

# WALLAN SOUTH *PSP2.0*

Summary of the Co-Design Workshop  
held 5 December 2019

**MARCH 2020**

mesh

**vpa**  
Victorian Planning Authority

# CONTENTS

## Wallan South PSP Report Structure

### 01 Introduction

- PSP 2.0 Process
- Purpose of this Document

### 02 Pitchback Validation

- Introduction
- Regional Context Plan
- Site Plan

### 03 Vision and Purpose

- Introduction to Co-design Place Vision
- Co-design Purpose

### 04 Issues Resolution Pathway

- Introduction
- Water
- Transport
- Biodiversity and Landscape
- Community Infrastructure Provision
- Employment and Retail

### 05 Emerging Place Based Concept Plans

- Conceptual Place Based Plan
- Precinct and Places Plan

### 06 Next Steps

## 3 Figures

4	Figure 1: Workshop Schedule	3
4	Figure 2: PSP2.0 Process	4
4	Figure 3: Themes	5
5	Figure 4: Regional Context Plan	6
5	Figure 5: Site Context Plan	7
6	Figure 6: Co-Design Vision - Mind Map	9
7	Figure 7: Co-Design Purpose Mind Map	11
8	Figure 8: Conceptual Place Based Plan	18
8	Figure 9: Precincts and Places Plan	19
10		
12		
12		
13		
14		
15		
16		
17		
18		
18		
19		
20		

Copyright © Mesh Urban Planning and Design 2020

This document is subject to copyright. The use and copying of this document in whole or in part, other than as permitted by Mesh constitutes an infringement.

#### Disclaimer

All professional care has been taken to ensure that the content of this report is current and accurate. However, it is not purported that it is complete, and it is not guaranteed that the content of the report is free from errors. Mesh accepts no liability for error, loss, damages or other consequences arising from reliance on information contained in this report.

mesh



# WALLAN SOUTH PSP REPORT STRUCTURE

## PURPOSE OF THE CO-DESIGN WORKSHOP

The Co-Design workshop was held as a key part of the **Wallan South PSP 2.0** process. It built upon the outcomes of the two-day Pitching Sessions and had the following aims:

- Understand the vision for the Wallan South PSP and how it sought to relate with the broader catchment area.
- Validate the outcomes of the previous Pitching Sessions with the participants. This was to ensure that the VPA was accurately capturing and reflecting the participants ideas.
- Better define the issues for the Wallan South PSP and ideate a way forward, leveraging the skills of the participants within the room.

## PARTICIPANTS

The participants in the Co-Design Workshop were the same as those invited for the initial Pitching Sessions. Positively, there was a large crowd on the day, which encouraged a diversity of ideas across the activities. The attendees were drawn from the following organisations:

- Mitchell Shire Council;
- Landholders and representatives of landholders: Crystal Group, Kingsman/Veris, Mondous Property, Deloraine/Akron Group, EPC Pacific, Landowner (Parcel 6), Landowner (30 Macsfield Rd);
- Victorian School Building Authority/Department of Education and Training Victoria;
- DELWP – Land;
- Department of Transport & Regional Roads Victoria;
- DELWP – Planning;
- Aboriginal Victoria;
- Department of Jobs, Precincts and Regions – Extractive Resources;
- Department of Jobs, Precincts and Regions – Invest Assist;
- Department of Health and Human Services;
- Environmental Protection Authority;
- DELWP – Integrated Water Management;
- Melbourne Water;
- APA Group;
- Yarra Valley Water;
- Catholic Education Office.

## STRUCTURE OF THE CO-DESIGN WORKSHOP

The Co-Design Workshop was run across one day in December 2019. It was held at the VPA offices and structured as outlined in the adjacent flowchart. This was decided as the most appropriate way to meet the objectives for the event.

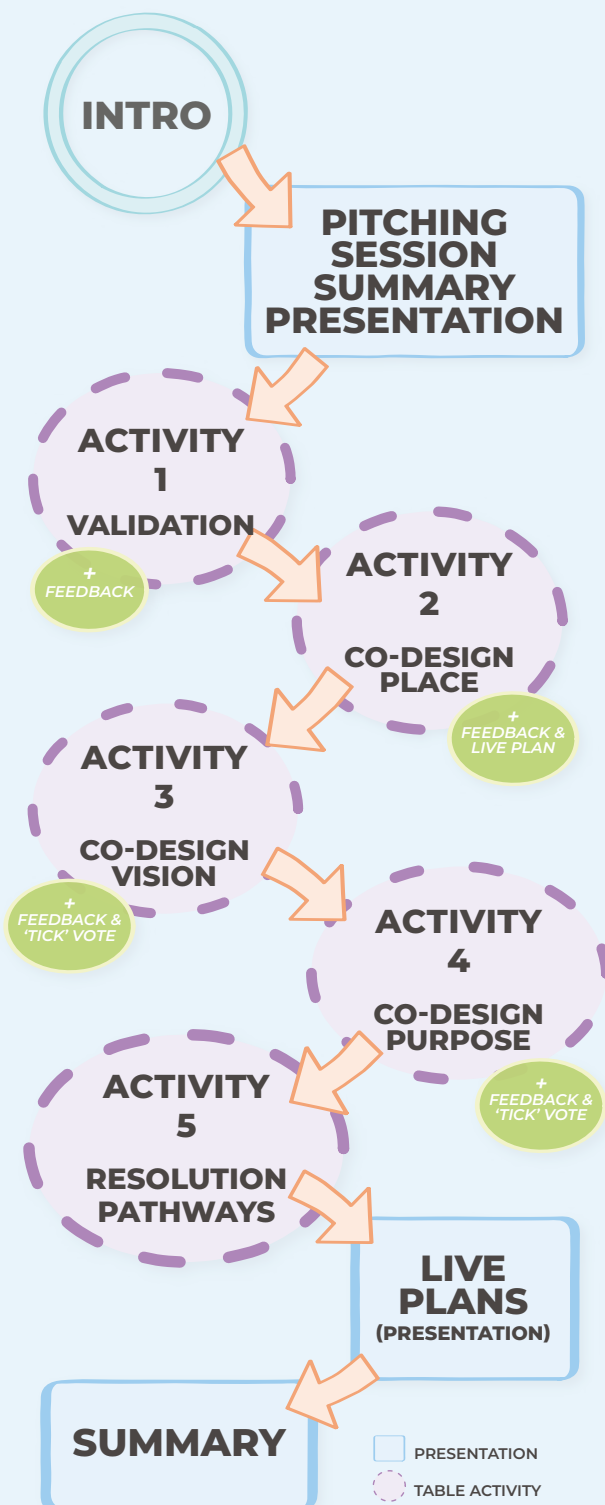


Figure 1 Workshop Schedule

# 01 INTRODUCTION

## PSP 2.0 PROCESS

The Victorian Planning Authority (VPA) is taking an innovative approach to shaping the future of Melbourne's communities, through collaborative strategic planning.

