The MPA, together with the City of Whittlesea, has prepared the English Street Precinct Structure Plan (PSP) and Development Contributions Plan (DCP).

Located in Donnybrook, the precinct covers an area of 143 hectares and will be a mixture of office and residential uses within walking distance of the existing Donnybrook Train Station.

The precinct will deliver a diverse range of housing for future residents within access of a range of open spaces. The residential area is expected to provide around 1,100 dwellings for a population of approximately 3,000 people.

A substantial new office park will provide more than 700 local jobs close to housing and the existing community.

The MPA wishes to hear your views before finalising the plan. Please provide your comments to the MPA in writing by Monday 1 December 2014.
NOTES:

- Stormwater quality treatment assets (retarding basin/wetlands) shown on this plan are subject to confirmation through detailed design to the satisfaction of Melbourne Water and the City of Whittlesea.

- The final design and location for retarding basins/wetlands will be subject to further detailed design and discussion between Melbourne Water, the responsible authority and the landowner.
The English Street precinct is bounded by Donnybrook Road in the north, Merri Creek to the west and south, and the Sydney-Melbourne-railway line to the east.

Key elements of the Precinct Structure Plan include:

- A residential area featuring a diversity of housing types
- An office park with services including a council community facility, and shops. The office park will be centred on a landscaped wetland to provide a unique sense of place.
- The rebuilding of major roads and intersections to service new development in the area. This includes
  - a new bridge on Donnybrook Road to span the railway line.
  - An underpass beneath the Donnybrook Road bridge to link residents and workers directly to Donnybrook Station.
  - a new intersection for English Street and Donnybrook Road and,
  - a road bridge across Merri Creek to link the precinct westwards to a potential interchange on the Hume Freeway.
- Redevelopment of Laffan Reserve, including the building of a new pedestrian bridge link to English Street
- Habitat protection and enhancement for the endangered Growling Grass Frog through the creation of the Growling Grass Frog Conservation Area along Merri Creek.
- A range of local parks and shared trails to promote recreation for local residents

Developer contributions will be collected through the English Street Development Contributions Plan (DCP) to fund many of the key infrastructure items in the plan.

The MPA is also planning the Craigieburn North Employment Area (PSP 25.1) in Hume City Council, immediately adjacent to English Street. The precincts are being planned concurrently to ensure appropriate separation of uses and integration of roads and other infrastructure.

PROPOSED CHANGES TO THE WHITTLESEA PLANNING SCHEME AMENDMENT C183 (ENGLISH STREET PSP & DCP)

- Incorporates two new documents into the planning scheme by listing them in the Schedule to Clause B1.01:
  - English Street Precinct Structure Plan, 2014
  - English Street Development Contributions Plan 2014
- Inserts Schedule 4 to the Urban Growth Zone (UGZ4) to the Whittlesea Planning Scheme and applies UGZ4 to part of the amendment area. The schedule sets out the land use and development controls for the precinct and requires land use and development within the amendment area to be generally in accordance with the English Street PSP;
- Inserts Schedule 14 to the Development Contributions Plan Overlay (DCPO14) in the Whittlesea Planning Scheme and applies the DCPO14 to land within the amendment area, to provide for development contributions for transport and community infrastructure;
- Applies Public Acquisition Overlay (PAO2) in the Whittlesea Planning Scheme to land south of Donnybrook Road to allow for the widening and construction of the ultimate carriageway and intersections for Donnybrook Road;
- Rezones part of the land within the Merri Creek corridor designated as the Growling Grass Frog conservation area from Rural Conservation Zone (RCZ) to Special Use Zone (SUZ);
- Deletes Environmental Significance Overlay Schedule 3 (ESO3) and Schedule 4 (ESO4) from the amendment area. The overlay is no longer required as the incorporated English Street PSP designates areas of environmental significance in the Merri Creek;
- Amends the Land Subject to Inundation Overlay (LSIO) to reflect updated mapping provided by Melbourne Water;
- Deletes the Rural Flood Overlay (RFO) from the amendment area as this provision is no longer required and is adequately dealt with via the LSIO and PSP provisions;
- Amends the Schedule to Clause 52.01 to provide for public open space contributions for land in the English Street PSP area when land is subdivided; and
- Amends the Schedule to Clause 52.17 to identify vegetation that can be removed without the need for a planning permit.
Electronic copies of Amendment C183 to the Whittlesea Planning Scheme are available from the Metropolitan Authority, Whittlesea City Council websites:
www.mpa.vic.gov.au
You can also view these documents free of charge in hard copy during business hours at the locations listed below:

METROPOLITAN PLANNING AUTHORITY
Level 29
35 Collins Street
MELBOURNE VIC 3000

WHITTLESEA CIVIC CENTRE
25 Ferres Boulevard
SOUTH MORANG VIC 3752

MAKING A SUBMISSION
Public submissions on the PSP & DCP can be made to the MPA and will be taken into consideration before the draft PSP is finalised. If you wish to make a submission, this must be made to the Metropolitan Planning Authority at the post address above or via email to amendments@mpa.vic.gov.au.
Please ensure submissions in respect of draft Amendment C183 to the Whittlesea Planning Scheme are received by Monday 1 December 2014.

Pending resolution of any matters raised during consultation, the MPA intends to recommend to the Minister for Planning that he approves the PSP and changes to the Whittlesea Planning Scheme in accordance with the Planning and Environment Act 1987.

FOR MORE INFORMATION PLEASE CONTACT:

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