



Landowner Update

The Growth Areas Authority (GAA) is working with the City of Whittlesea to prepare a Precinct Structure Plan (PSP) for the English Street Precinct (PSP 25.2). A PSP is a 'big picture' plan that sets the vision for the use and development of new urban communities within the growth areas of Melbourne.

The English Street Precinct covers an area of 146 ha in Donnybrook. The English Street Precinct land is located south of Donnybrook Road, east of Merri Creek and west of the Melbourne-Sydney railway line.

NORTH GROWTH CORRIDOR PLAN

The GAA released Growth Corridor Plans for Melbourne's growth areas in June 2012. The Growth Corridor Plans are high level integrated land use and transport plans that provide a framework to guide the planning of new communities in each of the growth corridors.

The English Street Precinct is located in Melbourne's North Growth Corridor. The North Growth Corridor is forecast to ultimately house up to 330,000 people, and provide 83,000 to 105,000 jobs.

The North Growth Corridor Plan identified the majority of land within the English Street Precinct area as "Urban – Land Use to be determined".

The GAA recently resolved that the English Street Precinct will be planned to accommodate a mix of employment and residential uses.

The Growth Corridor Plans highlight the need to consider employment types, drainage, character and identity, transport links and landscape values. In addition, the Growth Corridor Plans identify a range of road infrastructure and biodiversity values which affect the English Street Precinct, including:

- The upgrade of Donnybrook Road and Brookville Drive to future arterial roads;
- A proposed half diamond interchange on the Hume Freeway between Donnybrook Road and Amaroo Road; and
- Conservation reserves along Merri Creek and Kalkallo Creek.

For further information on the Growth Corridor Plans visit:

http://www.gaa.vic.gov.au/growth_corridor_planning/



PROGRESSION OF THE ENGLISH STREET PRECINCT STRUCTURE PLAN

Over the past 12 months, the GAA has commissioned a number of background reports for the English Street Precinct. These have included studies to understand biodiversity and environmental values, land contamination, hydrology and geology, stormwater and drainage requirements.

Yarra Valley Water has confirmed the location of the Kalkallo Regional Treatment Facility in Langley Park Drive in Donnybrook, west of the English Street Precinct.

Further work is now required to confirm the arterial and connector road network and major intersections needed to service the precinct, to identify scattered trees and values along Merri Creek, as well as potential studies to investigate retail and commercial, community and recreation infrastructure needs for the area.

Once the site research for the precinct is complete, the GAA will prepare a draft Future Urban Structure Plan for the precinct. This plan will define land uses, major roads and supporting services such as parks and trails. The draft Future Urban Structure Plan will be made available to landowners and other interested parties for comment.

In the meantime, the GAA will be updating its website to provide information on the PSP, including those background studies that have been completed.

www.gaa.vic.gov.au

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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