The Precinct Structure Plan (PSP) process was reviewed by the VPA in 2019 as part of a program of continuous improvement. As part of this reform agenda, the next generation of strategic planning – 'PSP 2.0' – has been created to deliver outcomes focused on vision, purpose and place in partnership with local communities.

The PSP 2.0 process sets aspirational targets including co-design of the PSP, streamlining PSP preparation and optimising the PSP product to embrace innovation, delivering government policy.

In particular, the 2.0 process aims to:

- Facilitate co-design of a Place-Based Structure Plan (PSP)
- Achieve up-front, early resolution of issues
- Gain better and earlier information on infrastructure demands to inform agency planning and budget bids
- Update guidance on PSP content reflecting new government policy and promoting innovation
- Provide stronger guidance in PSPs for staging of development.

The VPA is rolling out the new PSP 2.0 process as part of our Greenfields work program, which includes the Wallan South PSP.

## PURPOSE OF THIS DOCUMENT

This document seeks to capture the key outcomes from the vision and place co-design workshop. It is structured around the process followed on the day (see Figure 1 – Workshop Schedule).

The document includes a range of vision and purpose statements provided by stakeholders on the day, which will be used as the basis for the VPA to develop (in association with other stakeholders) and single, consolidated Vision and Purpose Statement for the precinct moving forwards.

This document also seeks to spatially capture some of the emerging plan options and issues, as identified both through initial stakeholder pitching sessions, and as tested and refined throughout the co-design workshop.

Finally, the document defines the agreed resolution pathways for a range of key issues identified through the stakeholder pitching sessions. These resolution pathways are being used to manage engagement with critical stakeholders, and to inform the scope of a suite of technical reports being prepared as an input to the plan.

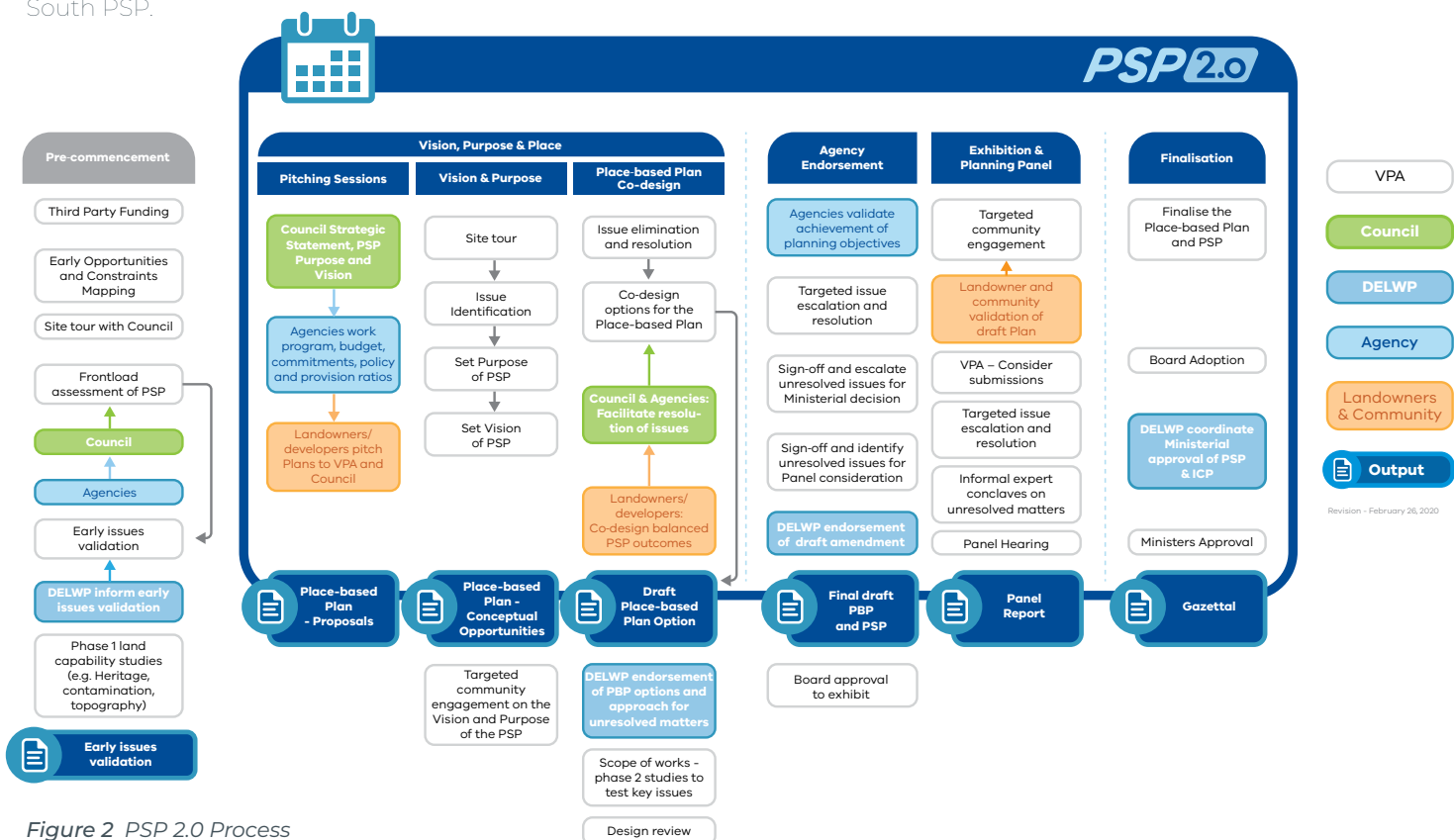


Figure 2 PSP 2.0 Process



# 02 PITCHBACK VALIDATION

## INTRODUCTION

In preparation of the Purpose and Place Workshop, the VPA collated and reviewed the information gathered from the Pitching Sessions. Six draft themes were chosen to organise and represent this information.



