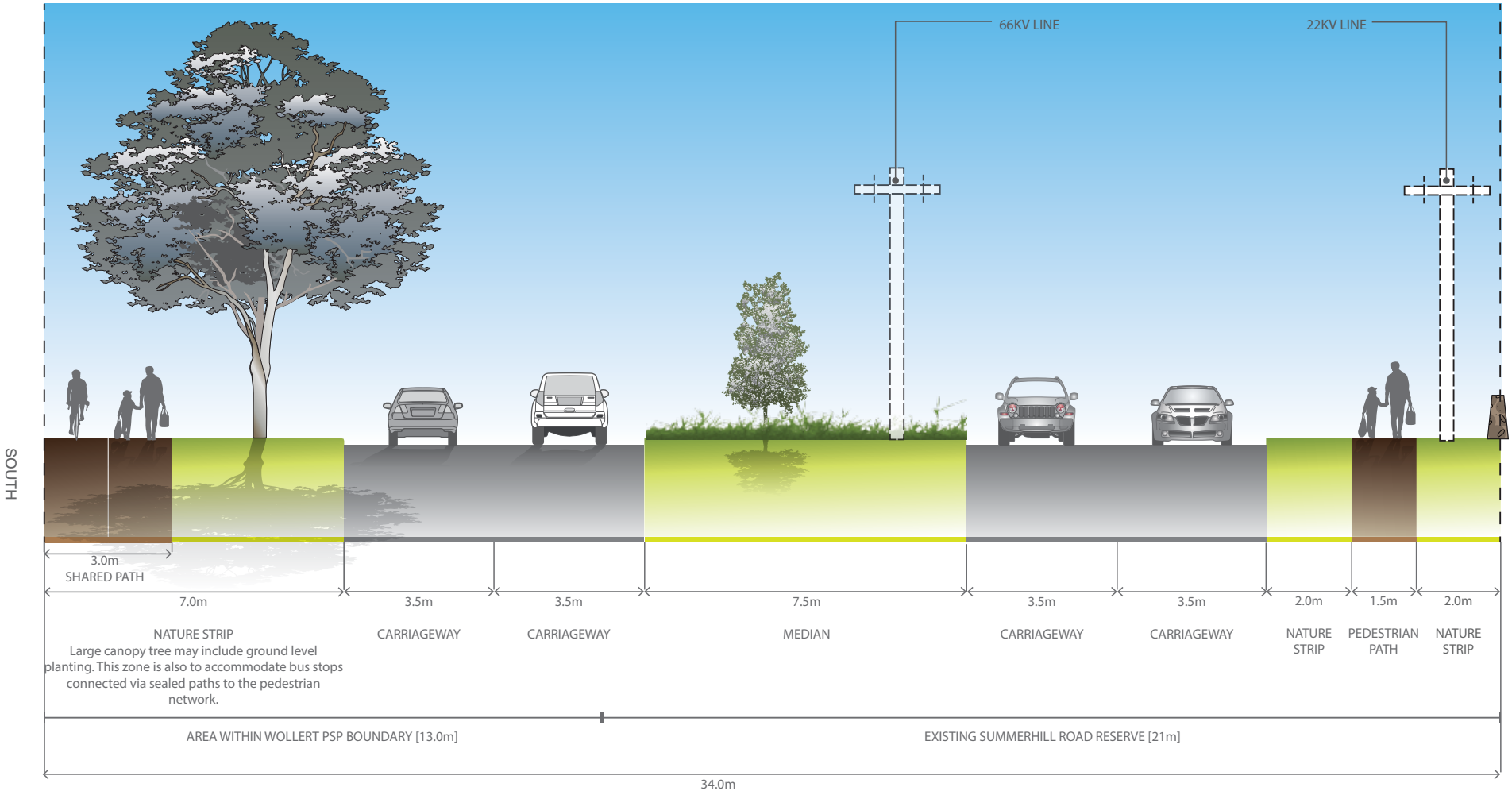
NOTES:

- Includes typical residential interface both sides.
- Street trees to meet requirements of the Responsible Authority and Vicroads tree planting policy.
- 80 Km/h speed limit
- Vehicle access to lots fronting arterial streets must be provided from a service street, local internal street or rear lane only to the satisfaction of the coordinating street authority.



NOTES:

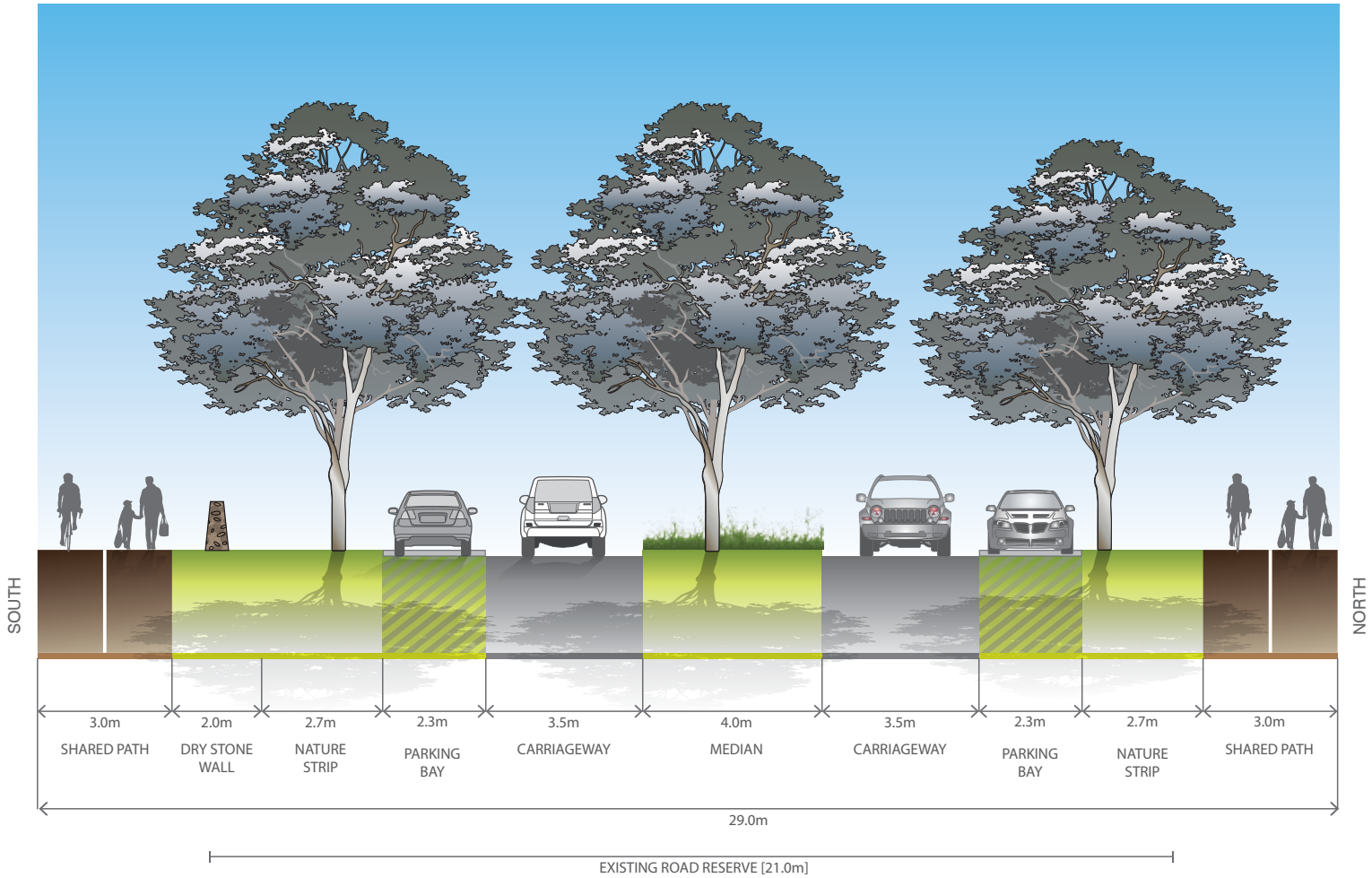
- Street trees to meet requirements of the Responsible Authority.
- 80 Km/h speed limit
- Vehicle access to lots fronting arterial streets must be provided from a service street, local internal street or rear lane only to the satisfaction of the coordinating street authority.
- Wire rope to be installed at a location approved by Vicroads.



NOTES:

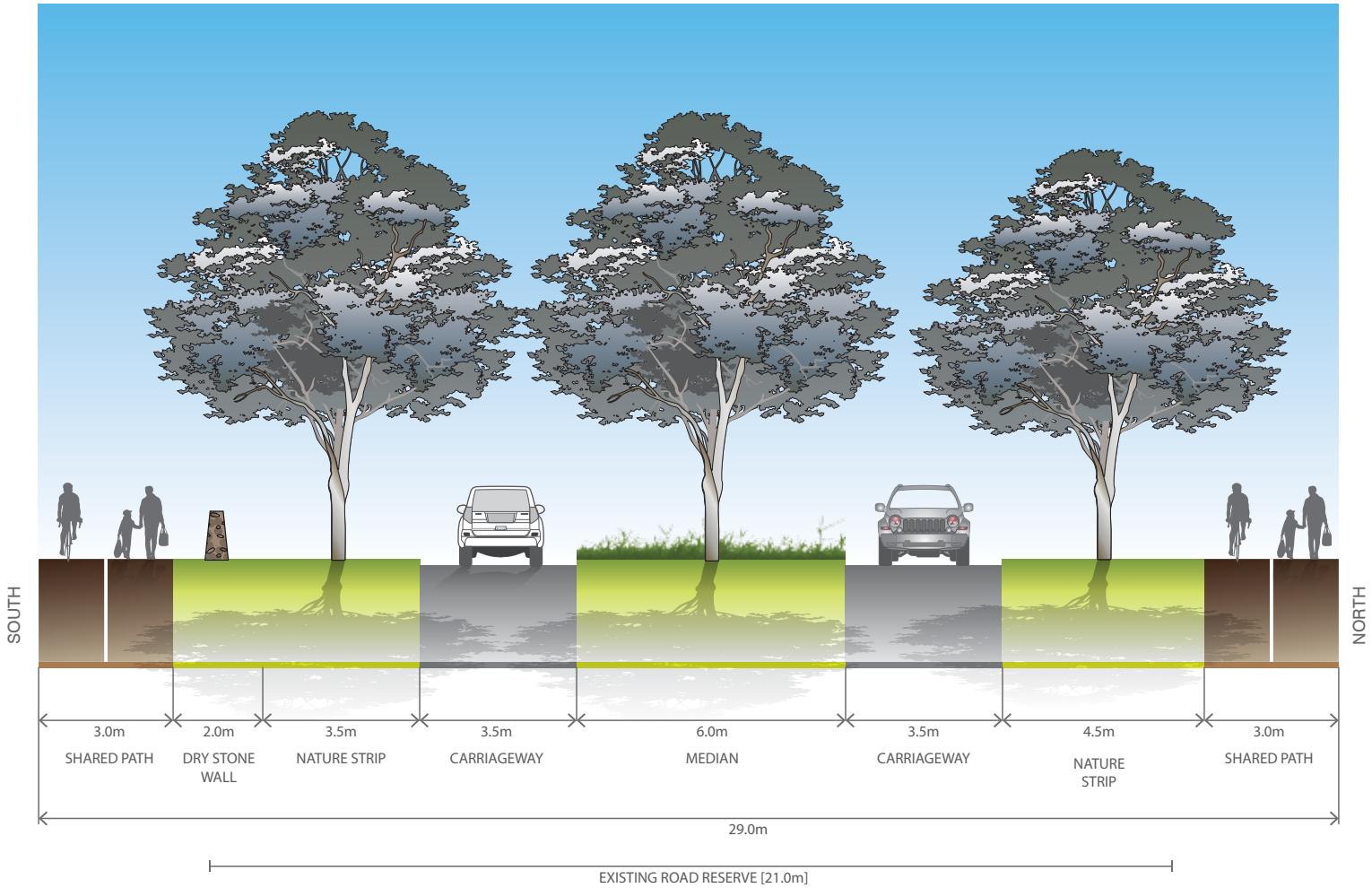
- Small median tree/vegetation to be provided in the central median subject to Power Authorities approval.
- Minimum street tree mature height 15m
- 60 Km/h speed limit
- Vehicle access to lots fronting arterials must be provided from an internal frontage street, local internal street or rear lane to the satisfaction of the Responsible Authority.
- Exact location of second carriageway to be determined at point of duplication and to be determined by Vicroads and Responsible Authority. location of 66 Kv to approximate only.

