Precinct Structure Plan - Impacts from adjoining features

HCC14 - Several experts felt that the working here is a trade-off that a preliminary geometrical assessment has been carried out and the required parts of the ‘affected land’ as all of the properties (to be identified in Plan L) are previously before Council can agree to the subdivision that includes the ‘affected land’. Ideal working - TL

HCC15 - The residential community would be too small to support a sustainable community (half the recommended 3000 people as per the DCP guidelines). The community facility is smaller than the new community facilities planned in the neighbouring Donnybrook Woodstock PSP (1F). Referring to the existing site plan, the total area of the community centre (Level 2) provides an early years service for 500 people. The facility provides 650 internal floor space (3,260m²) rather than a 1000 Floor space as identified. The fundamental space saving seems to be made by reducing the services provided - there is no provision for early years services which would require both indoor and outdoor space.

HCC16 - Council submits that the community centre should provide early years services. As set out in the MPSs Guide to Social Infrastructure (2009), even the smallest community centre (Level 1) provides an early years facility. The community facility should be a feasible space of 650 sq. The space is flexible to allow a community meeting room and flexible space to allow occasional child care facilities. MPA considers that the early years services need to be located in an accessible catchment, taking into account Donnybrook and Woodstock that will be providing spaces Kindergarten plans for between 1,160 and 1,200 four-year-olds.

HCC17 - Council maintains that the community centre should provide early years services. As set out in the MPSs Guide to Social Infrastructure (2009), even the smallest community centre (Level 1) provides an early years facility. The DOE does not have any cash contributions going to the whittlesea council for early years resident facilities. The community centre should include provision for early years requirements.

HCC18 - Should the MPA and City of Whittlesea wish to consider contributions to the Lockerbie Centre, it is requested that this be explored with Council. Any design, costing and ultimately development contributions proposed must be agreed by Council before the PSP is gazetted.

HCC19 - The English St community facility should be extended to accommodate the early years requirements of the new residents. If this is not an desirable outcome for the City of Whittlesea or the MPA, DOE funds should be directed off-site, to extending a neighbouring facility, either in the City of Whittlesea or the City of Hume (subject to agreement by Council).

HCC20 - Should the MPA and City of Whittlesea wish to consider contributions to the southern facility in Lockerbie, it is required that this be explored with Council. Any design, costing and ultimately development contributions proposed must be agreed by Council before the PSP is gazetted.

HCC21 - The English St community will not be developed in isolation. It will be fundamentally a part of the Donnybrook Woodstock and suburban communities as a day-to-day basis, with having the advantage of being located adjacent to developing employment opportunities. It also will have the critical local connections and infrastructure within the precinct, including a community centre, local parks, extensive natural creek setting, sports fields. This is in addition to having excellent access to freeway and rail access links to Melbourne.

HCC22 - It is the development agency's role under the DCP to manage the detailed implementation of infrastructure to their thresholds. The MPA and City of Whittlesea do not wish to consider making contribution to the Lockerbie Centre. This is not within their scope of the DCP. The MPA is happy to support this approach and proposes to include this as an item within the DCP.
Resolved  Yes, Response A

Agreed. Legend items will be combined "stormwater basins/ wetland" and "drainage open space" into one legend item as per current MPA standards which is called "waterway and drainage reserve". MPA to mark up and change Plan 3 in PSP and any other consequential plans. Awaiting update in document.

Resolved  Yes, Response A

Amend Plan 3 (and all other relevant plans in the PSP) so all "retarding basins/wetland" areas are consistent with the standard wording for this legend item actually is.

Amended  No change to resolution. References that referred to 'Wauthong' changed to 'Wurundjeri'

ESDP27 We also believe that greater definition on how the 'affected areas' are determined needs to be agreed. We suggest that data from the proposed English St road reserve boundary be adopted and that dimension added to the shading on Plan 11. In this manner, we believe the description of the 'affected area' on Plan 11 will be more precisely defined.

Suggested wording - Subdivision of land identified as "affected area" on Plan 11 adjacent to the future Merri Creek bridge crossing and approaches. The buffer area boundaries have been determined, or unless otherwise agreed by the Responsible Authority and the City of Whittlesea.

Resolution. Land take and budget will change as a result of the changes to the FUS.

ESDP26 In relation to R54, we understand that the reference to 'affected area' relates to the red shaded area on Plan 11. Subject to that being the case, we support the approach adopted by the MPA, however, we suggest that the wording of R54 be amended to make it clearer.

Resolution. The buffer area can be scaled off at 75m on either side of the English Street road reserve, and this will be marked on Plan 11. The buffer area will need to be managed by a CHMP or Geotechnical study. MPA does not consider it requires any further clarification.

Unresolved  Yes, Response M

Changes proposed are: Property 1 - Waterway-drainage-line-wetland-retarding 1.07 (not 0.87), Local parks-residential 0.75 (not 0.50), net developable area 7.23 (not 6.09).

ESDP49 The buffer area now marked on all plans is either side of the English Street road reserve, and this will be marked on the Plans. This will provide certainty that any subdivision within that project buffer area (as shown on the plan) is 75m width either side of this buffer will need to be managed by a CHMP or Geotechnical study. MPA does not consider it requires any further clarification.

No action  Yes, Response M

Now marked 'resolved' from 'pending resolution'. Wording no agreed.

ESDP25 We also believe that greater definition on how the 'affected areas' are determined needs to be agreed. We suggest that data from the proposed English St road reserve boundary be adopted and that dimension added to the shading on Plan 11. In this manner, we believe the description of the 'affected area' on Plan 11 will be more precisely defined.