Figure 3 Themes

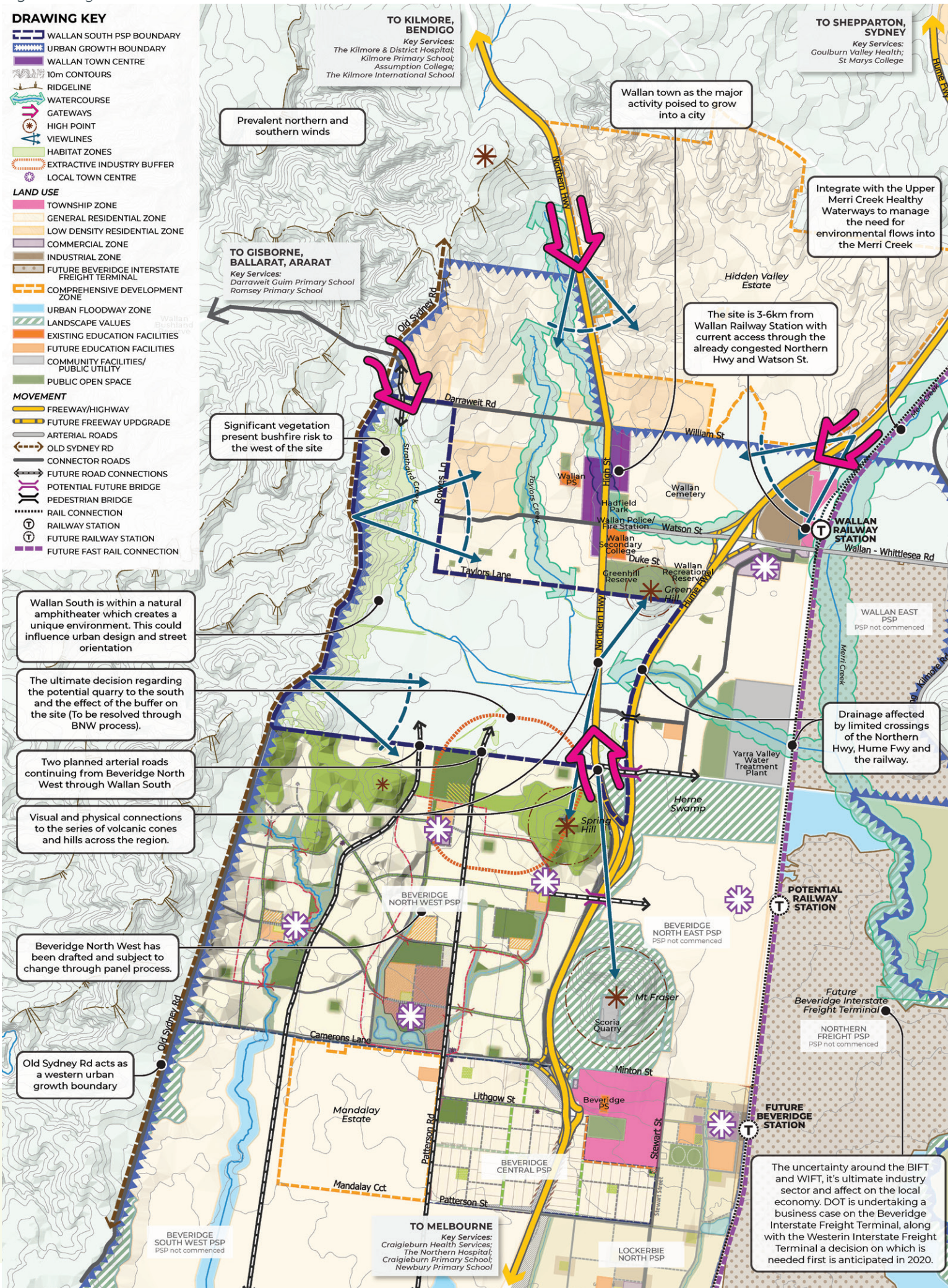
Following feedback received at the Visioning and Purpose Workshop, it was understood that these themes were generally accepted to capture the elements of the project.

However, participants felt that the themes didn't accurately reflect the importance given to the potential social and community elements of the PSP. A new theme, 'Boosting the community' was suggested by participants and has now been included.

Further, 'Appreciating the natural context' and 'Maximising value from water' have been combined into 'Maximising value from water and landscape' because a significant amount of overlap was identified between these themes. These evolved themes will now guide the direction of the PSP.