Arterial Road CS02d (34.0m)
Summerhill Road



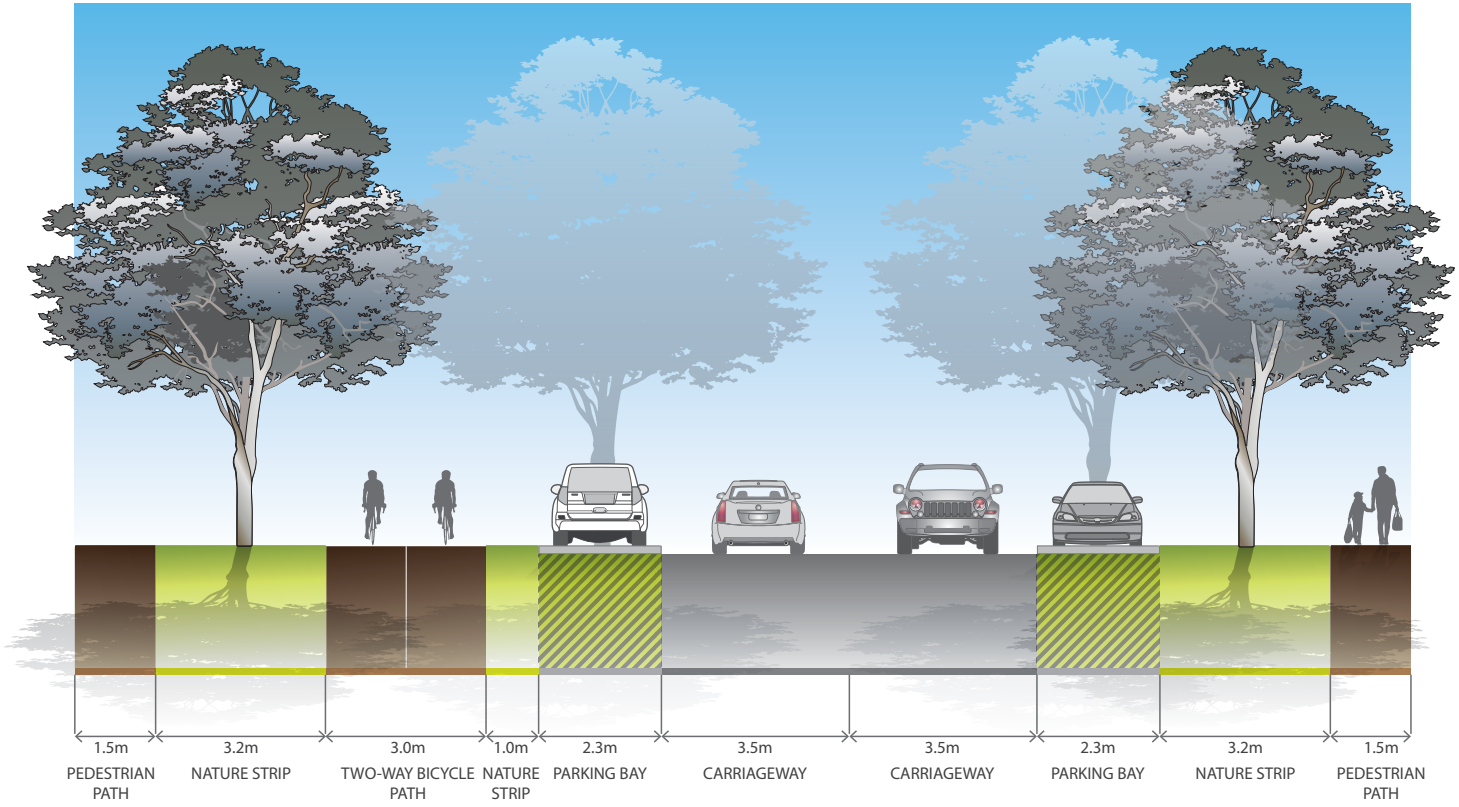
NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- 60km/h speed limit
- Vehicle access to lots fronting arterial streets must be provided from a service street, local internal street or rear lane only, to the satisfaction of the cooridating street authority



NOTES:

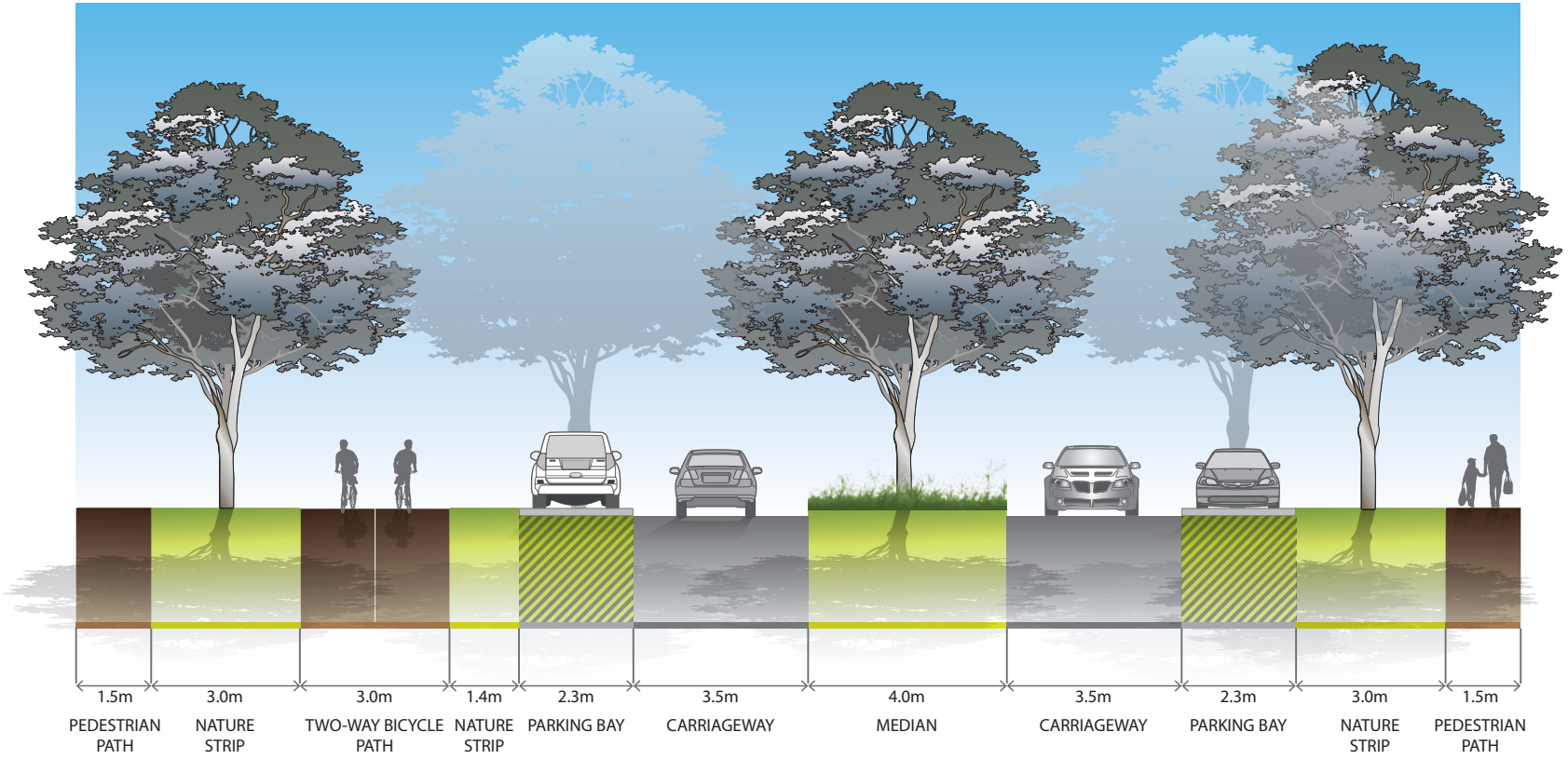
- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- 60km/h speed limit
- Vehicle access to lots fronting arterial streets must be provided from a service street, local internal street or rear lane only, to the satisfaction of the cooridating street authority



NOTES:

- Includes typical residential interface both sides
- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Cross section designed for speeds of 50km/h or less
- Street located within 200m of the outer edges of town centres and schools are designed for a target speed of 30km/h

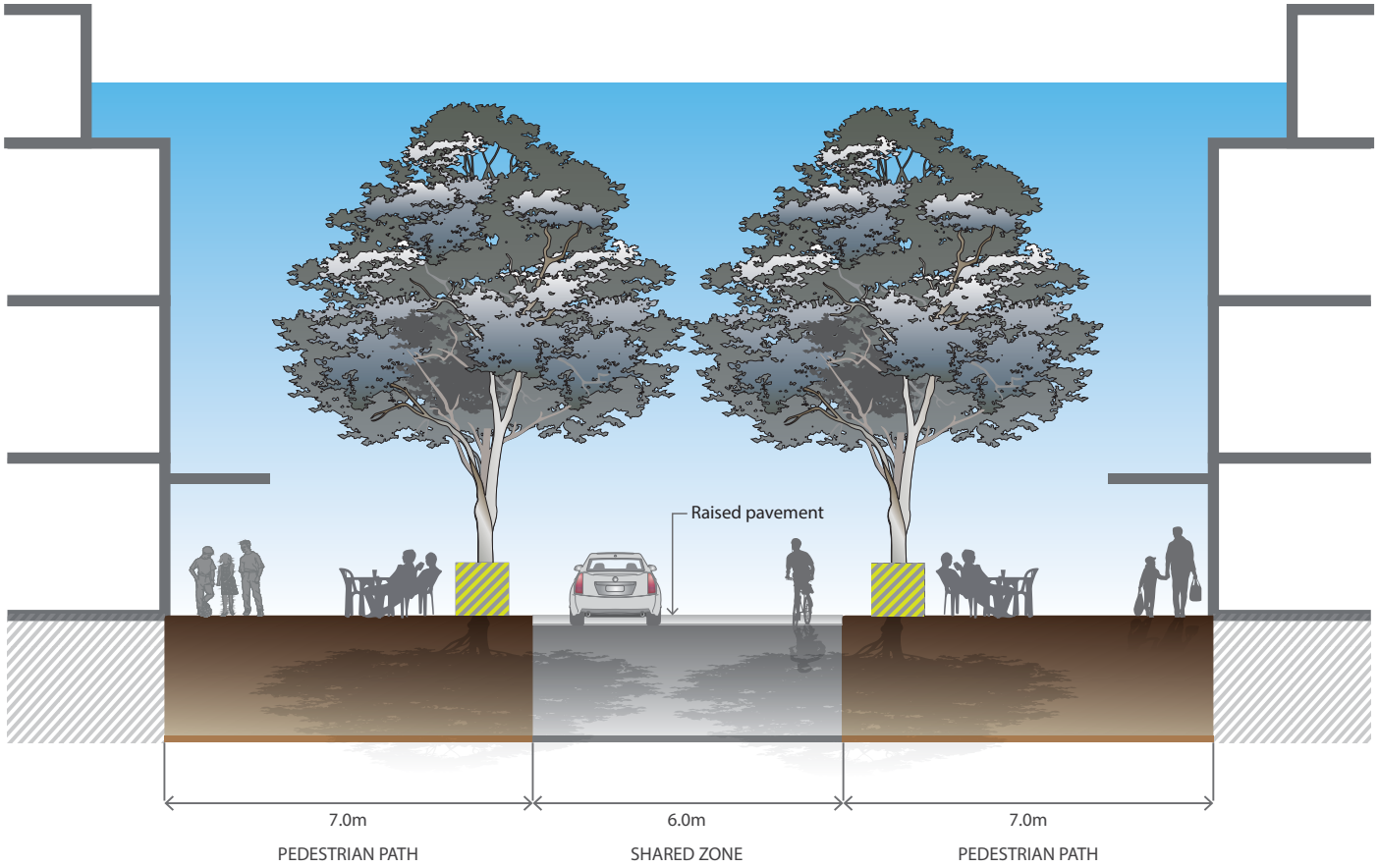
Connector Street CS03a (25.0m)
Standard



NOTES:

- Includes typical residential interface both sides
- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Cross section designed for speeds of 50km/h or less
- Street located within 200m of the outer edges of town centres and schools are designed for a target speed of 30km/h

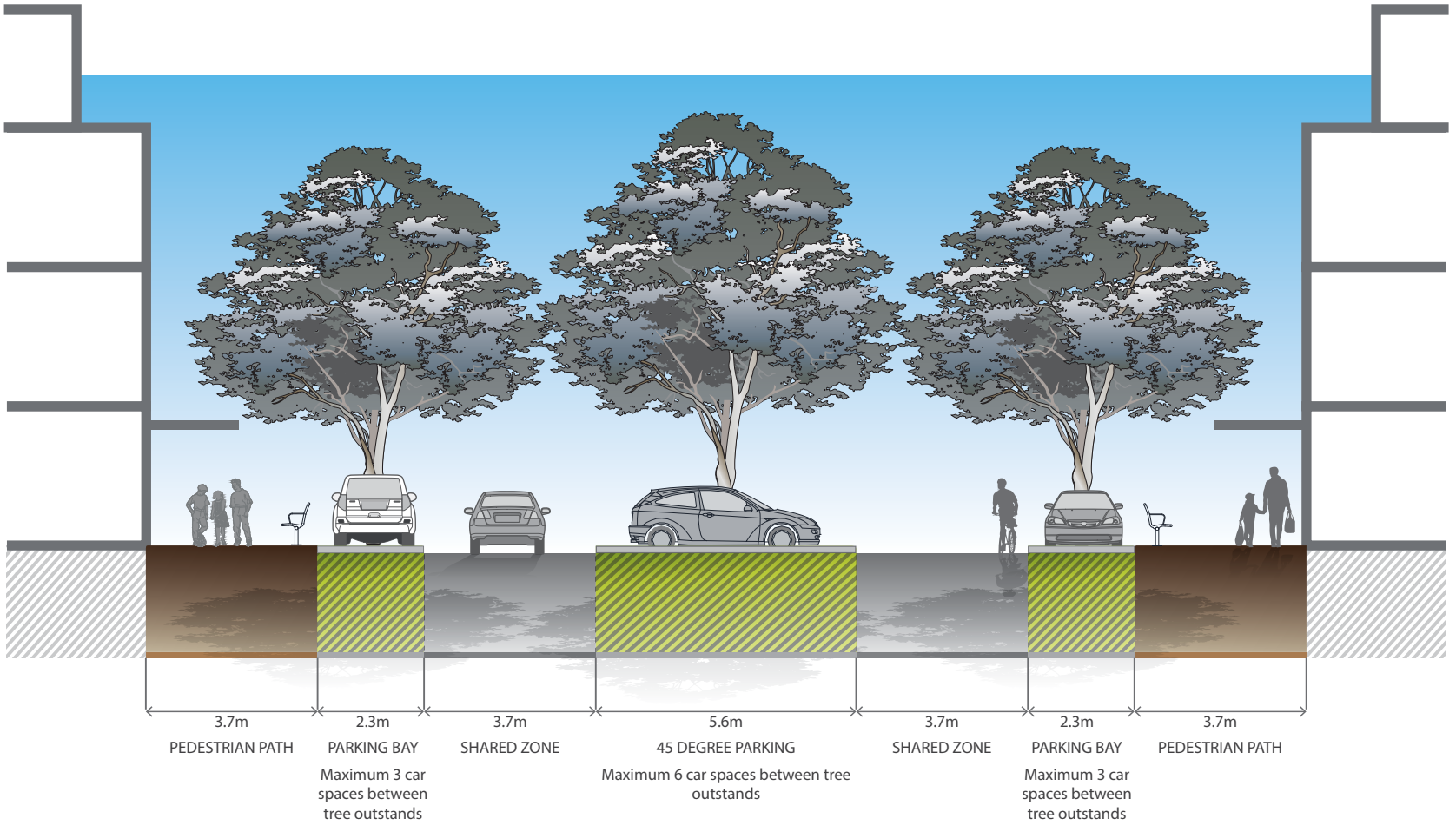
Connector Street CS03b (29.0m)
Boulevard



NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Shared zones are designed to prioritised pedestrians and public life with consistent pavement level across entrire cross section with centralised drainage as required
- On street parking and access to parking areas should not occur from the shared zone
- Varied paving and landscape treatments to define retail/outdoor dining areas with vehicle and pedestrian prioritised shared zone
- No bus movements are permitted
- 10km/h speed limit

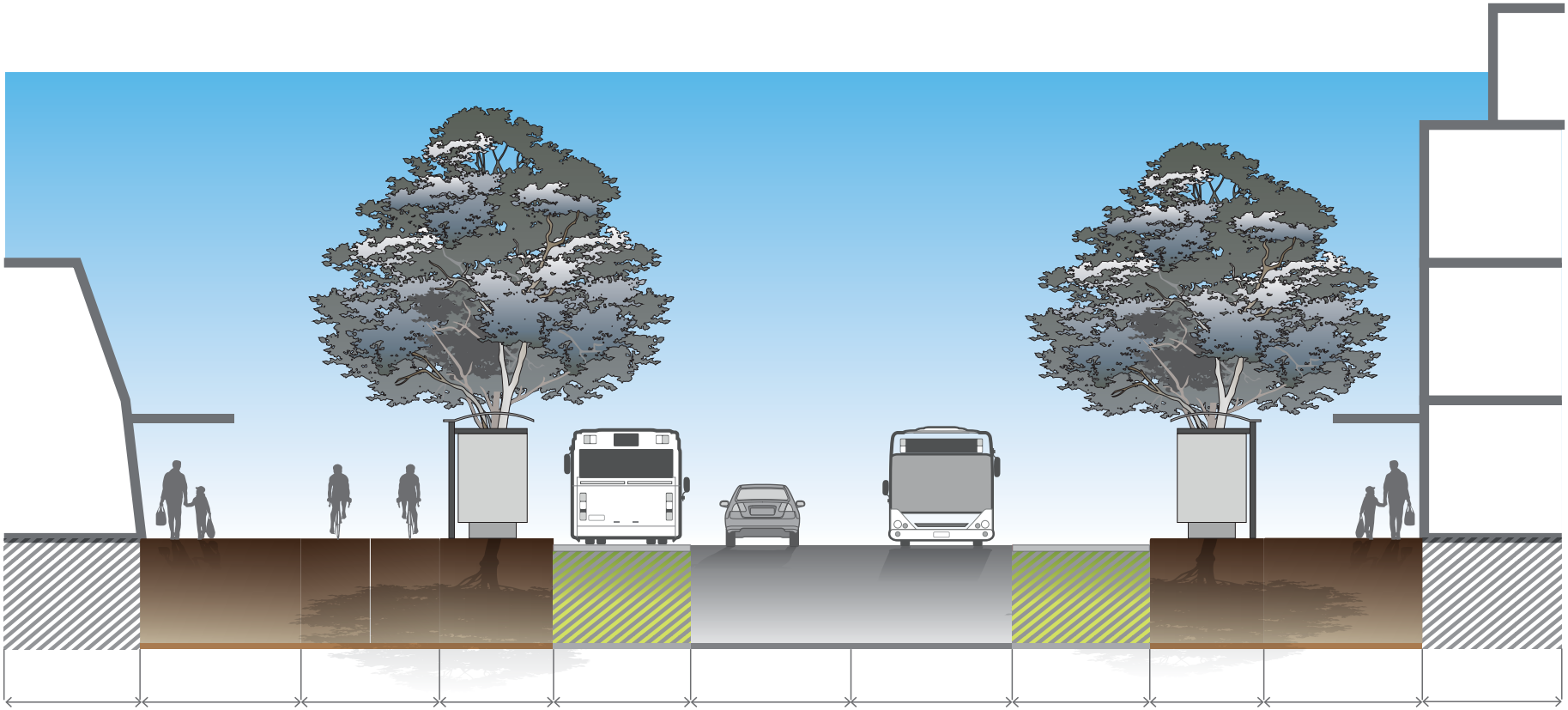
Connector Street CS03c (20.0m)
MTC North South Main Street



NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Shared zones are designed to prioritised pedestrians and public life through the paving palette and landscape treatments
- Designed to achieve target speed of 30km/h
- No bus movements are permitted

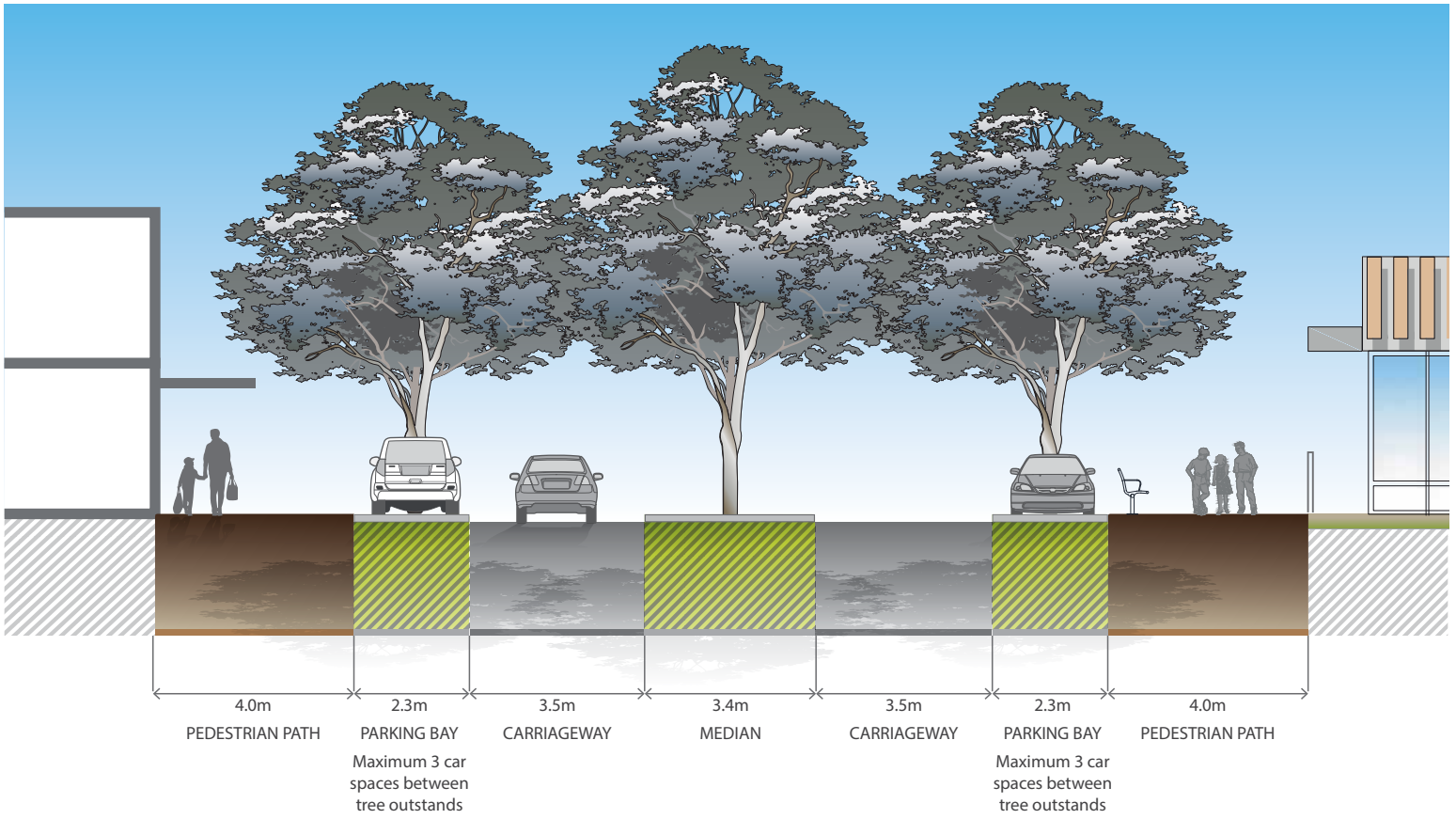
Connector Street CS03d (25.0m)
MTC East West Main Street



NOTES:

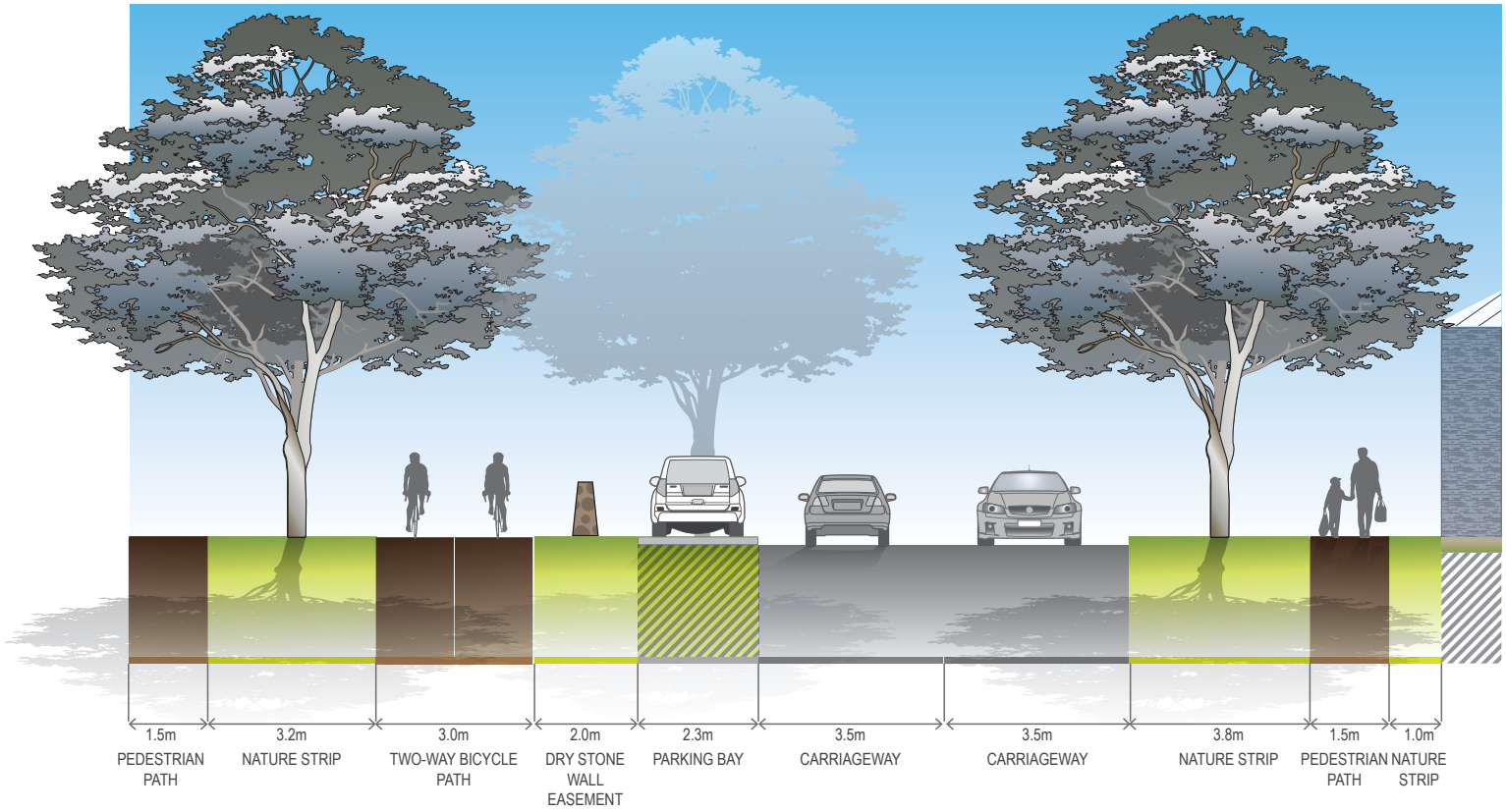
- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Street located within 200m of the outer edges of town centres and schools are designed for a target speed of 30km/h

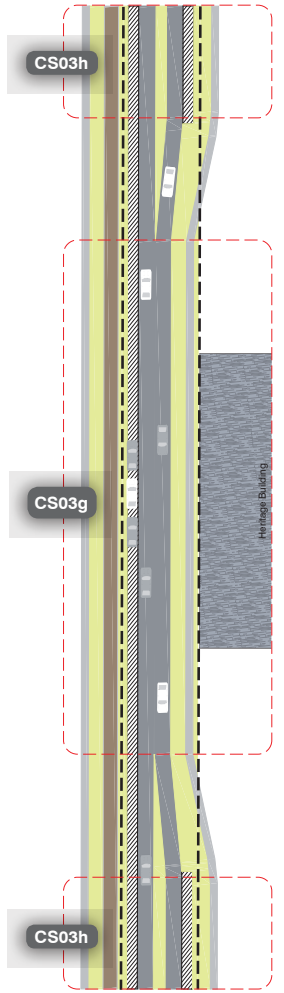
Connector Street CS03e (28.0m)
MTC Public Transport Interchange



NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority

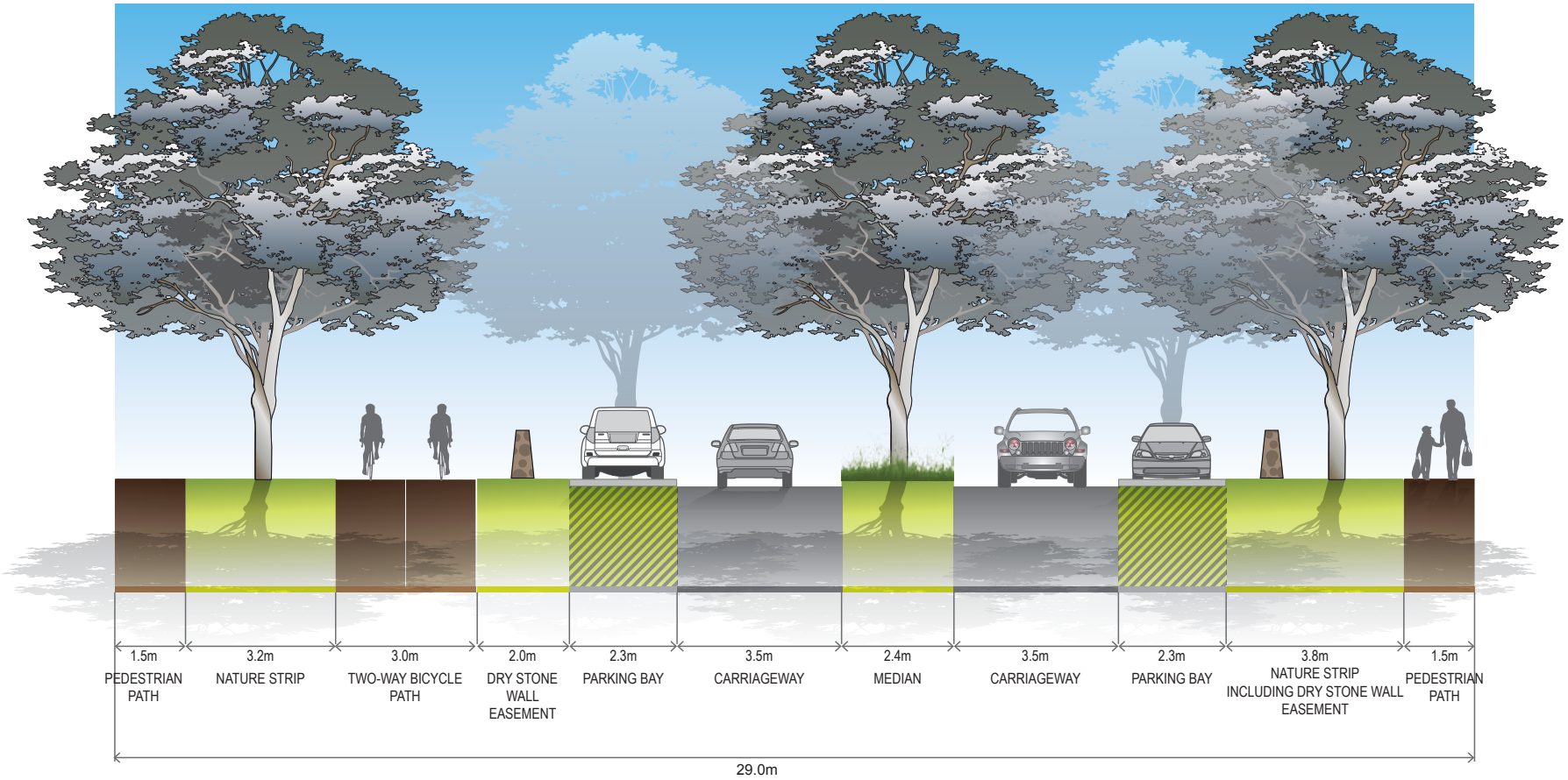


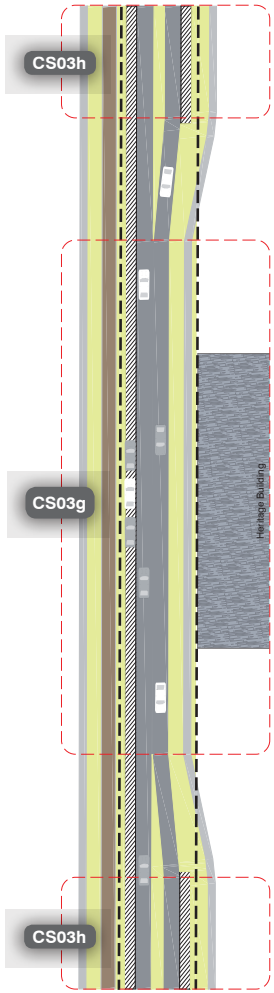


NOTES:

- Includes typical residential interface both sides
- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Cross section designed for speeds of 50km/h or less
- Street located within 200m of the outer edges of town centres and schools are designed for a target speed of 30km/h
- Vehicle crossovers to be limited to allow retention of existing dry stone wall

Connector Street CS03g (25.0m)
Bodycoats Road Heritage Standard

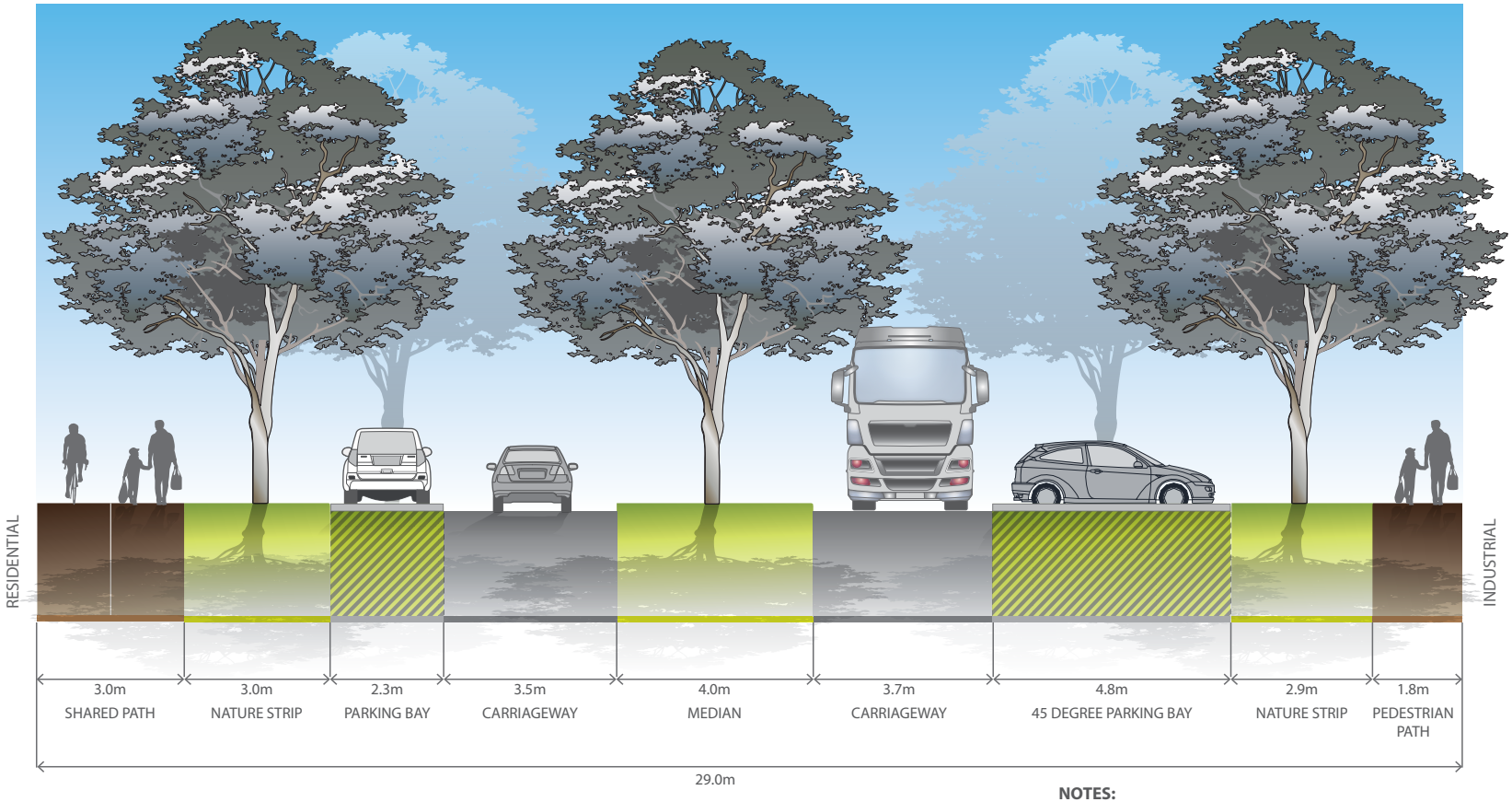




NOTES:

- Includes typical residential interface both sides
- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Cross section designed for speeds of 50km/h or less
- Street located within 200m of the outer edges of town centres and schools are designed for a target speed of 30km/h
- Vehicle crossovers to be limited to allow retention of existing dry stone wall

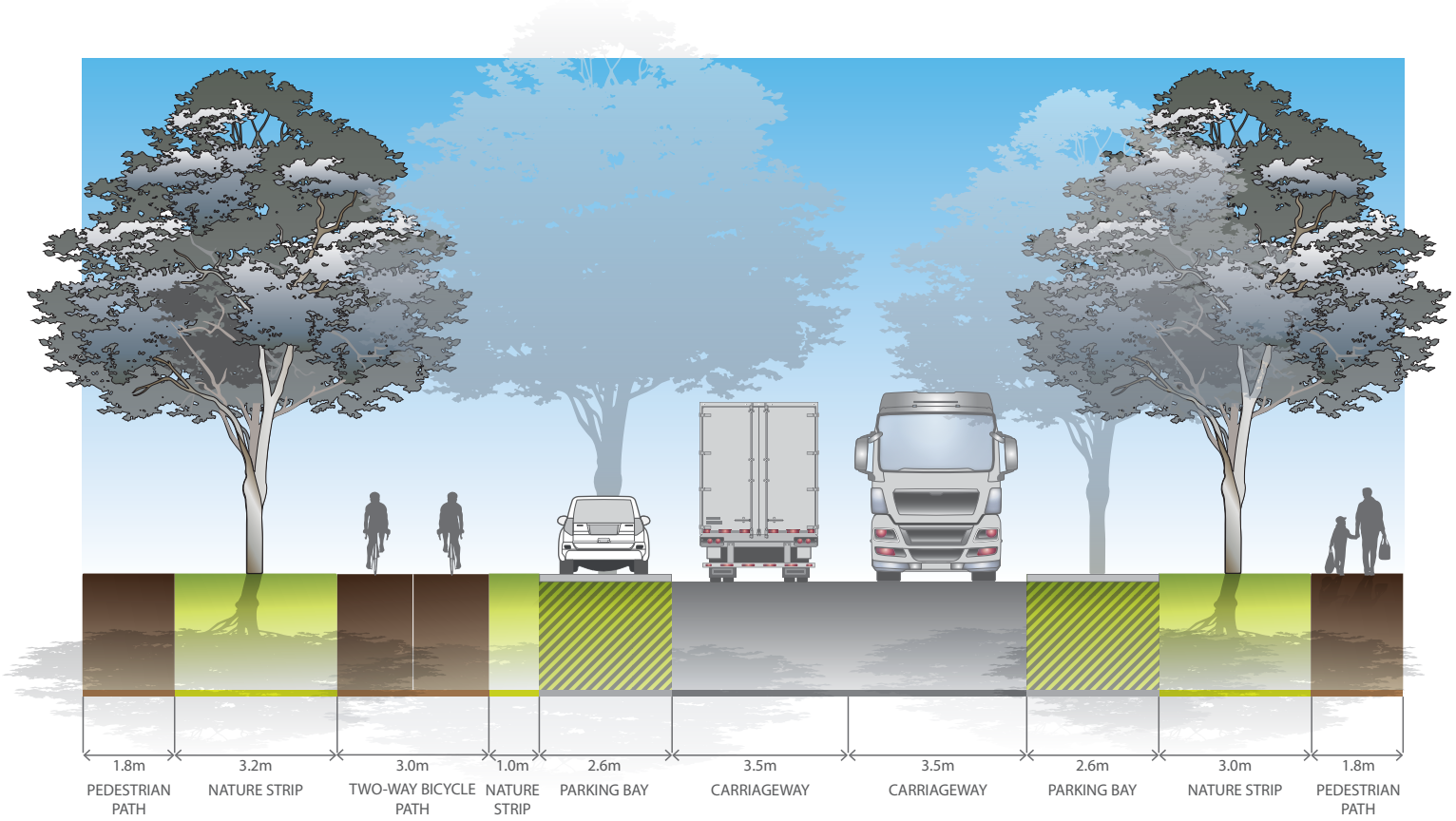
Boulevard Connector CS03h (29.0m)
Bodycoats Road



NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Cross section designed for speeds of 50km/h or less

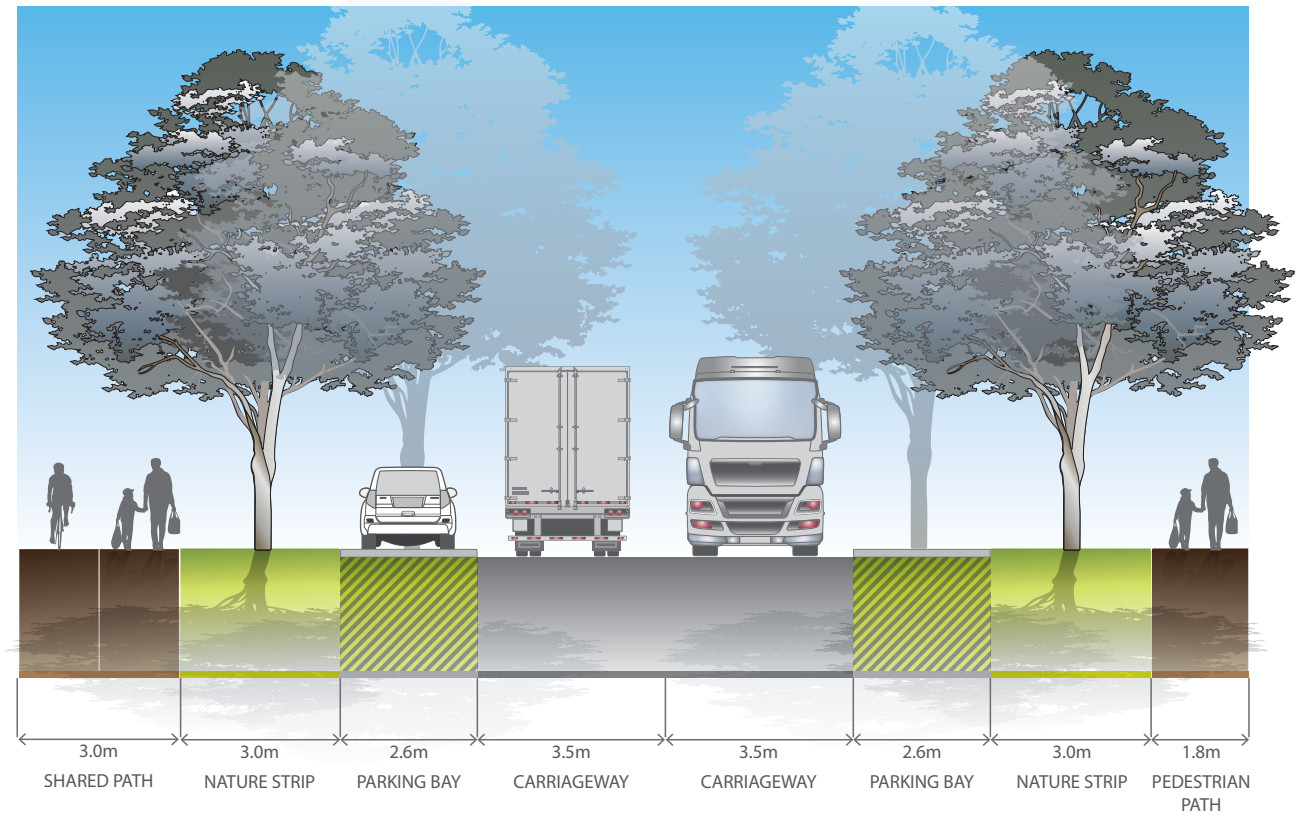
Connector Street CS04a (29.0m)
Industrial/Residential Interface



