



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.

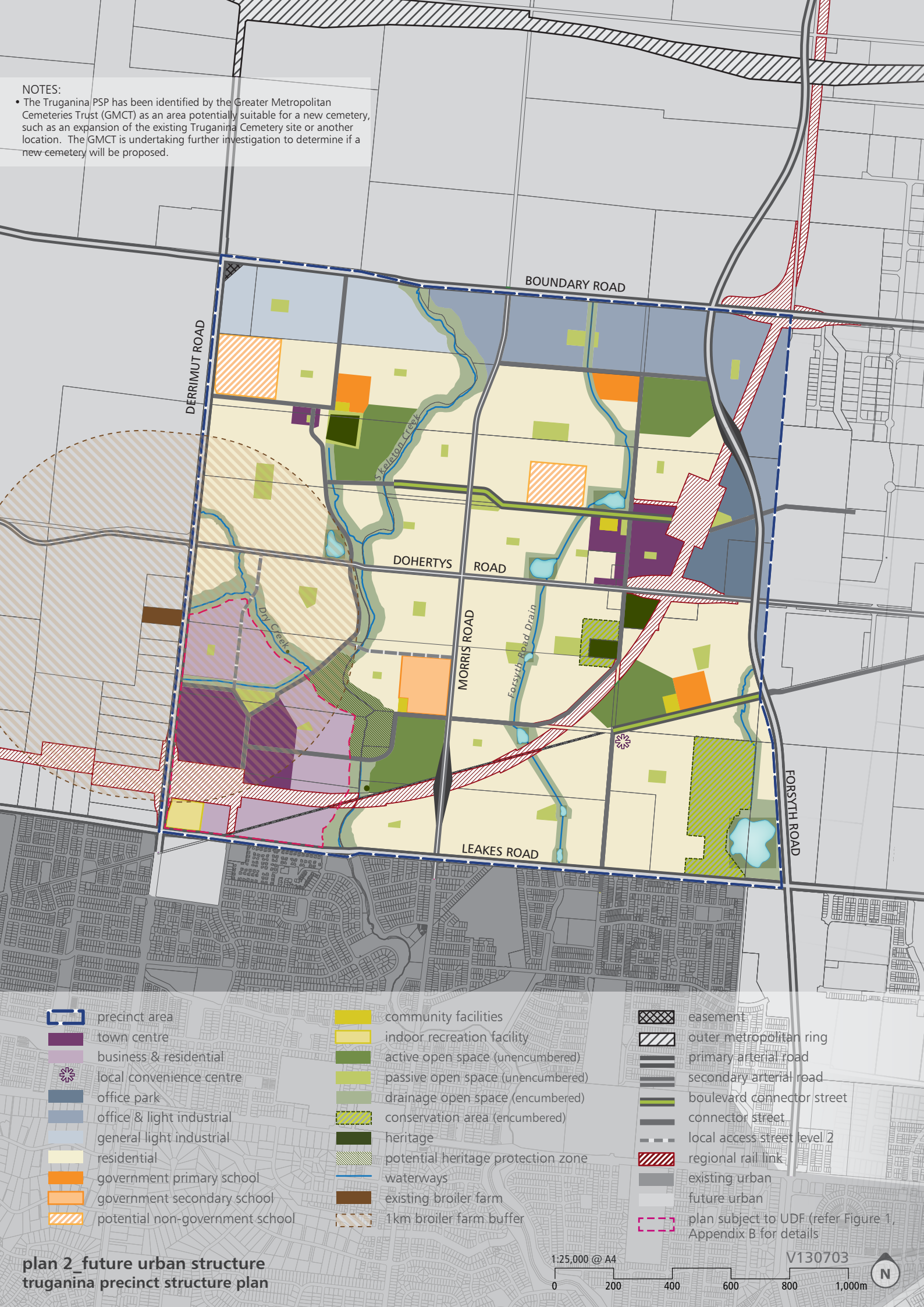
Importantly, new development will also retain important aspects of the area's past, with an emphasis on retaining the elements of historical significance and landscape character. The plan puts in place the foundations of a new interpretive heritage network that will ensure the locality's story is not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

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

See plan overleaf for proposed layout and details...

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.



plan 2_future urban structure
truganina precinct structure plan

1:25,000 @ A4

V130703

0 200 400 600 800 1,000m



plan subject to UDF (refer Figure 1, Appendix B for details)

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.