Figure 4 Regional Context Plan





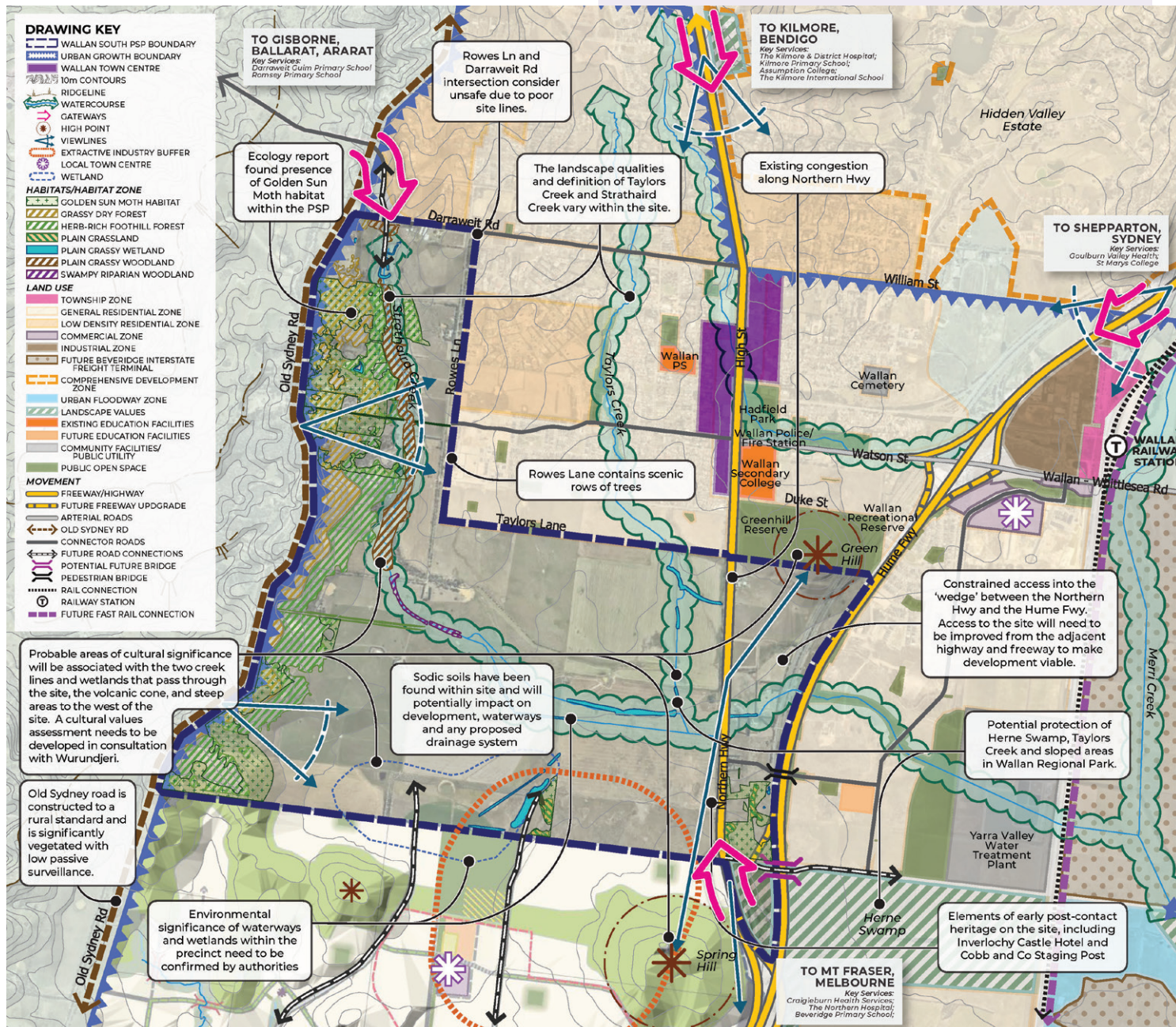
## REGIONAL AND SITE CONTEXT

An updated Regional Context Plan and Site Context Plan were prepared to summarise the issues and information confirmed and gathered during the validation session of the workshop.

## SITE CONTEXT PLAN

The **Site Context Plan** focus on the issues and information regarding the existing conditions of the site area and the immediate surrounds. Highlighted features must be considered in the preparation of the future PSP.

Figure 5 Site Context Plan



## REGIONAL CONTEXT PLAN

The **Regional Context Plan** focuses on the issues and information regarding the broader scale of the northern growth areas that must be considered in the preparation of the PSP.





# 03 VISION AND PURPOSE

## CO-DESIGN PLACE & VISION

Place & vision statements for the PSP were captured through the Purpose and Place workshop.

Participants were asked to think about the role that the site will have in the future and what the focus of this PSP might be. These ideas were workshopped at tables and vision statements were written down and reported back to the whole group. The output of this process was a collection of different vision statements, some of which were supportive and others exclusionary of one-another. During a break participants were asked to 'tick' the vision statements that they believed were most important for the PSP.

The mind map below represents both the collection of vision statements received on the day, as well as which statements were considered most important. Statements considered most important, receiving the greatest number of 'ticks' have been graphically emphasised relative to other statements. This mind map will be used by the VPA to help inform the preparation of a draft vision for the PSP, which will be continually refined throughout the PSP process.