NOTES:

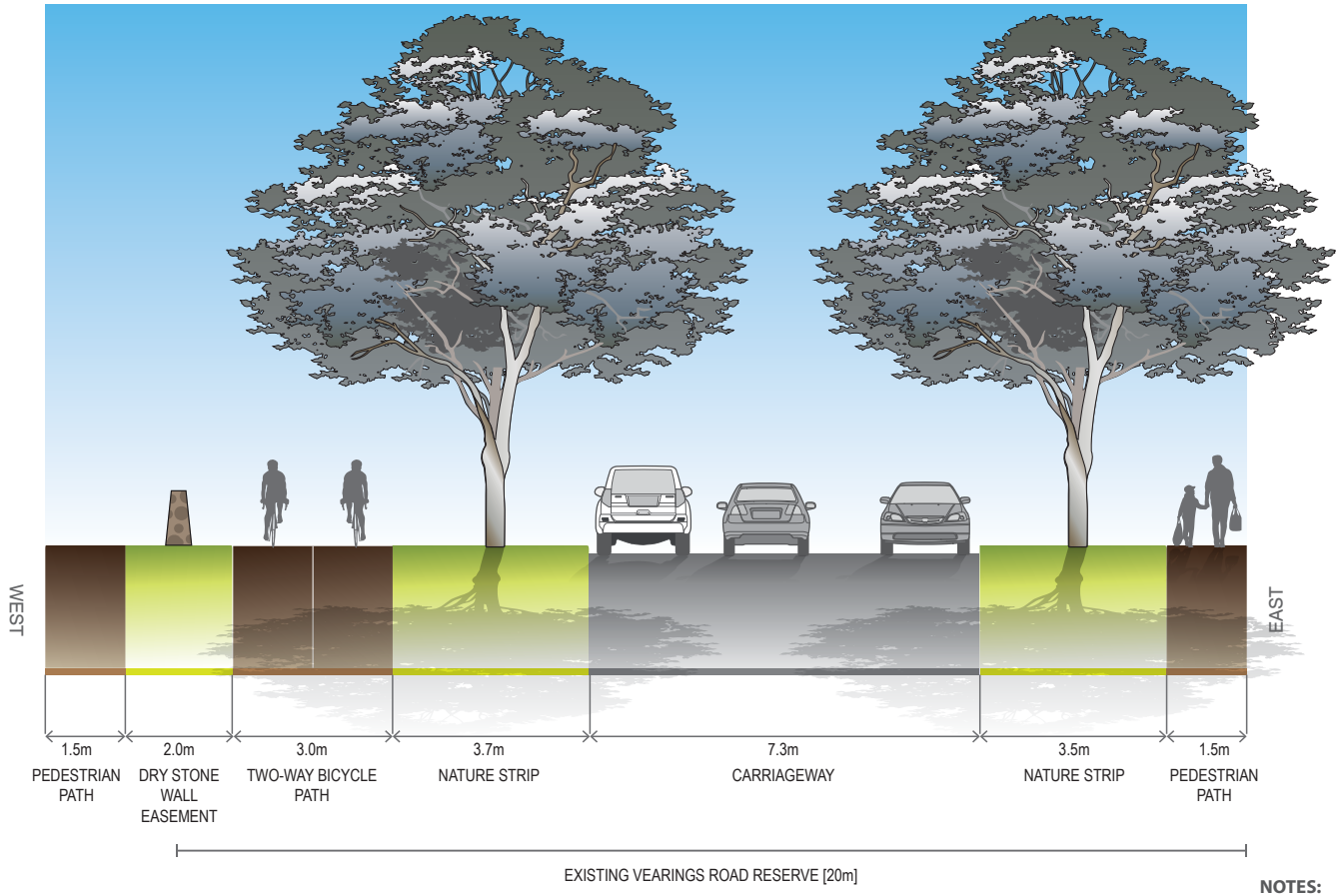
- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Cross section designed for speeds of 50km/h or less

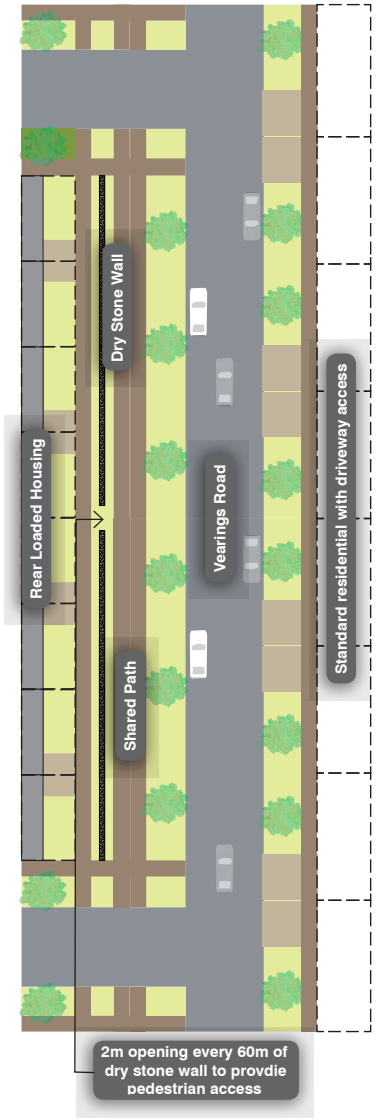
Connector Street CS04b (26.0m)
Industrial Cycle Priority



NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Cross section designed for speeds of 50km/h or less

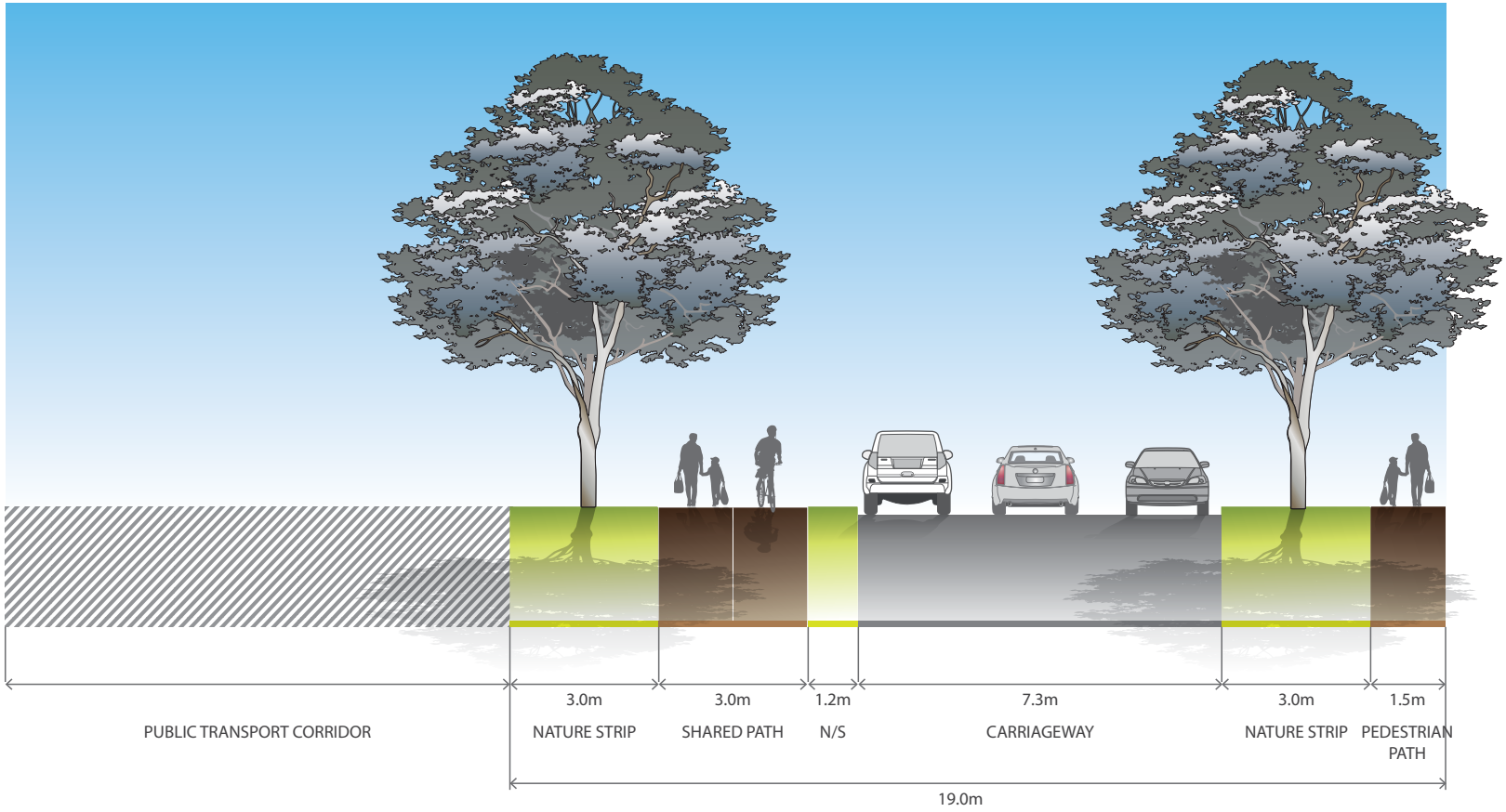




NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Designed for a target speed of 30km/h for a low speed environment
- Vehicle crossovers to be limited to allow retention of existing dry stone wall

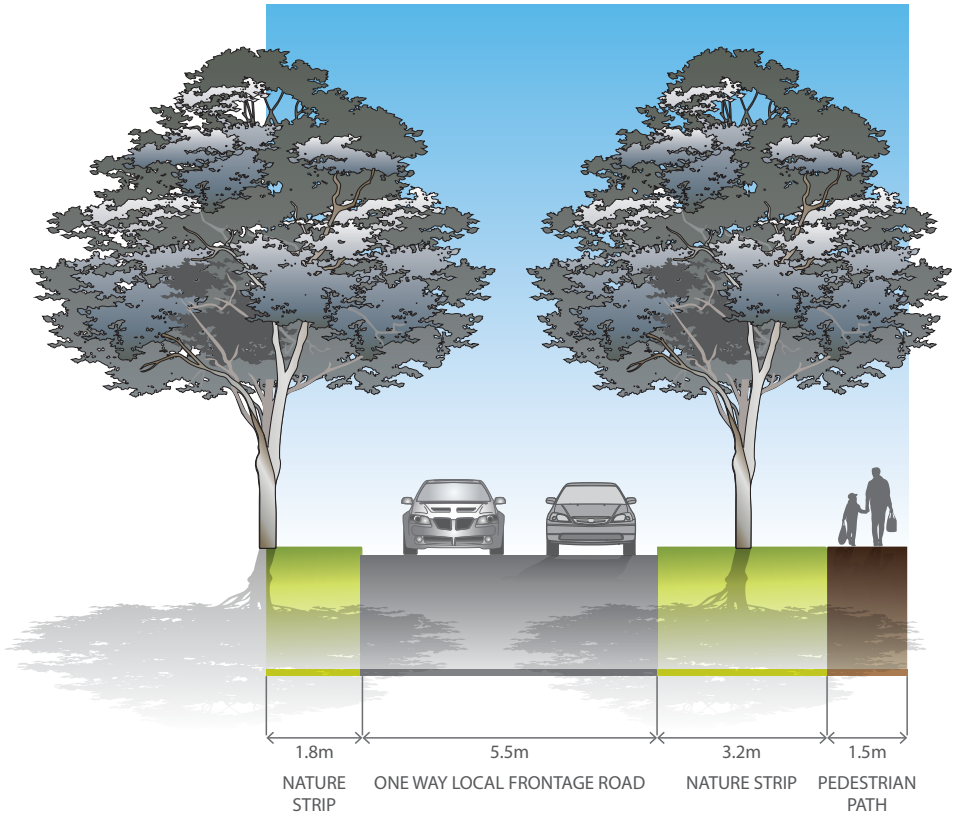
Local Access Street CS05a (22.5m)
Vearings Road



NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Street located within 200m of the outer edges of town centres and schools are designed for a target speed of 30km/h
- Carriageway width may be reduced to a minimum of 5.5m subject to the approval of the Responsible Authority.

Local Access Street CS05b (19.0m)
Public Transport Corridor Interface



NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Street located within 200m of the outer edges of town centres and schools are designed for a target speed of 30km/h

Frontage Street CS06a (12.0m)
One Way Service Road

4.3 Service Placement Guidelines

STANDARD ROAD CROSS SECTIONS

The Engineering Design and Construction Manual for Subdivision in Growth Areas, outlines the placement of services for a typical residential street environment. This approach is appropriate for the majority of the 'standard' road cross sections outlined in Appendix 4.2.

NON-STANDARD ROAD CROSS SECTIONS FOR TOWN CENTRES

To achieve greater diversity of streetscape outcomes, which enhances character and amenity of these new urban areas, non-standard road cross sections are required. Nonstandard road cross sections will also be necessary to address local needs, such as fully sealed verges for high pedestrian traffic areas in town centres and opposite schools. This PSP contains suggested non-standard 'variation' road cross sections (refer Appendix 4.2), however other non-standard outcomes are encouraged.

For non-standard road cross sections where service placement guidance contained within the Engineering Design and Construction Manual for Subdivision in Growth Areas is not applicable, the following service placement guidelines will apply.

