Planning for a connected future

The construction of the Regional Rail Link and Tarneit train station marks the first phase in a new future for Wyndham’s northern communities. The Truganina Precinct Structure Plan (PSP) adds further momentum with a vision for new vibrant neighbourhoods built around the station and the new Tarneit major town centre.

The PSP has been released by the Growth Areas Authority (GAA) for community input.

The plan envisages the construction of 9,000 houses for a population of around 25,000 along with the major town centre, two local town centres, and areas for the expansion of commercial and industrial development.

The three town centres will form the focus of expanded service delivery with community centres, schools, kindergartens, an indoor recreation facility in addition to retail and entertainment. The employment areas, together with the town centres, will complement the opportunities created by new connections to Melbourne and Geelong through the rail line with the generation of more than 10,000 local jobs.

Improvements to the arterial road network are also planned, with Morris Road and Forsyth Road to be extended north to Boundary Road. Funding is also being put in place for the duplication of Leakes and Dohertys Roads. The wider arterial network is designed to maximise provision for pedestrians and cyclists as well as the planting of large street trees.

The extensive open space network will integrate with the waterways of Skeleton and Dry Creek. The plan for open space will lead to the construction of more than 20 kilometres of new shared paths, four sporting reserves, 30 neighbourhood parks, and areas for the conservation of biodiversity values.

Importantly, new development will also retain important aspects of the area’s past, with an emphasis on retaining the elements of historical significance and landscape character. The plan puts in place the foundations of a new interpretive heritage network that will ensure the locality’s story is not lost.

Please provide your comments to the Growth Areas Authority by Monday 19 August, 2013.

See plan overleaf for proposed layout and details...
• The Truganina PSP has been identified by the Greater Metropolitan Cemeteries Trust (GMCT) as an area potentially suitable for a new cemetery, such as an expansion of the existing Truganina Cemetery site or another location. The GMCT is undertaking further investigation to determine if a new cemetery will be proposed.

NOTES:
- The Truganina PSP has been identified by the Greater Metropolitan Cemeteries Trust (GMCT) as an area potentially suitable for a new cemetery, such as an expansion of the existing Truganina Cemetery site or another location. The GMCT is undertaking further investigation to determine if a new cemetery will be proposed.

The plans represent the first stage of the precinct’s development and will make a vital contribution toward the delivery of new as well as the existing urban development projects, public transport and community facilities.

Development Contributions Plan. The five subdivisions will also generate approximately $50 million of funds for the Wyndham North community centres and sporting reserves. The five subdivisions will generate approximately $50 million of funds for the Wyndham North community centres and sporting reserves. The five subdivisions will set aside land for new schools and community centres.

The Truganina PSP will deliver new local infrastructure such as roads, reserve, extend the network of paths along Skeleton and Dry Creeks, and for subdivision of land.

The Truganina PSP is being exhibited with five concurrent planning permits.
PROPOSED CHANGES TO THE WYNDHAM PLANNING SCHEME
AMENDMENT C175 (TRUGANINA PSP)

- Incorporates two new documents into the planning scheme by listing them in the Schedule to Clause 81.01:
  - Truganina Precinct Structure Plan, July 2013
  - Truganina Native Vegetation Precinct Plan, July 2013;

- Introduces and applies Schedule 10 to the Urban Growth Zone (UGZ10) to land in the amendment area. This zone sets out the land use and development controls for the precinct. The zone requires land use and development to be generally in accordance with the incorporated Truganina Precinct Structure Plan;

- Rezones land along the Skeleton Creek and Dry Creek from Urban Floodway Zone (UFZ) and Rural Conservation Zone (RCZ) to Urban Growth Zone Schedule 10 (UGZ10);

- Rezones land within the Truganina Employment Precinct Structure Plan area from Urban Growth Zone Schedule 2 (UGZ2) to Urban Growth Zone Schedule 10 (UGZ10) so the Truganina Precinct Structure Plan applies to the land;

- Introduces Schedule 7 to the Special Use Zone (SUZ7);

- Rezones the transmission line easement land in the north west corner of the Precinct from Farming Zone (FZ2) to Schedule 7 to the Special Use Zone (SUZ7);

- Removes the Environmental Significance Overlay Schedule 1 (ESO1) and Environmental Significance Overlay Schedule 2 (ESO2) from the amendment area;

- Applies the Public Acquisition Overlay (PAO1) to land at 778 Dohertys Road, Truganina to allow for the widening and construction of the intersection of Dohertys Road and Woods Road;

- Requires public open space contributions in the Truganina Precinct Structure Plan area when land is subdivided by amending the Schedule to Clause 52.01;

- Lists the Truganina Native Vegetation Precinct Plan (Truganina NVPP) in the Schedule to Clause 52.16 to manage native vegetation in the precinct;

- Updates the Schedule to Clause 61.03 to reflect changes to the planning scheme maps; and

- Updates the Schedule to Clause 66.04 to require applications for Town Centres to be referred to the Growth Areas Authority.
The Truganina PSP has been identified by the Greater Metropolitan Planning Scheme as an area potentially suitable for a new cemetery. The Greater Metropolitan Cemeteries Trust (GMCT) is undertaking further investigation to determine if a new cemetery can be proposed at this location.