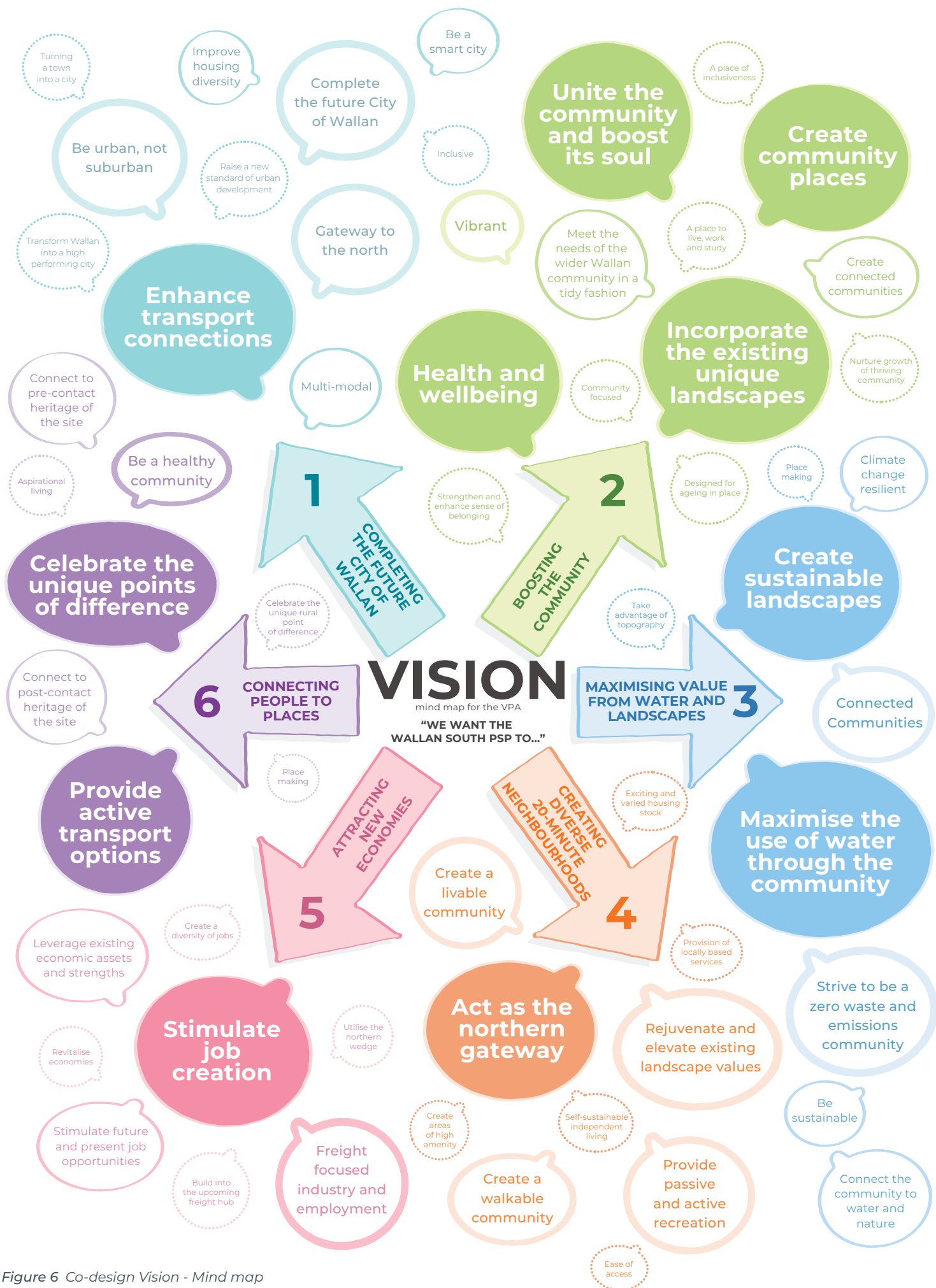


Figure 6 Co-design Vision - Mind map





## CO-DESIGN PURPOSE

Participants were then asked to push further to think about the purpose of the PSP and what it needs to do to ensure a successful future development. Again, table groups workshopped purpose statements which were then feedback to the whole group and summarised. The output of this was a collection of different purpose statements, some of which were supportive and others exclusionary of one-another. Participants were then asked to vote for what they saw as most important. Unfortunately, not enough votes were received for the purpose vision statements to be able to make an accurate translation of the importance of each statement. As a result, the mind map below contains the statements verbatim.



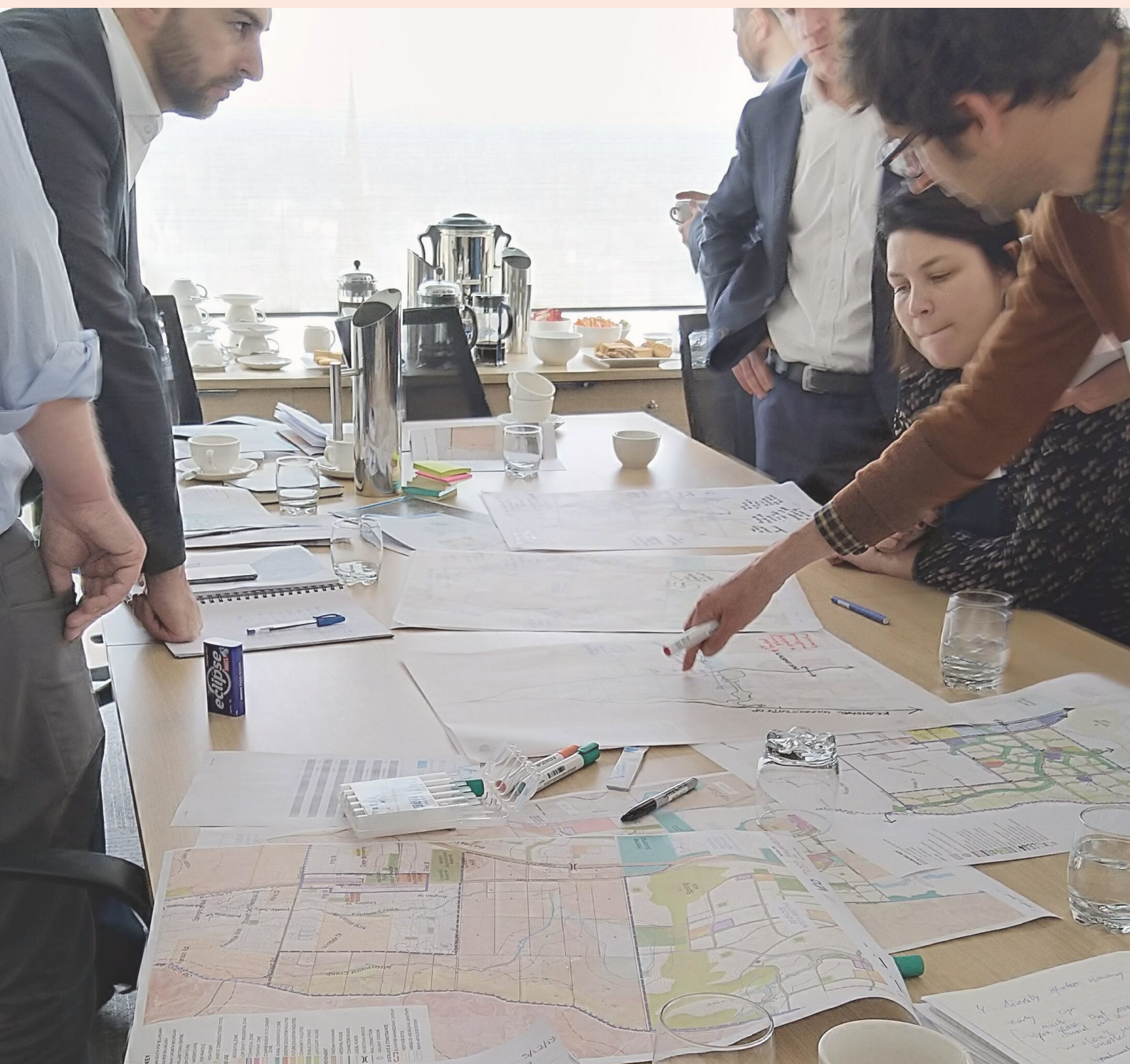


Figure 7 Co-design Purpose - Mind map

# 04 ISSUES RESOLUTION PATHWAY

## INTRODUCTION

Time was set aside to dive deeper into some of the key issues identified from the pitching sessions and to start discussing possible resolution pathways. It was important to clarify the issue, discuss a possible resolution pathway and identify the critical stakeholders needed to achieve this. Issues were separated into relevant topics (water, transport, biodiversity and landscape, and community and infrastructure) and have been summarised in the below tables.





## A. WATER: KEY STRATEGIC ISSUES AND RESOLUTION PATHWAYS

### Drainage Scheme

#### Issue

A Development Services Scheme (DSS) will need to be resolved by Melbourne Water prior to approval of the psp, if the DSS can be agreed by stakeholders early on this would avoid the issue being considered by a planning panel.