General principles for service placement are as follows:

- Place gas and water on one side of road, electricity on the opposite side;
- Place water supply on the high side of road;
- Place services that need connection to adjacent properties closer to these properties;
- Place trunk services further away from adjacent properties;
- Place services that relate to the road carriageway (eg. drainage, street light electricity supply) closer to the road carriageway;
- Maintain appropriate services clearances and overlap these clearances wherever possible; and
- Services must be placed outside of natural waterway corridors or on the outer edges of these corridors to avoid disturbance to existing waterway values.

4.4 Scattered Tree Retention in the City of Whittlesea

RETENTION AND PROTECTION OF EXISTING TREES

In addition to their heritage and environmental attributes, remnant and existing trees contribute significantly to the landscape amenity of an area and provide instant visual impact in new developments. Where possible, existing trees shall be retained, protected and incorporated into the design of new developments. The retention of juvenile trees is considered equally as important as the preservation of mature specimens.

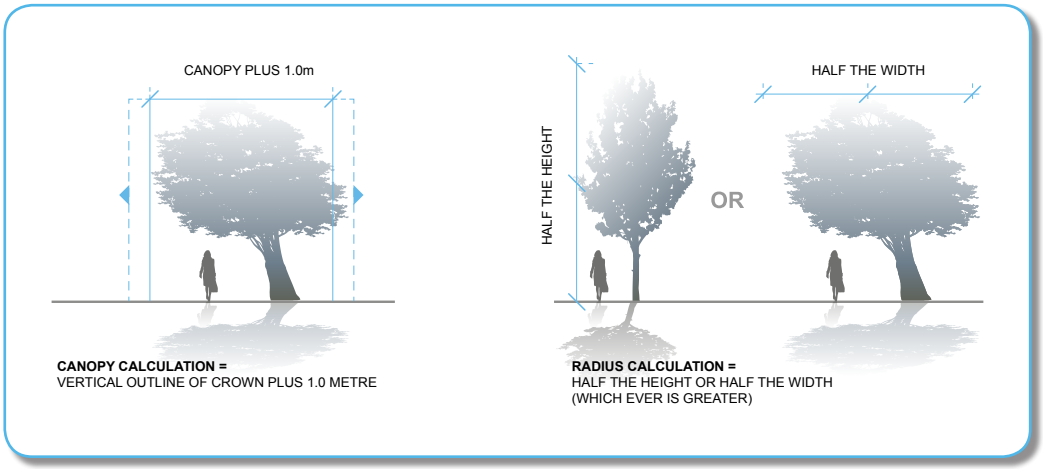
The following guidelines apply, where appropriate, to the retention of scatted trees and may, where appropriate, be applied as conditions of planning permits.

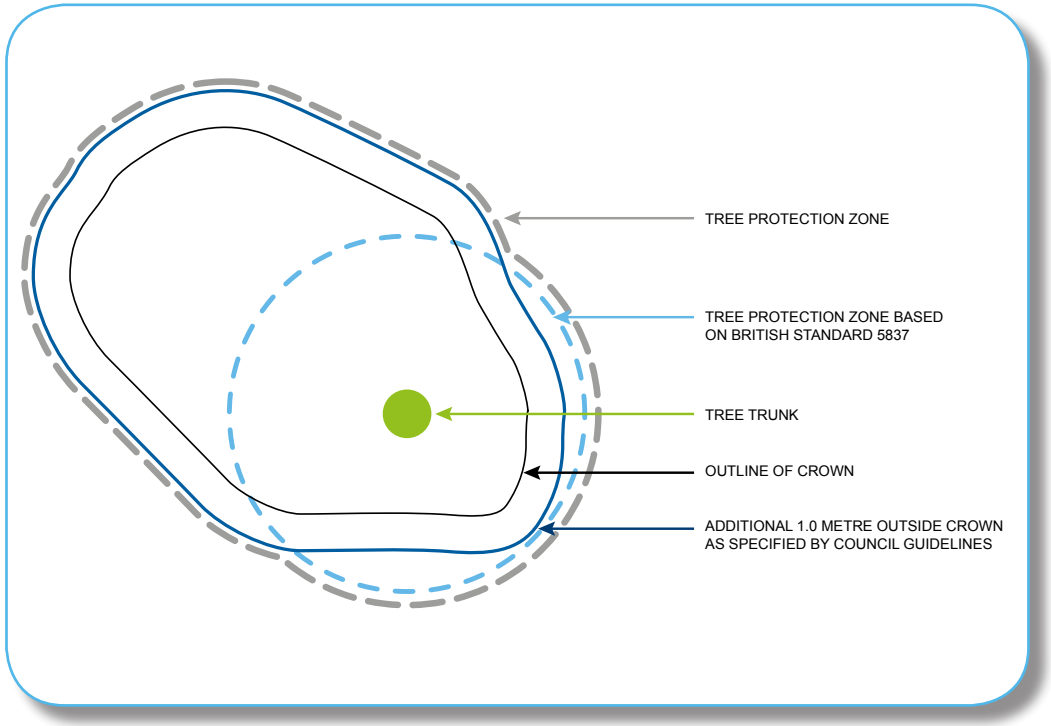
Tree Protection Zones (TPZs) are exclusion zones designed to protect all trees and stags identified for retention in a development.

CALCULATING TREE PROTECTION ZONES

A Tree Protection Zone is defined by a circle or polygon, the centroid point of which is the centre point of the tree at ground level and whose radius is equal to half the height of the tree or half the crown width (whichever is the greatest) plus the tree canopy plus one metre (refer to SDL.2.01).

The Tree Protection Zone is to be determined by a consulting arborist to the satisfaction of the responsible authority.





AS4970–2009 TREE PROTECTION ZONES ON DEVELOPMENT SITES

The Tree Protection Zone as set out in this Appendix should be applied in preference to AS4970–2009 and/or any other tree protection zone standard/ calculation.

The Tree Protection Zone as set out in this Appendix considers both the ongoing health of the tree and has been developed to protect people, infrastructure and property (ie the shape considers the impact of falling limbs and delineates a pedestrian deterrent zone) whereas AS4970–2009 only considers the impact of works on the ongoing health of the tree.

CONDITION: TREE PROTECTION ZONES

No works are to be undertaken within a Tree Protection Zone unless:

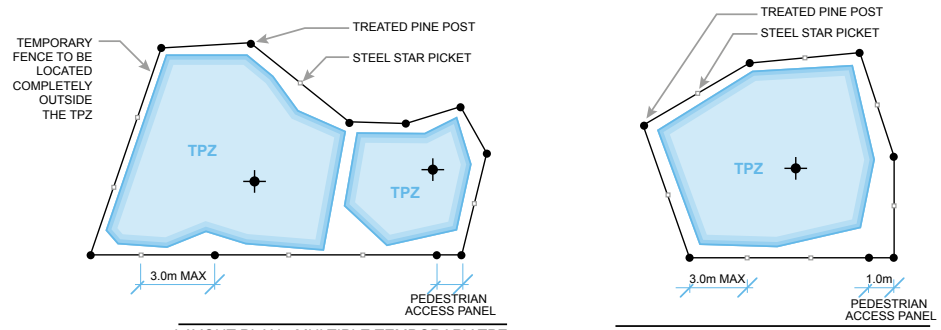
- Council determines that the works proposed within the Tree Protection Zone will not adversely impact on the tree or damage any part of the tree including its canopy, branches, trunk and roots; or
- Council determines that the variation is required to minimise risk to the public and/or property; or
- Council otherwise consents.

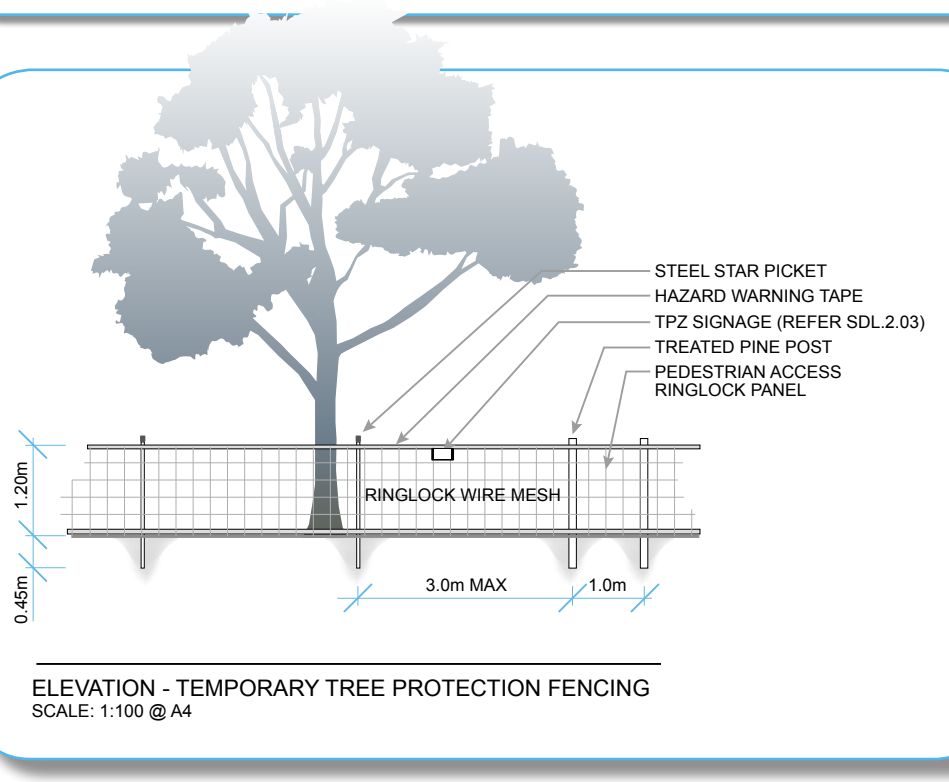
All works located in or in close proximity to a Tree Protection Zone must be supervised by a suitably qualified and experienced consulting arborist.

CONDITION: WORKS WITHIN TREE PROTECTION ZONES

With Council consent, works may encroach into a Tree Protection Zone, including (where appropriate):

- "no dig" footpaths, mulching and limited soft landscaping provided all footpaths are first pegged on site and confirmed by the responsible authority prior to construction and all works are undertaken by hand to minimise disturbance to surface roots; and
- boring for services where all other alternative alignments have been investigated and determined unfeasible to the satisfaction of Council.





CONDITION: DOCUMENTATION OF WORKS WITHIN TREE PROTECTION ZONES

All works proposed to occur within a Tree Protection Zone must be documented in the civil infrastructure drawings and landscape plans, or otherwise approved in writing, to the satisfaction of the responsible authority.

CONDITION: TREE PROTECTION ZONE FENCING

The Tree Protection Zone as calculated by the consulting arborist must be clearly identified on site by an appropriately qualified person.

Temporary Tree Protection Zone fencing (refer to SDL.2.02) must be erected around the perimeter of all Tree Protection Zones and must be inspected by and approved by Council prior to the commencement of any buildings, works or demolition.

Tree Protection Zone fencing must be to the satisfaction of the responsible authority and should comprise:

- Treated pine posts with a minimum height of 1.8 metres (total post length) at every corner or at a maximum interval of 9.0 metres. These posts shall be sunk 450mm into the ground. Concrete may affect the soil pH level and shall not be used to secure posts;
- Treated pine stays shall be fixed to all corner posts;
- Steel star pickets with a minimum height of 1.8 metres (total picket length) shall be installed between the treated pine posts at a maximum interval of 3.0 metres. These pickets shall be sunk 450mm into the ground and shall include high visibility safety caps;
- Ring lock wire mesh fencing with a minimum height of 1.2 metres shall be securely fixed at each post with wire ties. The fence shall completely enclose the tree protection zone;
- High visibility hazard marker tape shall be securely fixed to the top of the ring lock mesh fencing with wire ties;
- Signage must be attached to the fence at regular intervals. Signage must read “TREE PROTECTION ZONE. NO ENTRY EXCEPT TO AUTHORISED PERSONNEL. FINES SHALL BE IMPOSED FOR REMOVAL OR DAMAGE OF FENCING AND/OR TREES” (refer to SDL.2.03).

Tree Protection Zone fencing must be regularly maintained and may only be removed after the landscape pre-commencement meeting has occurred or until such date as is approved by the responsible authority in writing.

With the agreement of the responsible authority, Tree Protection Zone fencing may not be required where permanent fencing is introduced prior to construction. The specification of the permanent fencing must be to the satisfaction of Council.

Prior to the removal of Tree Protection Zone fencing, any required landscape planting below existing tress must be completed. The landscape planning must be designed to act as a deterrent to pedestrian access into the Tree Protection Zone, to minimise weed establishment, encourage habitat values and generally improve the visual amenity, to the satisfaction of the responsible authority. Alternative permeable mulching (e.g. oversized gravel) below existing trees may be considered where appropriate.

CONDITION: ENHANCED GROWING ENVIRONMENT WITHIN TREE PROTECTION ZONES

The area within the Tree Protection Zone must be modified to enhance the growing conditions of the tree to help reduce stress or damage to the tree as a direct result of adjacent construction works to the satisfaction of the responsible authority.

Specific improvements may include one or a combination of the following:

- Ground surfaces within tree protection zones must be left intact and a Glyphosate based herbicide mixed in accordance with the manufacturer's recommendations used to remove any weeds or unwanted vegetation;
- The area within the exclusion zone must be mulched with wood chips to a depth of 150mm;
- If required or as directed by the responsible authority, trees are to receive supplementary water. The amount of water is to be determined by the consulting arborist and will be determined by the amount of disturbance the tree has sustained and/or climatic conditions; and
- Where severing of roots (greater than 50mm in diameter) is required directly adjacent to tree protection zones, the roots must be cleanly cut. Where possible this is to be completed at the beginning of the development of the site. Roots are not to be left exposed, they are to be back filled or covered with damp hessian.

The health of retained trees will be recorded prior to the commencement of works and periodically monitored by the consulting arborist and the responsible authority.

CONDITION: TREE PROTECTION ZONE INDUCTION

Prior to any works commencing in proximity to Tree Protection Zone, a consulting arborist must induct all personnel involved in construction in close proximity to and/or involved in works that may impact tree protection zone.

