



Dear Landowner... you're invited

The Growth Areas Authority (GAA), in collaboration with Hume City Council, has developed a draft Future Urban Structure Plan for the Craigieburn North Employment Area Precinct (shown overleaf).

The draft Future Urban Structure Plan will inform the preparation of the Precinct Structure Plan (PSP). A PSP sets the vision for developing new precincts, and is the primary plan for guiding new development in growth areas.

Since the last landowner newsletter in January 2013, site research and a number of background reports have been completed, and the information from these reports has been used to inform the draft Future Urban Structure Plan.

The reports include information on biodiversity and aboriginal cultural heritage values along Merri creek, transport network and intersection modelling, employment and retail demand analysis, and community infrastructure provision. Finalised reports will be available on the GAA website.

PLAN DETAILS

The Craigieburn North Employment Area PSP is bounded by Donnybrook Road in the north, Merri Creek and the Sydney-Melbourne railway line to the east, the Hume Freeway in the west, and the proposed Amaroo Business Park in the south.

Located in Craigieburn, the precinct covers an area of 488 hectares and will be a high-quality, mixed employment area that will ultimately provide up to 12,500 jobs in retail, office and industrial premises.

LANDOWNER INFORMATION SESSION

If you wish to find out more, a landowner drop-in information session will be on:

Wednesday 16th October 2013

3.00pm to 7.00pm

**Hume Global Learning Centre –
Craigieburn
75-95 Central Park Avenue,
Craigieburn VIC 3064**

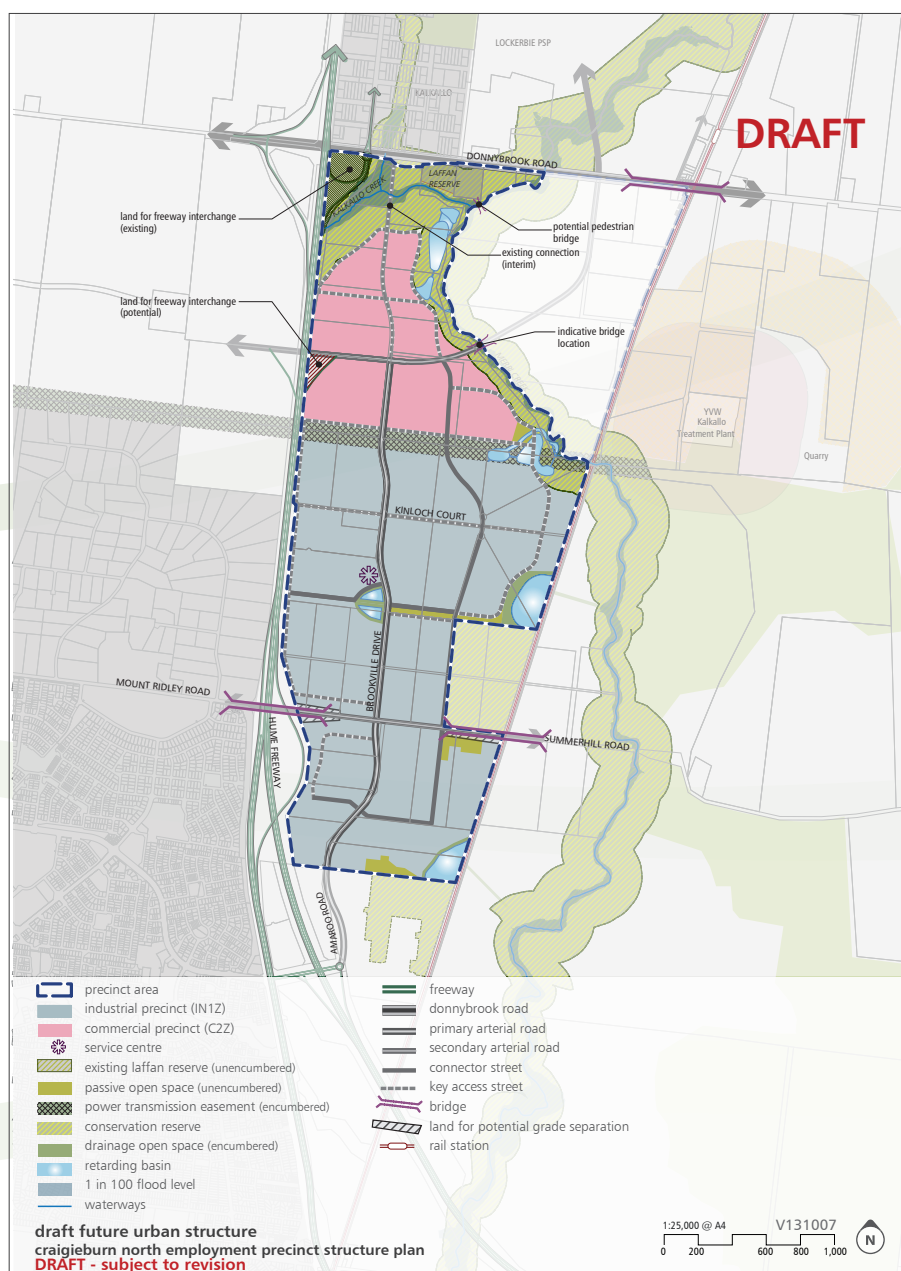
The landowner drop-in information session will give landowners an opportunity to discuss the draft Future Urban Structure Plan with the GAA and Hume City Council.

If you are unable to attend but still wish to discuss the draft plan, please do not hesitate to contact us to arrange a separate meeting time.

Key elements of the draft Future Urban Structure Plan include:

- Upgrade of Brookville Drive and Summerhill Road to arterial road standard;
- Provision of a half-diamond freeway interchange to connect the precinct directly onto the Hume Freeway;
- Construction of a new east-west bridge across Merri Creek to link the Hume Freeway to Donnybrook Road and improve arterial road connectivity in the precinct;
- Appropriate zoning to encourage industrial and commercial development, an area of large format retail use, and a local convenience centre;
- Open space areas focussed on drainage infrastructure, and on the retention of existing old trees in local parks;
- Design of ponds and foraging areas in the Merri and Kalkallo Creek corridors for the endangered Growling Grass Frog;
- Precinct design to foster positive interfaces with the Hume Freeway, Merri and Kalkallo Creek;
- Promotion of integrated water cycle management and environmental sustainability.

The GAA is also planning the development of the adjacent English Street Precinct (PSP 25.2) in the City of Whittlesea. Planning of the two precincts is occurring concurrently to ensure the effective provision of infrastructure, community assets and open space.



NEXT STEPS

The GAA is now preparing the Craigieburn North Employment Area PSP. It is anticipated the PSP will be available for public consultation in late 2013 or early 2014. Public submissions on the PSP can then be made to the GAA and will be taken into consideration before the draft PSP is finalised. Any submissions that have not been resolved may be referred by the GAA to a Planning Panel for independent review.

FOR MORE INFORMATION PLEASE CONTACT

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CONTACT US

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The Growth Areas Authority is always interested in your views about our programs and initiatives, and the issues covered in this newsletter.

If you would you like to receive regular email updates on the work of the Growth Areas Authority, please register via our website www.gaa.vic.gov.au