A developer has prepared a drainage design which they have shared with Melbourne Water.

#### Resolution Pathway

A draft DSS is being prepared/ updated by Melbourne Water as a base case (Taylors Ck East currently does not include SWQ treatment). The existing DSS does not factor in storm water treatment and therefore needs to be updated to meet the current best practice.

Melbourne Water have agreed to review the drainage design which has been proposed by a developer so they can consider any benefits and innovations this proposal includes.

Melbourne Water are undertaking a hydrologic & hydraulic flood modelling around Wallan to determine the current extent of flooding.

After Melbourne has completed the draft DSS land owners will have an opportunity to review and provide comments.

VPA will hold targeted workshops with stakeholders to resolve any conflicting views on the Draft DSS.

The PSP will allow for flexibility for minor changes to be made post the PSP process.

The DSS will only include Best Practice SWQ treatment and 100 year flood management. Will not include integrated water management.

#### Critical Stakeholders

VPA, Melbourne Water, Council, Landowners

### Drainage – IWM / Stormwater Harvesting

#### Issue

A developer is advocating for stormwater harvesting within a lake. It is uncommon for storm water harvesting and lakes to be included within a DSS due to uncertainty about who will manage storm water harvesting asset, the costs involved in managing the asset and the current Melbourne Water requirement to provide additional retarding basins in the event that the SW harvesting asset fails.

#### Resolution Pathway

VPA to escalate barriers of IWM (lake) with the relevant executives of Melbourne Water. One of the key issues will be how it is funded.

VPA to escalate this issue to relevant executives of Melbourne Water and VPA to ensure there is buy in on the proposed pathway and to implement the recommendations of the report.

VPA to appoint a consultancy? (VPA to support appointment of consultancy) to run a workshop with relevant stakeholders, review existing policies and options and make a report with recommendations to VPA/Melbourne Water on how storm water harvesting or other IWM initiatives can be implemented.

Engagement with Yarra Valley Water for stormwater harvesting IWM initiatives.

VPA to advise the Upper Merri Creek IWM of the proposed workshop and seek their involvement.

To assist stakeholders, VPA has drafted a brief for the appointment of a consultant and has shared this with landowners and council. This brief will be shared with Melbourne Water, DELWP and Yarra Valley Water prior to appointing a consultant.

Following the workshop and receiving recommendations escalate these back to executives for agreement on what IWM initiatives will be implemented.

#### Critical Stakeholders

VPA, Melbourne Water, Council, Landowners, Yarra Valley Water, DELWP, Upper Merri Creek IWM Forum

### Sodic Soils – Implications for Water Management and Development more Generally

#### Issue

Sodic soils exist in the northern growth corridor which can have an impact on waterway health and can erode waterways if not designed and managed correctly.

Impacts of sodic soils include, increased development costs, inability to develop land, impacts on the environment.

#### Resolution Pathway

Melbourne Water is undertaking a geomorphic assessment to understand how the waterways would be impacted due to the soil types.

VPA has engaged a consultant to undertake a land capability assessment. This assessment has detailed what further work is recommended to manage the issue.

VPA will undertake further work as recommended by the consultant.

The further work will be agreed with key stakeholders prior to commencement.

#### Critical Stakeholders

Melbourne Water, VPA, DELWP, Council, Landowners



## B. TRANSPORT: KEY STRATEGIC ISSUES AND RESOLUTION PATHWAYS

### North-South Road Connections – Functions and Alignment

#### Issue

Decisions about form and alignment of PPTN, including transit role and connections to Northern Hwy.

Status of Old Sydney Road, including connections into the precinct and potential for upgrades to be funded by ICP.

Decisions on arterial road network through Beveridge North West will be critical to informing the structure of the arterial road network through Wallan South.

#### Resolution Pathway

The VPA will co-ordinate preparation of RFQ for precinct transport assessment (with input from other critical stakeholders), and commission consultant to undertake work.

This work will need to test a number of network scenarios for north-south connectivity.

Escalation (if required) through DoT, following completion of modelling/network testing.

#### Critical Stakeholders

DOT, Council, VPA, Landowners

### Transport Modelling – Consistency and Assumptions

#### Issue

Relationship to Integrated Transport Strategy currently being prepared by Council.

Need for consistency with modelling assumptions that have informed Beveridge North West.

The opportunity for additional transport infrastructure (including east-west road crossings of the Hume Freeway and the potential for a new train station between Beveridge and Wallan) should be considered.

#### Resolution Pathway

Review of modelling assumptions and outputs for relevant projects, including modelling undertaken by/on behalf of landowners.

Confirmation of base assumptions for modelling with agreement by DoT, Council and VPA.

The VPA will co-ordinate preparation of RFQ for precinct transport assessment (with input from other critical stakeholders), and commission consultant to undertake work.

Escalation (if required) through DoT.

#### Critical Stakeholders

DOT, Council, VPA, Landowners

### East-West Road Connections – Including Intersections with the Northern Highway

#### Issue

Opportunities for east-west road connections need to be considered in the context of broader regional transport network requirements.

BIFT planning (including location, timing and principle access) will need to inform planning around east-west road network opportunities.

Form of connection to Darraweit Road from the precinct needs to be considered.

#### Resolution Pathway

The VPA will co-ordinate preparation of RFQ for precinct transport assessment (with input from other critical stakeholders), and commission consultant to undertake work.

This work will need to test a number of network scenarios for east-west connectivity.

Further engagement required with the BIFT planning team at DoT to better inform assumptions about east-west connectivity/BIFT access to the Hume Fwy.

Escalation (if required) through DoT, following completion of modelling/network testing.

#### Critical Stakeholders

DOT, Council, VPA, Landowners

### Other Issues

#### Issue

Role and function of Hadfield Road will need to be resolved, including questions about capacity for any connection to Northern Hwy.

Absolute constraint associated with ultimate capacity of Hume Fwy and Northern Hwy.

#### Resolution Pathway

VPA and other key stakeholders to consider the need to undertake preliminary concept design for Hadfield Road, to determine feasibility of potential upgrade and broader network connections.

#### Critical Stakeholders

DOT, Council, VPA, Landowners

## C. BIODIVERSITY AND LANDSCAPE: KEY STRATEGIC ISSUES AND RESOLUTION PATHWAYS

### Wallan Regional Park – Extent, Boundary and Connections to Broader Open Space Network

#### Issue

Wallan Regional Park feasibility study being undertaken by DELWP.