CONSTRUCTION PERSONNEL MUST BE ADVISED:

- Unless authorised by the consulting arborist or as directed by the responsible authority, no party must enter into a tree protection zone or modify the tree protection zone fencing in any way;
- No buildings or works (including loading and unloading, storage of materials, dumping of waste, vehicle access and parking or other construction activity) are to occur in the tree protection zone without the written consent of and to the satisfaction of the responsible authority;
- The storing or disposal of chemicals or toxic material must not be untaken within 10 metres of any exclusion zone. Where the slope of the land suggests that these materials may drain towards an exclusion zone, the storing or disposal of these materials is strictly forbidden; and
- Any trees that are to be removed next to exclusion zones are to be done so manually under the direct supervision of the consulting arborist (ie. cut not pushed). Stumps are to be ground and not excavated to prevent damage to trees in close proximity.

CONDITION: TREE PROTECTION BOND

In appropriate circumstances, a Tree Protection bond may be required as a condition of a permit for subdivision or development where existing trees are required to be retained. Such a condition may, as appropriate, including the following:

- Prior to commencement of the subdivision, a bank guarantee or other security to the satisfaction of the responsible authority for the total amount of $100,000.00 (or otherwise determined by the responsible authority) must be submitted to the responsible authority as security for the satisfactory observance of the conditions in relation to Tree Protection Zones within that subdivision;

- Upon completion of any buildings or subdivision works to the satisfaction of the responsible authority, the bank guarantee or other security will be returned to the person providing the bank guarantee or security; and
- Where the responsible authority determines that the tree covered by the Tree Protection Zone has been damaged as a result of buildings and works by the applicant or its contractors to an extent that it affects detrimentally the life, health and appearance of the tree or its contribution to the landscape, an amount from the security is to be paid by the developer for the purchase of trees for planting on the land or the pruning or other arboricultural works to rehabilitate and improve existing trees, all to the satisfaction of the responsible authority.

CONDITION: HAZARD REDUCTION PRUNING

Prior to the issue of Practical Completion of the landscaping works, all trees that are to be retained must have hazard reduction pruning undertaken by a suitably qualified and experienced arborist to ensure the tree does not present an unreasonable risk. If necessary, pruning works shall include:

- Removal of all dead and diseased branches. Specifically, dead branches greater than 40mm in diameter (measured at the base of the branch) shall be removed from the canopy unless they contain hollows that are clearly being used for habitat. Due care shall be given to ensure the integrity of the tree as habitat for native fauna is not compromised (larger material shall be left on site for its habitat value);
- Weight reduction and canopy thinning (especially for branches overhanging trafficable areas and fixed infrastructure). No live branches greater than 200 mm in diameter shall be removed from the tree without authorisation from the responsible authority. Remove no more than 20% of live foliage from any tree; and
- Removal of epiphytic plant material, wire and any attached debris/rubbish.

Prior to any pruning works being undertaken, the arborist engaged to undertake the works shall arrange a site meeting with a representative from Council's Parks and Open Space Department.

All pruning works shall be to approved arboricultural practices and have regard to AS4373–2007.

CONDITION: TREE REMOVAL

Where a tree is permitted to be removed:

- Each tree nominated for removal shall be suitably marked prior to its removal and an inspection arranged with an appropriate Council Officer to verify that the tree marked accords with the permit and/or endorsed plans;
- Prior to removal, the tree to be removed shall be inspected by an appropriately qualified and experienced zoologist to determine the presence of any native animals living or nesting in the tree. Should any native animals be detected they must be caught and relocated to a site deemed appropriate by the zoologist;
- Tree removal is to be undertaken in a safe manner;
- All services either above or below ground are to be located prior to the commencement of any works;
- Stumps and any surface roots are to be ground down below ground level. Ground and chipped material to a depth of 50mm is to be removed from site at the direction of the project manager. The project manager must supply and place suitable topsoil and seed the area making certain that the reinstated ground surface is level, even and safe;
- Stumps shall be removed within 14 days of removal of the tree. All stumps not removed immediately after removal of the tree are to be paint marked with a suitable bright yellow reflective marking paint;
- Where ever possible and appropriate, native trees to be removed should be retained for use in core conservation areas for habitat purposes or reused in open space as urban art, park furniture and/or other use determined appropriate by the responsible authority;
- After a tree has been fallen, the tree must be protected from firewood harvesting via temporary fencing and signage to the satisfaction of Council until such time as the tree has been relocated for habitat or mulched;
- All timber greater than 300mm in diameter that cannot be reused as habitat, furniture or another use determined appropriate by the responsible authority shall be hammer milled and shredded for reuse as mulch within the site; and
- All timber less than 300mm in diameter and branch/leaf material shall be shredded for reuse as mulch within the subject site.

4.5 Local Parks Treatment & Management Guidelines

TREATMENT AND MAINTENANCE

Table 12 identifies embellishment requirements for Local Parks Classifications as identified for each park in Table 8 Open Space Delivery.

In addition to Table 12, to the satisfaction of the responsible authority, special treatment may be required where the following apply:

- Stony Rise – The stony rise landscape should be sensitively treated to allow integration with the passive function of the park whilst at the same time appropriately separating users from direct impact on the area. For example, inclusion of knoll in garden bed area.
- Trees (scattered or within patch) – Trees in open space are to be retained, to the satisfaction of the responsible authority. Paths and seating/other furniture is to be located outside Tree Protection Zones.
- Dry stone walls and other significant cultural heritage site/artefact – Sensitive treatment of feature, preservation, integration with passive function of park and use as place-making opportunity where possible. Interpretive signage should also be provided, in accordance with any Cultural Heritage Management Plan applicable to the Heritage Place.
- Water body (creek corridor, retarding basins and wetlands) – Local Parks identified along creek corridors are to be utilised as rest spots along trails.

These spaces also have a potential role in urban heat mitigation where they are capable of supporting shade trees, with natural green features interspersed in higher density neighbourhoods. Natural green features, large canopy trees and water bodies can significantly reduce local temperatures and are particularly important in providing areas of respite for community during heat wave.

Table 13 Local Park and Open Space Embellishment Guidelines

CATEGORY	SIZE	PURPOSE & POTENTIAL EMBELLISHMENT
Small Local	0.03Ha – 0.25Ha (Min. width 10m)	Generally able to accommodate a single use. For example, seats in a small park or garden, or a small play area. Potential embellishment may include a selection of: • Garden beds (to mitigate urban heat); • Paths (shared; pedestrian); • Playground (minor); • Seating; • Trees (large canopy shade); • WSUD features and infrastructure (including sustainable water supply); and • Drinking fountain.
Local	0.03Ha – 0.25Ha (Min. width 10m)	Large enough to support two activities in one open space reserve. For example a playground and an open grassed area with seats. Potential embellishment may include a selection of: • Dog off-lead areas (unfenced); • Garden beds (feature/decorative; to mitigate urban heat); • Large open grassed areas for unstructured recreational use; • Paths (shared; pedestrian); • Picnic/shade shelters; • Playground (minor); • Seating; • Trees (large canopy shade); • WSUD features and infrastructure (including sustainable water supply); and • Drinking fountain.

CATEGORY	SIZE	PURPOSE & POTENTIAL EMBELLISHMENT
Neighbourhood	Min. 1Ha	Provides for neighbourhood-scale use within walking distance of home or workplace with a range of facilities on the larger area of land. Potential embellishment may include a selection of: • Public toilets; • Barbecues; • Dog off-lead areas (unfenced); • Drinking fountains; • Water features; • Large open grassed areas for unstructured recreational use; • Garden beds (feature/decorative; to mitigate urban heat); • Lighting (key linking paths and spot facilities only); • Paths (shared; pedestrian); • Picnic/shade shelters; • Playground (medium to large); • Play elements such as half courts, hit up walls; • Rubbish bins; • Seating; • Trees (large canopy shade able to provide safe shade source); and • WSUD features and infrastructure (including sustainable water supply).
Conservation	As identified in Table 7	These areas have been nominated for their ability to provide both passive and conservation functions. • Treatment will ensure clear separation between areas managed for conservation and areas for general, passive use; • Passive areas with lower biodiversity value will be managed as pocket-style local parks with mown grass and only paths, signage, tree and shrub planting and seating. Facilities will be sympathetic to the broader purposes of conservation;
Conservation (cont.)	As identified in Table 7	• Activity in the conservation zones will limited with thoroughfare actively discouraged including through planted buffers; • Sensitive environmental values will be protected and enhanced, with signage and other treatments used to engage with and highlight values. For example, rises and ridgelines will warrant a higher-order treatment such as a viewing platform or raised boardwalk. Examples can be found in Summerhill Stage 13 and Aurora Stage 1 (detail provided upon request); • Areas of cultural significance to be protected and managed; • Interpretive signage; • Scattered trees to be protected and managed; and • Grassy eucalypt patches with some trees, managed for conservation.
Transmission Easement	High Pressure Gas Transmission and High Voltage Electicity Easement	Transmission easements are identified as part of the open space network. Potential embellishment may include a selection of: • Garden beds (to mitigate urban heat); • Paths (shared; pedestrian); • Playground (minor); • Seating; • Trees (large canopy shade); • Interpretive signage; • Dry stone wall restoration/reconstruction where appropriate; and • Shelters; to the satisfaction of the relevant authority and the responsible authority.

Amended by C210

4.6 Local Conservation Reserve Treatment & Management Guidelines

Local Conservation reserves have been identified to respond to the locally and regionally significant biodiversity and landscape values of the River Red Gum Grassy Woodland area of the Northern Plains, in which the precinct lies.

Local Conservation Reserves have been prioritised in instances where multiple values overlap, for example biodiversity, arboricultural, landscape and historic Post Contact and Aboriginal cultural heritage significance.

The following Treatment and Maintenance requirements apply to Local Conservation Reserves identified in Table 8 Local Conservation Reserves, and as shown on Plan 7:

- Sites to be treated and managed as conservation reserves;
- Signage at entry points will note that the visitor is entering a conservation reserve which has associated rules. Signage will point out significant environmental features and will be accompanied by pathways with rest nodes;
- If paths are within a TPZ then the path will be concrete, no-dig, constructed to SD309 standard;
- TPZs shall be mulched, with thin periphery planting around the TPZ to delineate the exclusion zone;
- Access to reserves to be managed with lockable gates;
- Associated streetscape treatment must be sympathetic to the conservation reserve, with use of indigenous trees with a planted understorey. Where a street intersects the conservation area, the treatment of the conservation area should spill out on to the nature strip through appropriate indigenous streetscape planting. Vehicular exclusion fencing around the periphery is appropriate;
- At streets, the traditional standard nature strip and path will act as a buffer with vehicle exclusion fencing 1m from the curb (as opposed to 1m offset park edge treatment);
- Buffer zones around the site periphery, and additional to the area shown on Plan will allow slashing for fire management;
- Stony rises should be protected. Where stony rises interface with street and residential do not consider slashing or fire treatment, rather protect the knoll. Prevalent rock wall interface appropriate. In any relevant landscape works, the developer is to plant out pockets with some landscape-type rocks. Address as part of stage landscape plan condition in the permit;
- High points shall be utilised for lookouts and destination paths, providing visual links from one cultural place to another. Access through the site is to be provided thorugh raised boardwalks to ensure minimal disturbance to significant environment. Lookouts are to be provided at high points; and
- Treat stony rises for both environmental and cultural significance. Treatments for Aboriginal cultural heritage conservation should be complementary to the ecological conservation outcomes.

4.7 Precinct infrastructure plan

The following table is to be read in conjunction with Section 3.9.1 of this PSP.

Table 14 Precinct Infrastructure Plan

PIP ITEM NO.	PROJECT GROUP	CATEGORY	TITTLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING*	INCLUDED IN DCP	DCP PROJECT NO.
ROAD INFRASTRUCTURE								
1	Transport	road	Craigieburn Road	Land and construction required for duplication of road reservation	Vicroads	S - M	no	N/A
2	Transport	road	Epping Road	Land and construction required for duplication of road reservation	Vicroads	S - M	no	N/A
3	Transport	road	Summerhill Road (Masons Road realignment)	Land required for Summerhill Road realignment reflecting E6 PAO	Vicroads	M	no	N/A
4	Transport	road	Lehmanns Road – Epping Road to west edge of PAO for E6 interchange	Land and construction required for duplication of road reservation	Vicroads	S - M	no	N/A
5	Transport	road	Koukoura Drive – between Craigieburn Road and northern edge of gas transmission easement	Land for creation of road reserve of 34m for 4 lane arterial east of gas transmission easement (ultimate) and construction of first carriageway (interim)	CoW	S - M	yes	RD-01
6	Transport	road	Koukoura Drive – between northern edge of gas transmission easement and east-west connector near northern boundary of 220 Boundary Road	Land for creation of road reserve of 34m for 4 lane arterial (ultimate) and construction of first carriageway (interim)	CoW	M	yes	RD-02
7	Transport	road	Koukoura Drive- east-west connector near northern boundary of 220 Boundary Road and Summerhill Road	Land for creation of road reserve of 34m for 4 lane arterial (ultimate) and construction of first carriageway (interim)	CoW	L	yes	RD-03
8	Transport	road	Summerhill Road – between Koukoura Drive and Bodycoats Road	Land for creation of road reserve of 34m for 4 lane arterial (ultimate) to the south and upgrade of existing road to urban standard (interim)	CoW	L	yes	RD-04
9	Transport	road	Bodycoats Road – between Summerhill Road and Summerhill Road	Upgrade of existing road to urban standard (ultimate) within existing road reserve	CoW	L	yes	RD-05a
10	Transport	road	Summerhill Road – existing alignment between Bodycoats Road and Epping Road	Upgrade of existing road to urban standard (interim) within existing road reserve	CoW	L	yes	RD-05b
11	Transport	road	Boundary Road – between Epping Road and Koukoura Drive	Land for extension north of existing road reserve for a boulevard connector road of 29m width (ultimate) and replacement of existing company with boulevard connector/connector road (ultimate)	CoW	M	yes	RD-06