NOTES:
- Potential non-government school
- Government secondary school
- Government primary school
- Residential
- General light industrial
- Office & light industrial
- Office park
- Local convenience centre
- Business & residential
- Town centre
- Precinct area

DERRIMUT ROAD
DOHERTYS ROAD
BOUNDARY ROAD
MORRIS ROAD
FORSYTH ROAD
Skeleton Creek
Dry Creek

Access to the site will be via Dohertys Road, Tarneit (Lot 1 & 2 PS302711D), Corner of Dohertys and Derrimut Road, Tarneit (Lot 1 & 2 PS302711D).

The Truganina PSP is being exhibited with five concurrent planning permits for subdivision of land.

The plans represent the first stage of the precinct’s development and will make a vital contribution toward the delivery of new as well as the upgrade of existing infrastructure. Combined, the permits will allow for the construction of 3044 new homes, deliver 7 new parks and a new sporting reserve, extend the network of paths along Skeleton and Dry Creeks, and set aside land for new schools and community centres.

The Truganina PSP will deliver new local infrastructure such as roads, community centres and sporting reserves. The five subdivisions will generate approximately $50 million of funds for the Wyndham North Development Contributions Plan. The five subdivisions will also generate approximately $20 million of funds through the Growth Area Infrastructure Charge, which will go toward provision of state infrastructure such as major road projects, public transport and community facilities.
Incorporates two new documents into the planning scheme by listing:

AMENDMENT C175 (TRUGANINA PSP)
PROPOSED CHANGES TO THE WYNDHAM PLANNING SCHEME

Updates the Schedule to Clause 66.04 to require applications for Town

Applies the Public Acquisition Overlay (PAO1) to land at 778 Dohertys

Introduces Schedule 7 to the Special Use Zone (SUZ7);

Rezones land along the Skeleton Creek and Dry Creek from Urban

Introduces and applies Schedule 10 to the Urban Growth Zone (UGZ10)

them in the Schedule to Clause 81.01:

Updates the Schedule to Clause 61.03 to refl ect changes to the planning

scheme maps; and

Updates the Schedule to Clause 52.16 to manage native vegetation in the precinct;

Rezones the area from Urban Growth Zone Schedule 2 (UGZ2) to Urban Growth Zone

Growth Zone Schedule 10 (UGZ10);

Truganina Precinct Structure Plan;

and development to be generally in accordance with the incorporated

development controls for the precinct. The zone requires land use

WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the draft amendment C175 to the Wyndham Planning Scheme and the Truganina PSP are available from the

Growth Areas Authority, Wyndham City Council or the Department of Transport, Planning and Local Infrastructure websites:


You can also review these documents in hardcopy during business hours at the locations listed below:

GROWTH AREAS AUTHORITY
Level 29
35 Collins Street
MELBOURNE VIC 3000

WYNDHAM CITY CIVIC CENTRE
Municipal Offices
45 Princes Highway WERRIBEE 3030
Phone: (03) 9742 0777

INFORMATION SESSIONS
An information session will be held where you can view plans and documents for the Truganina PSP and ask questions about the proposals.

Monday 29 July, 2013, 4:00pm – 7:00pm
Tarneit Community Learning Centre, 150 Sunset Views Boulevard, Tarneit (Melway Ref: 202 G2).

MAKING A SUBMISSION
If you wish to make a submission, this must be made to the Growth Areas Authority at the postal address above or via e-mail to

amendments@gaa.vic.gov.au. Please ensure that any submission in respect of draft Amendment C175 to the Wyndham Planning

Scheme is received by Monday 19 August, 2013.

FURTHER INFORMATION

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Mark Brennan, Structure Planning Manager
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WYNDHAM CITY CIVIC CENTRE
Elio Comello, Strategic Planning Coordinator
pspfeedback@wyndham.vic.gov.au

COLLECTION NOTICE FOR CONSULTATION / SUBMISSIONS
Consultation, including receiving submissions, is necessary for the GAA to perform its functions of planning, use, development and protection of land in the growth areas under s66A of the Planning and Environment Act 1987.

The primary purpose of submissions is to ensure a consultative process that gives all parties an opportunity to inform the development and refinement of a Precinct Structure Plan, and the GAA considers that it is important that all submissions received are made available as part of the consultation process.

Accordingly, submissions will be made available for public inspection at the premises of the Growth Areas Authority (GAA) until two months after gazettal of the resulting planning scheme amendment. Submissions will also be made available electronically to relevant local councils and other involved government organisations in addition to developers, landowners, other submitters and interested parties on request during the same period as above. Information contained within submissions may also be be used for other planning purposes undertaken by the GAA such as corridor plans and biodiversity studies.

Further information on privacy of information can be found at www.gaa.vic.gov.au or by phoning the GAA (9651 9600).

Copyright: By making a submission, authors give permission for copies of their submissions to be made public and provided to interested parties.

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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

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