

Amendment C147 to the Melton Planning Scheme
Expert Evidence – Mark Woodland
21st November 2016

Contents

1.0	Introduction.....	3
2.0	Expert Witness Statement.....	4
3.0	Summary of Evidence	6
4.0	Subject site and surrounding context	9
4.1	Subject site.....	9
4.3	Surrounding context	9
4.4	The Kororoit Precinct Structure Plan.....	11
5.0	Strategic Land Use Planning Context.....	17
6.1	Spatial Frameworks for metropolitan growth.....	17
6.2	State Planning Policy Framework (SPPF).	17
6.3	Local Planning Policy Framework (LPPF).	17
7.0	Residential Density.....	22
8.0	Open Space provision.....	24

1.0 Introduction

1. I have been instructed in this matter by Norton Rose Fulbright Lawyers who acts for ID Taylors Road Pty Ltd who are the owners and developers of land holdings (known as 905 & 961 Taylors Road, Plumpton) within the Kororoit Precinct Structure Plan area.
2. In preparing my assessment I have had regard to the following documents:
 - Amendment C147 to the Melton Planning Scheme and associated background technical documents
 - Kororoit Precinct Structure Plan
 - The relevant Clauses and policies outlined within the Melton Planning Scheme
 - The Growth Corridor Plans (2012)
 - Precinct Structure Planning Guidelines (2009)
 - Melton Open Space Background Report
 - City of Melton submission to the Kororoit PSP
 - Various gazetted Precinct Structure Plans (as referred in the evidence statement)
 - SP Ausnet 'Guide to Living With Transmission Line Easements'
3. I have been asked to review Amendment C147 (Kororoit Precinct Structure Plan) and associated documents, and provide my opinion on the following topics:
 - Whether Local Park LP-40 is surplus to open space requirement of the neighbourhood, in light of the land to be set aside as open space as part of LOS-04, and
 - Whether more flexibility should be provided regarding the location of medium density housing on the land under the PSP.
 - The implications of establishing a Local Access Street (Level 2) south of the intersection of Taylors Road and Saric Court.

2.0 Expert Witness Statement

The name and address of the expert.

Mark Woodland of 3 Prentice Street, Brunswick 3044.

The expert qualification and experience.

Mark Woodland holds a Bachelor of Planning and Design from the University of Melbourne. He is a member of the Victorian Planning and Environment Law Association and the Property Council of Australia.

A Curriculum Vitae is included attachment 1.

The expert's area of expertise to make this report.

Mark has a broad range of experience in planning and development matters with a sound understanding of statutory planning provisions and significant experience in strategic planning and policy development enabling him to comment on a wide range of planning and development issues.

Other significant contributors to the report.

Not applicable.

Instructions that define the scope of the report

Mark Woodland has been instructed by Norton Rose Fulbright Lawyers who acts for ID Taylors Road Pty Ltd in regard to this proceeding.

The identity of any person who carried out tests or experiments upon which the expert has relied on and the qualifications of that report.

Not applicable.

The facts and matters and all assumptions upon which the report proceeds.

Mark Woodland relies upon the reports and documents listed in section 1.0 of this report.

Documents and other materials the expert has been instructed to consider or take into account in preparing his report, and the literature of other material used in making the report.

Mark Woodland has reviewed and taken into account the reports and documents listed in section 1.0 of this report.

A summary of the opinion or opinions of the expert witness

A summary of Mark Woodlands opinions are provided for within section 3.0 of this report.

Any opinions that are not fully researched for any reason

Not applicable.

Questions falling out of the expert's expertise and completeness of the report.

Mark Woodland has not been asked to make comment on any matters outside of his area of expertise. This report is a complete statement of evidence.

Expert Declaration

I have made all the inquiries that I believe are necessary and desirable to prepare and present expert evidence in this matter and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Mark Woodland
November 2016

3.0 Summary of Evidence

4. The following is a summary of my opinion in relation the questions set out in paragraph 3 of this statement:

The location of medium density housing within the Kororoit PSP area.