12	Transport	road	Local road - between local sports reserve (SR01) and north potential government primary and secondary school	Design and construction of campus style street, including indented parking bays – school interface	CoW	L	yes	RD-07
13	Transport	road	local road- between east potential government primary school and conservation reserve	Design and construction of connector road – school interface including indented parking bays	CoW	M	yes	RD-08
14	Transport	intersection	Epping Road / Craigieburn Road	Apportionment to interim intersection works already undertaken – upgraded from interim planned in Epping north-east local structure plan (interim intersection constructed by Stockland)	CoW	S - M	yes	IN-01
15	Transport	intersection	Craigieburn Road / Andrew road	Land for intersection treatment (ultimate) and construction of arterial to connector 4 -way signalised intersection (pre-interim plus interim upgrade)	CoW	S	yes	IN-02
16	Transport	intersection	Craigieburn Road / Edgars Road	Land for intersection treatment (ultimate) and construction of construction of arterial to connector 4 -way signalised intersection (pre-interim plus interim upgrade)	CoW	S	yes	IN-04
17	Transport	intersection	Craigieburn Road / Koukoura Drive	Land for intersection treatment (ultimate) and construction of arterial to connector 4 -way signalised intersection (pre-interim plus interim upgrade)	CoW	S - M	yes	IN-05
18	Transport	intersection	Craigieburn Road / connector (west of Vearings Road)	Land for intersection treatment (ultimate) and construction of arterial to connector 4 -way signalised intersection (pre-interim plus interim upgrade)	CoW	S - M	yes	IN-06
19	Transport	intersection	Epping Road / Saltlake Boulevard	Land for intersection treatment (ultimate) and construction of arterial to connector 4 -way signalised intersection (pre-interim plus interim upgrade)	CoW	M	yes	IN-07
20	Transport	intersection	Epping Road / connector	Land for intersection treatment (ultimate) and construction of arterial to industrial connector 4 -way signalised intersection (pre-interim plus interim upgrade)	CoW	M	yes	IN-08
21	Transport	intersection	Epping Road / Boundary Road	Land for intersection treatment (ultimate) and construction of arterial to connector 4-way signalised intersection (interim)	CoW	M	yes	IN-09
22	Transport	intersection	Epping Road / connector	Land for intersection treatment (ultimate) and construction of arterial to industrial connector bicycle priority signalised T-intersection (interim)	CoW	L	yes	IN-10
23	Transport	intersection	Summerhill Road / Bodycoats Road	Land for intersection treatment (ultimate) construction of unsignalised T-intersection treatment (interim)	CoW	L	yes	IN-13
24	Transport	intersection	Summerhill Road / connector road (edgars)	Land for intersection treatment (ultimate) and construction of unsignalised T-intersection treatment (interim)	CoW	L	yes	IN-14

25	Transport	intersection	Summerhill Road / Koukoura Drive	Land for intersection treatment (ultimate) and construction of arterial unsignalised T-intersection treatment (interim)	CoW	L	yes	IN-15
26	Transport	intersection	Koukoura Drive / connector (to northern local town centre)	Land for intersection treatment (ultimate) and construction of signalised T-intersection treatment (interim)	CoW	M	yes	IN-18
27	Transport	intersection	Koukoura Drive / Boundary Road	Land for intersection treatment (ultimate) and construction of arterial to boulevard connector 4-way signalised intersection treatment (interim)	CoW	M	yes	IN-20
28	Transport	intersection	Koukoura Drive / connector	Land for intersection treatment (ultimate) and construction of arterial to connector 4-way signalised intersection treatment (interim)	CoW	S - M	yes	IN-21
29	Transport	intersection	Boundary Road / Edgars Road (north-south connector west edge of Wollert major town centre)	Land for intersection treatment (ultimate) and construction of boulevard connector 4-way signalised intersection treatment (ultimate)	CoW	M	yes	IN-22
30	Transport	intersection	Boundary Road / north-south connector east edge of Wollert major town centre	Land for intersection treatment and construction of boulevard connector signalised T-intersection treatment (ultimate)	CoW	M	yes	IN-23
31	Transport	intersection	Boundary Road / Bodycoats Road	Land for intersection treatment and construction of boulevard connector signalised T-intersection treatment (ultimate)	CoW	M	yes	IN-24
32	Transport	intersection	Boundary Road / Andrew Road	Land for intersection treatment and construction of boulevard connector to industrial/ residential interface connector 4 -way signalised intersection treatment (ultimate)	CoW	M	yes	IN-26
33	Transport	intersection	Lehmanns Road / Saltlake Boulevard	Land for intersection treatment (ultimate) and construction of arterial to connector 4 way - signalised intersection treatment (ultimate)	CoW	L	yes	IN-31
34	Transport	intersection	Epping Road / Summerhill Road - existing alignment to north of PSP area	Design and construction of arterial to connector signalised intersection (interim treatment) within existing road reserve	CoW	M	yes	IN-32
35	Transport	intersection	Boundary road / north-south main street	Land for intersection treatment (ultimate) and construction of signalised T-intersection treatment (interim)	CoW	M	yes	IN-33
36	Transport	pedestrian crossing	Pedestrian / cyclist operated signalised crossing - Koukoura Drive / electricity transmission easement	Construction of a signalised pedestrian / cycle crossing	CoW	S - M	yes	IN-PED-01
37	Transport	pedestrian crossing	Pedestrian / cyclist operated signalised crossing - Craigieburn Road at electricity transmission easement	Construction of a signalised pedestrian / cycle crossing	CoW	S - M	yes	IN-PED-02

38	Transport	pedestrian crossing	Pedestrian / cyclist operated signalised crossing – Edgars Road / Findon creek (near potential government school)	Construction of a signalised pedestrian / cycle crossing	Developer	M	no	N/A
39	Transport	pedestrian crossing	Pedestrian / cyclist operated signalised crossing – Andrew Road (near east potential government school)	Construction of a signalised pedestrian / cycle crossing	Developer	M	no	N/A
40	Transport	pedestrian crossing	Pedestrian / cyclist operated signalised crossing – major town centre / future station location	Construction of a signalised pedestrian / cycle priority crossing	Developer	M	no	N/A
41	Transport	intersection	Wollert major town centre– south-west corner– connector / connector	Construction of a signalised intersection - town centre pedestrian priority	Developer	M	no	N/A
42	Transport	intersection	Major town centre– south-east corner– connector / connector	Construction of a signalised intersection – town centre pedestrian priority	Developer	M	no	N/A
43	Transport	intersection	Major town centre – north south main Street and east-west Main Street	Construction of a signalised intersection – town centre – pedestrian priority barnes crossing	Developer	M	no	N/A
44	transport	intersection	North town centre – connector / connector	Construction of a signalised intersection – town centre pedestrian priority	Developer	M	no	N/A
45	Transport	intersection	South-west town centre – connector / connector	Construction of a signalised intersection - town centre pedestrian priority	Developer	M	no	N/A
46	Transport	intersection	Epping Road – future Summerhill Road / Masons Road	Land and construction of signalised intersection	Vicroads	L	no	N/A
PUBLIC TRANSPORT INFRASTRUCTURE								
47	Transport	public transport	Epping North - Wollert Public Transport corridor	Land for public transport corridor	PTV	S	no	N/A
48	Transport	public transport	Bus interchange	provision of bus interchange in major town centre	PTV	M	no	N/A
49	Transport	public transport	Bus services	Progressive extension of local bus services and priority bus services to service the precinct	PTV	S - L	no	N/A
50	Transport	public transport	Bus stops	Provision of bus stops to be delivered with local street system as part of subdivision and construction approvals	Developer	S - L	no	N/A
CULVERT/ BRIDGE INFRASTRUCTURE								
51	Transport	culvert	Findon Creek - east branch - Connector Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	no	N/A
52	Transport	culvert	Findon Creek - east branch - Epping Road	Upgrade of a culvert crossing over waterway (interim treatment)	Vicroads	As required	no	N/A
53	Transport	culvert	Findon Creek- east branch - Bridge Inn Road	Construction of a culvert crossing over waterway (interim treatment)	Melbourne Water	As required	no	N/A

54	Transport	culvert	Findon Creek - east branch - Saltlake Boulevard	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	no	N/A
55	Transport	culvert	Findon Creek - west branch - Epping Road	Construction of a culvert crossing over waterway (interim treatment)	Vicroads	As required	no	N/A
56	Transport	culvert	Findon Creek - west branch - Connector Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	no	N/A
57	Transport	culvert	Findon Creek - west branch - Connector Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	no	N/A
58	Transport	culvert	Findon Creek - west branch - Andrew Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	no	N/A
59	Transport	culvert	Findon Creek - west branch - Boundary Road	Construction of a culvert crossing over waterway (interim treatment)	CoW (31%) / Melbourne Water(69%)	As required	yes	BR-01
60	Transport	culvert	Findon Creek - west branch - Bodycoats Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer (48%)/ Melbourne Water(52%)	As required	no	N/A
61	Transport	culvert	Findon Creek - west branch - Edgars Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	no	N/A
62	Transport	culvert	Findon Creek- west branch – Andrew Road	Construction of a culvert crossing over waterway	Developer	As required	no	N/A
63	Transport	culvert	Edgars Road (connecting rbwl10)	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	no	N/A
64	Transport	culvert	Edgars Creek – Koukoura Drive	Construction of a culvert crossing over waterway (interim treatment)	CoW	As required	yes	BR-02
65	Transport	culvert	Edgars Creek east – Vearings Road	Construction of a culvert crossing over waterway	Developer	As required	no	N/A
66	Transport	culvert	Edgars Creek east – Craigieburn Road	Construction of a culvert crossing over waterway	Vicroads / Melbourne Water	As required	no	N/A
67	Transport	culvert	Edgars Creek east – Craigieburn Road	Construction of a culvert crossing over waterway	Melbourne Water	As required	no	N/A
68	Transport	culvert	Edgars Creek east – Craigieburn Road	Construction of a culvert crossing over waterway	Melbourne Water	As required	no	N/A
69	Transport	culvert	Edgars Creek east – Craigieburn Road	Construction of a culvert crossing over waterway (ultimate treatment)	Vicroads / Melbourne Water	As required	no	N/A
70	Transport	culvert	Findon Creek - west branch - Lehmanns Road	Construction of a culvert crossing over waterway (interim treatment)	Vicroads / Melbourne Water	As required	no	N/A

71	Transport	culvert	Findon Creek - east branch - Lehmanns Road	Construction of a culvert crossing over waterway (interim treatment)	Vicroads / Melbourne water	As required	no	N/A
72	Transport	pedestrian bridge	As identified on Plan 8 and as required in R91	Construction of pedestrian / cycle bridge over waterway	Developer	As required	no	N/A
EDUCATION INFRASTRUCTURE								
73	Education	school	Wollert - north potential government primary school	Land and construction of a potential primary school	DET	M	no	N/A
74	Education	school	Wollert - north secondary school	Land and construction of a potential secondary school	DET	M	no	N/A
75	Education	school	Wollert - east primary school	Land and construction of a potential primary school	DET	S - M	no	N/A
76	Education	school	Wollert - west primary school	Land and construction of a potential primary school	DET	S - M	no	N/A
COMMUNITY BUILDING INFRASTRUCTURE*								
77	Community building	community centre	North Wollert level 2 multi-purpose community centre	Land and construction of multi-purpose community centre; possible inclusions: community hall, community meeting rooms, outdoor space and community garden, community workshop, service approved early years / kindergarten spaces, maternal and child health facilities	CoW	M	yes	CI-01
78	Community building	community centre	East Wollert level 1 children's centre	Land and construction of licenced kindergarten space early learning centre with licensed kindergarten spaces	CoW	S - M	yes	CI-02
79	Community building	community centre	West Wollert level 2 multipurpose community centre	Land and construction of multi-purpose community centre; possible inclusions: community hall, community meeting rooms, outdoor space and community garden, community workshop, service approved early years	CoW	S - M	yes	CI-03
78	Community building	community centre	Wollert major town centre facility – multi-purpose community centre component	Land for multi-storey multipurpose community facility including library and indoor leisure centre and construction of maternal and child health facilities, youth services, ngo consulting, planned activity group facility, community hall, multi-purpose community meeting rooms, central shared kitchen & associated outdoor space, community garden, community workshop, arts space, events space	CoW	M-L	yes	CI-04a
79	Community building	library	Wollert mtc level 3 facility - library component	Construction of library within wollert MTC level 3 facility	CoW	M-L	yes	CI-04b
80	Community building	library	Wollert mtc level 3 facility - library component	Construction of library within wollert MTC level 3 facility	CoW	L	yes	CI-05
81	Community building	performing arts centre	Wollert Performing Arts Centre (Level 3)	Construction of performing arts centre	CoW	L	yes	CI-06

OPEN SPACE INFRASTRUCTURE*								
82	Open space	local active	North Wollert - sports reserve	Land and construction of sporting reserve	CoW	M	yes	SR-01/ AR-02
83	Open space	local active	East Wollert - sports reserve	Land and construction of sporting reserve	CoW	S - M	yes	SR-02/ AR-04
84	Open space	local active	Central Wollert – sports reserve	Land and construction of sporting reserve	CoW	S - M	yes	SR-03/ AR-06
85	Open space	local active	Wollert multi-purpose sports reserve	Land and construction of sporting reserve	CoW	S - L	yes	SR-04/ AR-07/ AR-10/ AR-12/ AR-14/ AR-16/ AR-17
86	Open space	district active	Wollert multi-purpose recreation centre (indoor)	Land and construction of multi-purpose recreation centre (indoor)	CoW	M	yes	AR-08/ AR-09
87	Open space	district active	Criterium track	Construction of criterium track in wollert multipurpose sports reserve	CoW	M	yes	AR-16
88	Open space	district active	Wollert major town centre level 3 facility – leisure centre component	Construction of aquatic centre and gymnasium facility within wollert major town centre level 3 facility	CoW	L	yes	AR-18
89	Open space	local active	Wollert precinct playground	Construction of wollert precinct playground in lp-20	CoW	M	yes	AR-19
90	Open space	local active	Wollert major town centre urban youth recreation space	Construction of urban youth active recreation space at wollert mtc level 3 facility site	CoW	M	yes	AR-20
91	Open space	local active	Wollert – pavilions	Construction of pavilions	CoW	M	yes	AR-02/ AR-04/ AR-06/ AR08/ AR-11/ AR-13/ AR-15/ AR-21
92	Open space	local	Construction of local passive parks	earthworks, drainage works, landscape construction, trail development and passive parks development works	Developer	S - L	no	N/A
93	Open space	local	Linear paths in utilities transmission easements	Landscape construction, trail development	Developer	S - L	no	N/A
94	Open space	drainage	Linear waterways and associated wetlands	earthworks, drainage works, landscape construction, trail development and passive parks development works	Developer/ Melbourne water	S - L	no	N/A

NOTE *Community and Open Space infrastructure subject to refinement at delivery stage depending on assessment of community need at time of delivery
* S = 2017-21 M = 2022-31 L = 2032 +

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