There is potential for the proposed park to influence the precinct design such as whether the study identifies desired areas and linkages within the precinct.

The regional park has the potential to attract investment from the state government, in terms of establishing the park, purchasing the land managing the land via Parks Victoria.

The regional park could impact on the PSP if the park is identified within the PSP and the decision on the park is outside the timeframe of the PSP process.

#### Resolution Pathway

VPA to continue to consult with DELWP (land) whom are undertaking a feasibility study for the Wallan Regional Park which will include a demand analysis for regional open space.

#### Critical Stakeholders

DELWP (Land), Council, Traditional Owners, VPA, Landowners, Parks Victoria.

### Understanding Existing Values and EPBC Approvals

#### Issue

Wallan South is outside the Melbourne Strategic Assessment area and the commonwealth needs to be satisfied under the EPBC Act about the impact to endangered flora and fauna.

A landowner has hired consultants to assess the majority of the PSP area and make a referral to the commonwealth.

#### Resolution Pathway

VPA have engaged consultants to peer review the existing survey and survey the remaining parcels which were not undertaking previously. VPA's consultants will make a referral to the commonwealth on the remainder of the land.

#### Critical Stakeholders

VPA, Council, DELWP, Landowners, Commonwealth

### Managing Bushfire Risk

#### Issue

There area significant areas of vegetation and slope on the land and the community must be protected by the threat of bushfire, this is mandated in the planning scheme and must be demonstrated prior to approval.

The precinct will need to provide edge treatments to provide a buffer to areas of threat.

#### Resolution Pathway

VPA to engage a consultant to development a bushfire assessment for the PSP.

The scope of the engagement is to be agreed with DELWP and CFA.

The CFA will review and provide advice on the draft report.

#### Critical Stakeholders

VPA, DELWP, CFA, landowners.

### Undulating Land – Extent of Development, Long Term Use and Management

#### Issue

How should the PSP respond to the hilltops?

The hilltop land may be difficult to develop due to the slope and significant areas of vegetation. The hilltop areas are likely to be zoned rural conservation zone instead of the urban growth zone.

#### Resolution Pathway

VPA have engaged consultants to assess the biodiversity and arboricultural values of the precinct. These surveys and coupled with the slope of the land will provide input into which areas should be retained as landscape values.

After these surveys are complete, along with advice from commonwealth on any areas that need to be retained as conservation areas. This will indicate the broad areas to be retained.

The regional park study being undertaken by DELWP will also influence the areas that may need to be retained for a regional park.

The bushfire assessment will also help to define the edge treatment to the hilltops.

#### Critical Stakeholders

VPA, Council, DELWP, Commonwealth Landowners

### Quarry

#### Issue

A works authority exists for a quarry in Beveridge North West.

A decision on whether the quarry should be permitted within the BNW PSP will need to be made.

The quarry would require a buffer area within the Wallan South PSP and impact on staging of development within this area.

#### Resolution Pathway

This issue will be resolved through the BNW PSP which has recently completed exhibition.

#### Critical Stakeholders

VPA, Council, Landowners, DJPR, DELWP

## D. COMMUNITY INFRASTRUCTURE PROVISION: KEY STRATEGIC ISSUES AND RESOLUTION PATHWAYS

### Community Facilities and Active Open Space – Total Provision and Provision Models

#### Issue

Existing lack in supply of some community infrastructure in Wallan and Beveridge.

Existing demand pressures (local and broader/regional) on active open space.

Need for early (or at least timely) delivery of community infrastructure – new and additional locations need to maximise access.

Locations need to be convenient – in accordance with ‘20-Minute Neighbourhood’ principles.

Lack of provision or delayed/late provision may adversely impact on proper place-making and community building.

#### Resolution Pathway

Audit existing supply of community infrastructure and open space to assess shortfalls and demand pressures.

Undertake community infrastructure needs assessment for the Wallan South PSP.

There should be consensus on the population numbers or range of population numbers for the study.

There should be consensus on the scope of the study with key stakeholders.

The findings of the study should be workshopped with key stakeholders.

#### Critical Stakeholders

VPA, Council, Landowners, DET, Non-Government education providers (Catholic Education and others), DHHS.

### School (Government and Non-Government) Provision and Distribution

#### Issue

Identify need and demand for government primary and secondary schools within the precinct and surrounding areas.

Identify need for non-government schools, including Catholic and independent.

Identify locations.

Early/timely delivery.

#### Resolution Pathway

DET to conduct assessment of government school needs.

Catholic education to conduct assessment of school needs.

VPA to provide yield data to assist DET and Catholic Education with their demand assessments – lack of yield data and inconsistency in data currently hampering meaningful assessment.

VPA to conduct assessment of independent school needs and peer review catholic education assessment.

#### Critical Stakeholders

VPA, Council, Landowners, DET, Non-Government education providers (Catholic Education and others).

### Other Issues

#### Issue

Regional open space demands.

Emergency services provision.

Higher education demands.

#### Resolution Pathway

VPA to continue to consult with DELWP (land) whom are undertaking a business case for the Wallan Regional Park which will include a demand analysis for regional open space.

VPA will follow up with emergency services infrastructure authority to confirm whether any additional provisions are needed within this area.

#### Critical Stakeholders

DELWP (land), Emergency Services Infrastructure Authority (DJCS)



## E. EMPLOYMENT AND RETAIL: KEY STRATEGIC ISSUES AND RESOLUTION PATHWAYS

### Northern Hwy / Hume Fwy Wedge – Land Use and Access

#### Issue

What is the purpose, function and scale for the wedge of land between the freeway and the highway?

How can this area leverage off the future Greenhill Reserve, could Greenhill Reserve provide amenity for Medical / Hospital/ Higher Education uses if there will be demand for these?

Could this area be for a home maker centre, business park or provide other employment uses such as logistics / warehousing / light manufacturing?

How can this area provide a Gateway function?

Could the Commercial 3 zoning be appropriate to deliver preferred outcomes?

Should this area provide a complementary or sub regional employment role?

How can the BIFT influence the demand for uses?

#### Resolution Pathway

Engagement of the economic and retail study for the Wallan South PSP.

The study should seek to answer and test the key questions issues identified.

There should be consensus on the population numbers or range of population numbers for the study.