Application Number WYP6211/12

Dacland Pty Ltd
Subdivision of Land for 291 lots
Corner of Dohertys and Derrimut Road,
Tarneit (Lot 1 & 2 PS302713D)
Access to the site will be via Dohertys Road

Application Number WYP6744/13

Leakes Pty Ltd
Subdivision of Land for 874
690 Derrimut Road, Tarneit (application
north of the RRL - Lot 2 PS208740Q, Lot
1, 4 & 5 of TP839117M, Lot 1, 2, 3 & 5 of
PS541880W))
Access to the site will be via Dohertys Road

Application Number WYP6210/12

ID Dohertys Rd Pty Ltd (c/- ID Land Pty Ltd)
Subdivision of Land for 558 lots
Woods Road, Truganina (Lot 1 PS302714B)
Access to the site will be via Dohertys Road

Application Number WYP6216/12

Leakes Pty Ltd
Subdivision of Land for 833 lots
690 Derrimut Road, Tarneit (application
south of the RRL - Lot 1, 4 & 5 of TP839227M,
Lot 1, 2, 3 & 5 of PS541880W)
Access to the site will be via Leakes Road
and Woods Road

Application Number WYP6214/12

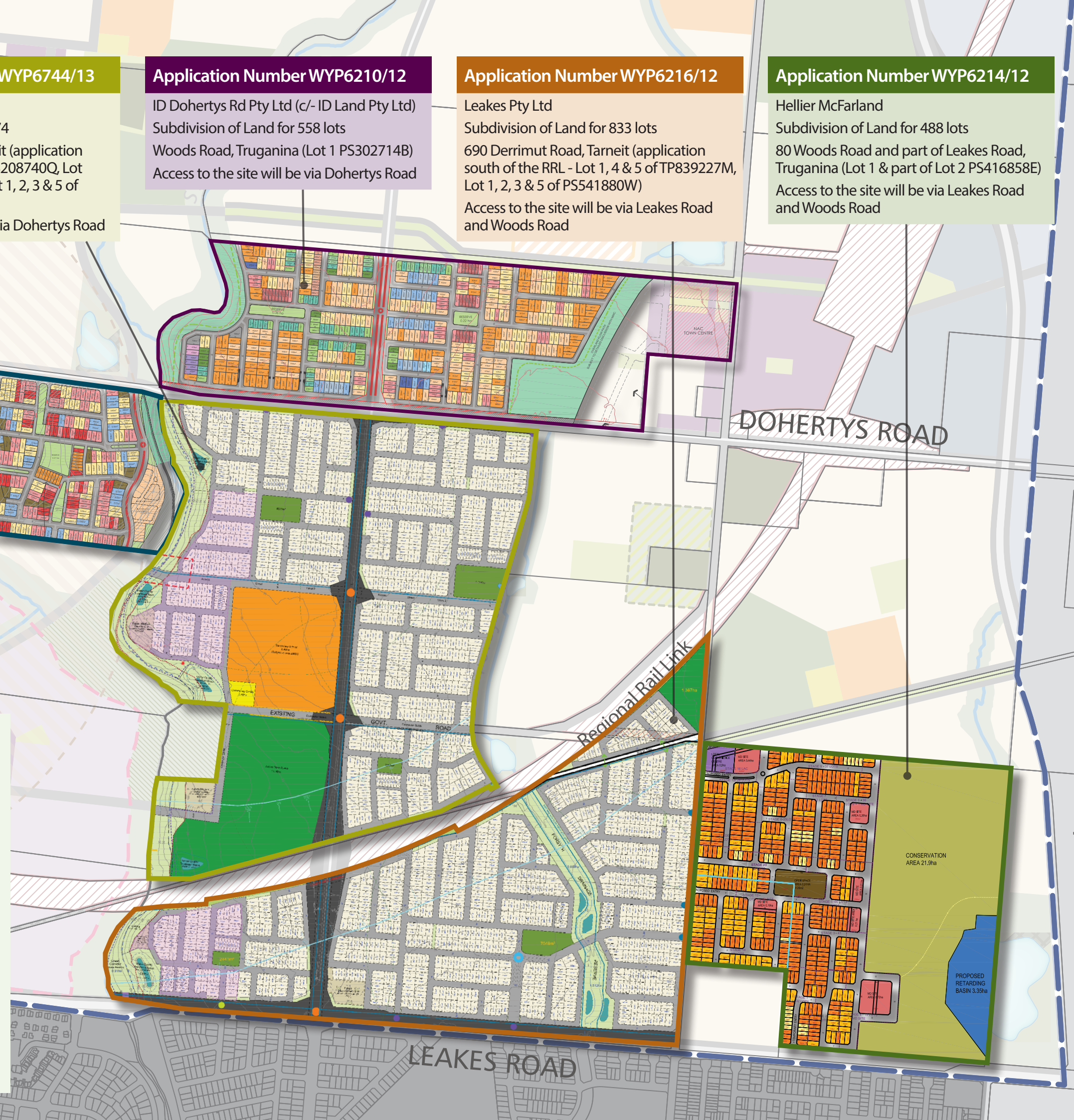
Hellier McFarland
Subdivision of Land for 488 lots
80 Woods Road and part of Leakes Road,
Truganina (Lot 1 & part of Lot 2 PS416858E)
Access to the site will be via Leakes Road
and Woods Road

Planning Permits

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.





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:

www.gaa.vic.gov.au

www.wyndham.vic.gov.au

www.dpdc.vic.gov.au/planning/publicinspection

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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WYNDHAM CITY COUNCIL

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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 s46AS 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 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.

CONTACT US

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www.gaa.vic.gov.au

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 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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