Suggested wording - Subdivision of land identified as "affected area" on Plan 11 adjacent to the future Merri Creek bridge crossing and approaches. The buffer area boundaries have been determined, or unless otherwise agreed by the Responsible Authority and the City of Whittlesea.

Resolution. Land take and budget will change as a result of the changes to the FUS.

Unresolved  Yes, Response M

Changes proposed are: Property 1 - Waterway-drainage-line-wetland-retarding 1.07 (not 0.87), Local parks-residential 0.75 (not 0.50), net developable area 7.23 (not 6.09).

ESDP49 The buffer area now marked on all plans is either side of the English Street road reserve, and this will be marked on the Plans. This will provide certainty that any subdivision within that project buffer area (as shown on the plan) is 75m width either side of this buffer will need to be managed by a CHMP or Geotechnical study. MPA does not consider it requires any further clarification.

No action  Yes, Response M

Now marked 'resolved' from 'pending resolution'. Wording now agreed.

ESDP12 We also believe that greater definition on how the 'affected areas' are determined needs to be agreed. We suggest that data from the proposed English St road reserve boundary be adopted and that dimension added to the shading on Plan 11.

Suggested wording - Subdivision of land identified as "affected area" on Plan 11 adjacent to the future Merri Creek bridge crossing and approaches. The buffer area boundaries have been determined, or unless otherwise agreed by the Responsible Authority and the City of Whittlesea.

Resolution. Land take and budget will change as a result of the changes to the FUS.

Unresolved  Yes, Response M

Changes proposed are: Property 1 - Waterway-drainage-line-wetland-retarding 1.07 (not 0.87), Local parks-residential 0.75 (not 0.50), net developable area 7.23 (not 6.09).

ESDP49 The buffer area now marked on all plans is either side of the English Street road reserve, and this will be marked on the Plans. This will provide certainty that any subdivision within that project buffer area (as shown on the plan) is 75m width either side of this buffer will need to be managed by a CHMP or Geotechnical study. MPA does not consider it requires any further clarification.

No action  Yes, Response M

Now marked 'resolved' from 'pending resolution'. Wording now agreed.

Unresolved  Yes, Response M

Changes proposed are: Property 1 - Waterway-drainage-line-wetland-retarding 1.07 (not 0.87), Local parks-residential 0.75 (not 0.50), net developable area 7.23 (not 6.09).

ESDP49 The buffer area now marked on all plans is either side of the English Street road reserve, and this will be marked on the Plans. This will provide certainty that any subdivision within that project buffer area (as shown on the plan) is 75m width either side of this buffer will need to be managed by a CHMP or Geotechnical study. MPA does not consider it requires any further clarification.

No action  Yes, Response M

Now marked 'resolved' from 'pending resolution'. Wording no agreed.

Unresolved  Yes, Response M

Changes proposed are: Property 1 - Waterway-drainage-line-wetland-retarding 1.07 (not 0.87), Local parks-residential 0.75 (not 0.50), net developable area 7.23 (not 6.09).

ESDP49 The buffer area now marked on all plans is either side of the English Street road reserve, and this will be marked on the Plans. This will provide certainty that any subdivision within that project buffer area (as shown on the plan) is 75m width either side of this buffer will need to be managed by a CHMP or Geotechnical study. MPA does not consider it requires any further clarification.

No action  Yes, Response M

Now marked 'resolved' from 'pending resolution'. Wording now agreed.

Unresolved  Yes, Response M

Changes proposed are: Property 1 - Waterway-drainage-line-wetland-retarding 1.07 (not 0.87), Local parks-residential 0.75 (not 0.50), net developable area 7.23 (not 6.09).

ESDP49 The buffer area now marked on all plans is either side of the English Street road reserve, and this will be marked on the Plans. This will provide certainty that any subdivision within that project buffer area (as shown on the plan) is 75m width either side of this buffer will need to be managed by a CHMP or Geotechnical study. MPA does not consider it requires any further clarification.

No action  Yes, Response M

Now marked 'resolved' from 'pending resolution'. Wording now agreed.

Unresolved  Yes, Response M

Changes proposed are: Property 1 - Waterway-drainage-line-wetland-retarding 1.07 (not 0.87), Local parks-residential 0.75 (not 0.50), net developable area 7.23 (not 6.09).
The conservation area interface relates more to precinct than just biodiversity. It also relates to the character of the area and how the buildings relate to it. The MPA sees this section of the document to deal with particular interfaces and includes cross-sections to explain this approach taken. This figure is also referenced in the biodiversity section.

**Plan 11 – Merri Creek Crossing**

This plan shows a project buffer north and south of the proposed bridge crossing. It is understood that the buffer is intended to provide opportunity for the bridge to be sited to the north or south of the proposed bridge location.

The buffer area to the south includes land that is of strategic importance to the Growling Grass Frog. DELWP would not support the bridge being located in this area.

Remove the buffer area from the south of the proposed bridge crossing. The buffer area will need to be moved so that it does not include land to the south of the current proposed bridge location. By the time the Panel is heard, results of the CHMP and Geotechnical results are likely to be in – which will reflect whether the proposed location is appropriate for a bridge. If the results are not able to be shared at the Panel Hearing, the buffer area can focus moving to the north only.

Resolved. Response O

Now marked 'resolved' from 'Pending Resolution' as MPA agrees the buffer area to the south will be removed.