There should be consensus on the scope of the study with key stakeholders.

The findings of the study should be workshopped with key stakeholders.

#### Critical Stakeholders

VPA, Council, Landowners.

### Location and Role of Employment Land

#### Issue

What is the local retail floor space demand for this precinct?

Is the target of providing 80-90% of dwellings within 1km of an activity centre feasible, or providing centres for 800m catchments feasible to achieve 20 minute cities.

What opportunity is there to provide day and night activities?

Can the centres include supporting community facilities and other ancillary uses?

What is the role of the Wallan township centre and how should new centre complement existing centres?

#### Resolution Pathway

Engagement of the economic and retail study for the Wallan South PSP to provide assessment of issues (as above).

#### Critical Stakeholders

VPA, Council, Landowners.

# EMERGING PLACE BASED CONCEPT PLANS

## CONCEPTUAL PLACE BASED PLAN

The **Conceptual Place Based Plan** attempts to synthesise the vision statements heard for the site with the identified opportunities and uncertainties. It represents the direction for the PSP area and the elements that it should contain following

the Purpose and Place Workshop. However, it does not show these elements with any finality. It is a useful plan to determine the emerging visions, strengths and uncertainties within the site.

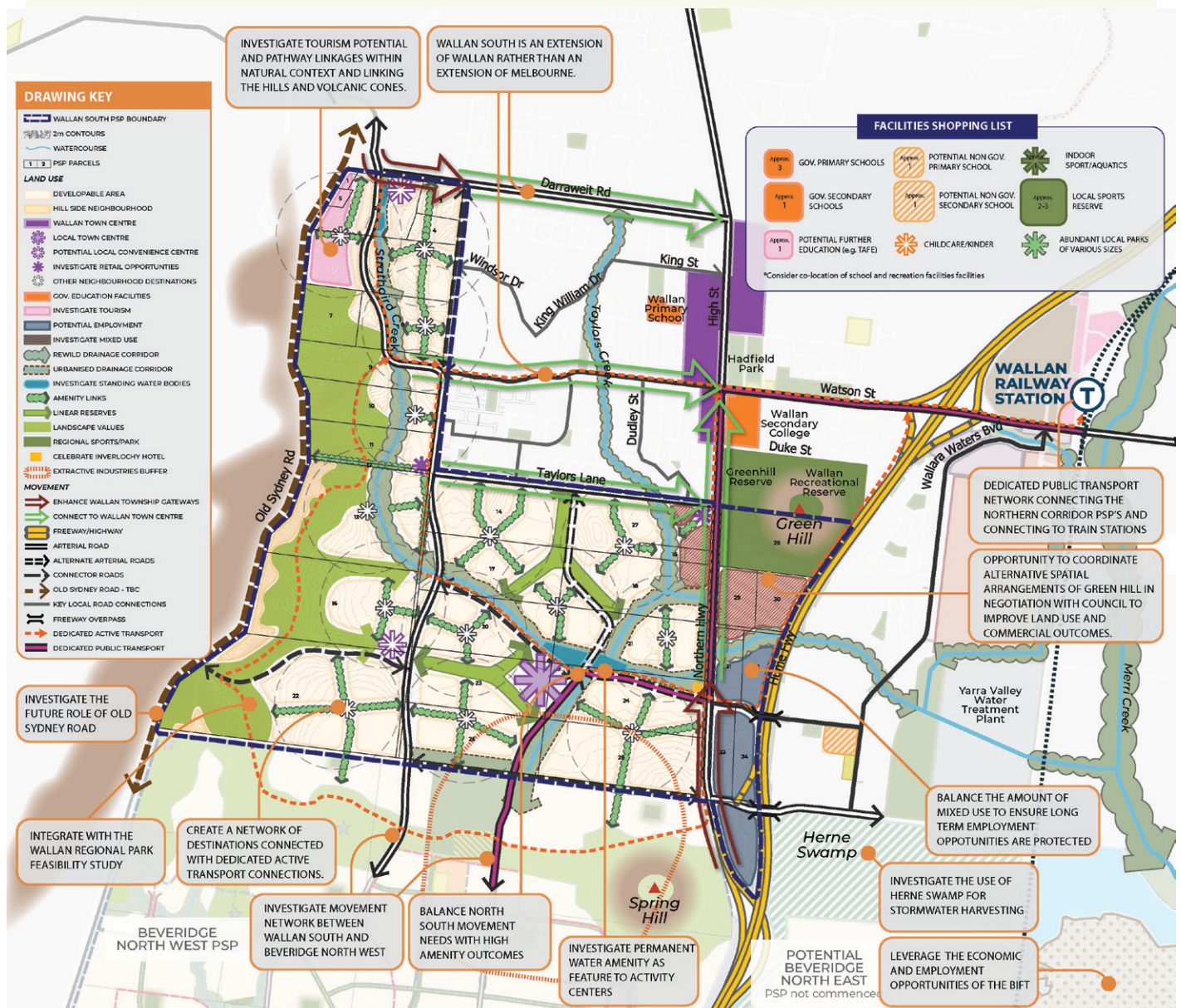


Figure 8 Conceptual Place Based Plan



## PRECINCT AND PLACES PLAN

The **Precinct and Places Plan** identifies the precinct areas that are emerging across the site, drawn from the vision, opportunities and uncertainties that exist. These emerging precincts have leveraged the existing elements to try and create a strong and logical outcome for the site. The identified

precincts are: Tourism and Arts, Community and Education, Landscape and Lifestyle, Village Centre and Employment precinct. This plan is useful to show the precincts that are emerging for the area and building on the differences that are present across the site.



Figure 9 Precincts & Places Plan



# 06 NEXT STEPS

The VPA is currently responding to key issues and opportunities identified through the co-design workshop, with direct engagement with relevant stakeholders and undertaking a raft of technical work to help answer some of the key questions raised through the workshop.

In coming months, the VPA will schedule a second co-design workshop, focused on developing and testing options for a draft Place-based Structure Plan, and confirming outstanding issues that require resolution and/or escalation prior to the finalisation of the draft plan.

The plan will then be subject to a period of agency consultation and endorsement, before proceeding to a public exhibition process, where stakeholders will be given a further opportunity to respond in detail to the plan.

For further information regarding the process for development and finalisation of the PSP see

**Figure 2** PSP 2.0 Process on page 4.