5. It is reasonable for the Kororoit PSP to define preferred locations and densities for medium density housing within and adjacent to local town centres. However, beyond these locations, the PSP should provide flexibility to deliver a variety of residential densities in a range of other locations within the balance of the PSP area (so long as the overall residential density and yield is achieved).
6. Reducing the required dwelling density within the walking catchments of local town centres from 25 dwellings/ha to 20 dwellings/ha is a sensible change. A density of 20 dwellings/ha in such locations would still allow for the delivery of housing diversity, and also contribute towards the creation of compact, walkable neighbourhoods.
7. The PSP should not mandate the delivery of medium density housing at 20 dwellings/ha on land adjacent to local community hubs. Instead, it should include a Guideline which encourages medium density housing in locations with close proximity to the PPTN, local bus stop, community facilities or open space.
8. The following changes to the Kororoit PSP are suggested:
 - *Delete walkable residential catchment from the land around the convenience hubs on the Plumpton Future Urban Structure Plan.*
 - *Apply the General Residential Zone to land around the Plumpton convenience hubs.*
 - *Update Table 3 to account for the change in land areas within/outside the modified walkable catchments.*
 - *Include a new guideline which supports medium density housing in close proximity to a PPTN Stop, local bus stop, community facilities or open space.*

The location and quantum of local open space on the subject site and environs.

9. The quantum of unencumbered open space identified within the Kororoit PSP area is not exceptional, however the quantum of encumbered open space is unusually high.
10. The PSP Guidelines require encumbered land to be used productively for open space wherever possible, and that planning should maximise the sharing of encumbered and unencumbered land.
11. A significant portion of these encumbered open spaces will be available to the community for use as linear passive open space. In the case of the subject land, the size, usability, location and orientation of open space within the powerline easement is a relevant consideration in determining how much local passive (unencumbered) open space is required in the north-east part of the PSP area, and where such open space should be located.

12. The open space in the powerline easement has considerable potential value as passive open space. If it is developed in the manner envisaged in the PSP, then it will create a substantial linear recreational asset for the Kororoit community.
13. The ‘neighbourhood park’ functions of LP-40 should be partially integrated into the powerline easement reserve, and the following options should be considered:
 - Option 1 – Co-locating a local park within the easement by creating a rectangular local open space reserve *partially within* the easement, and partially adjoining it.
 - Option 2 - Creating two smaller local parks – one park (say 0.4ha) on the east side of the subject site and another 0.4ha park *within* the easement.
14. Either of these options would be an acceptable alternative to the open space network proposed for the subject site in the exhibited PSP.
15. Option 2 is marginally preferable to Option 1, for the following reasons:
 - A smaller neighbourhood park on the east side of the subject site would ensure that a higher percentage of the residents in the western extremity of the PSP area would be within 400m walking distance of a local park, and;
 - Adding a smaller park to the easement would be an efficient use of ‘encumbered’ open space and would substantially add to the amenity of this linear reserve.
16. From a funding perspective, the planning framework ought to give proper recognition to the future value of the linear open space improvements proposed within the easement to the wider community who will ultimately live in this precinct. This could be achieved by including the open space improvement works in the easement within the ICP itself.
17. However, a more pragmatic alternative would be to still require open space improvements in the easement to be delivered as ‘developer works’, but to reduce the size of LP-40 (Option 2 described above). This approach would give recognition of the fact that an enhanced linear open space within the easement will make a valuable contribution to local open space within this part of the PSP, whilst at the same time ensuring the availability of local open space facilities to the majority of households in this part of the PSP area.
18. The following change to the Kororoit PSP are suggested:
 - *On Plan 6 (Open Space), relocate LP-40 further east (but still within the boundary of property 68), and reduce its size from 0.8ha to 0.4ha;*
 - *Annotate Plan 6, figure 4 (powerline easement concept) and Table 6 to reference opportunities to create local open space improvements within the easement.*

Implications of establishing a Local Access Street (Level 2) south of the intersection of Taylors Road and Saric Court.

19. The residential layout which would arise from requiring a Local Access Street (Level 2) and intersection on the subject site is problematic. Unless there are compelling traffic engineering reasons to require the road and intersection in this location, then they should be removed from the PSP.

4.0 Subject site and surrounding context

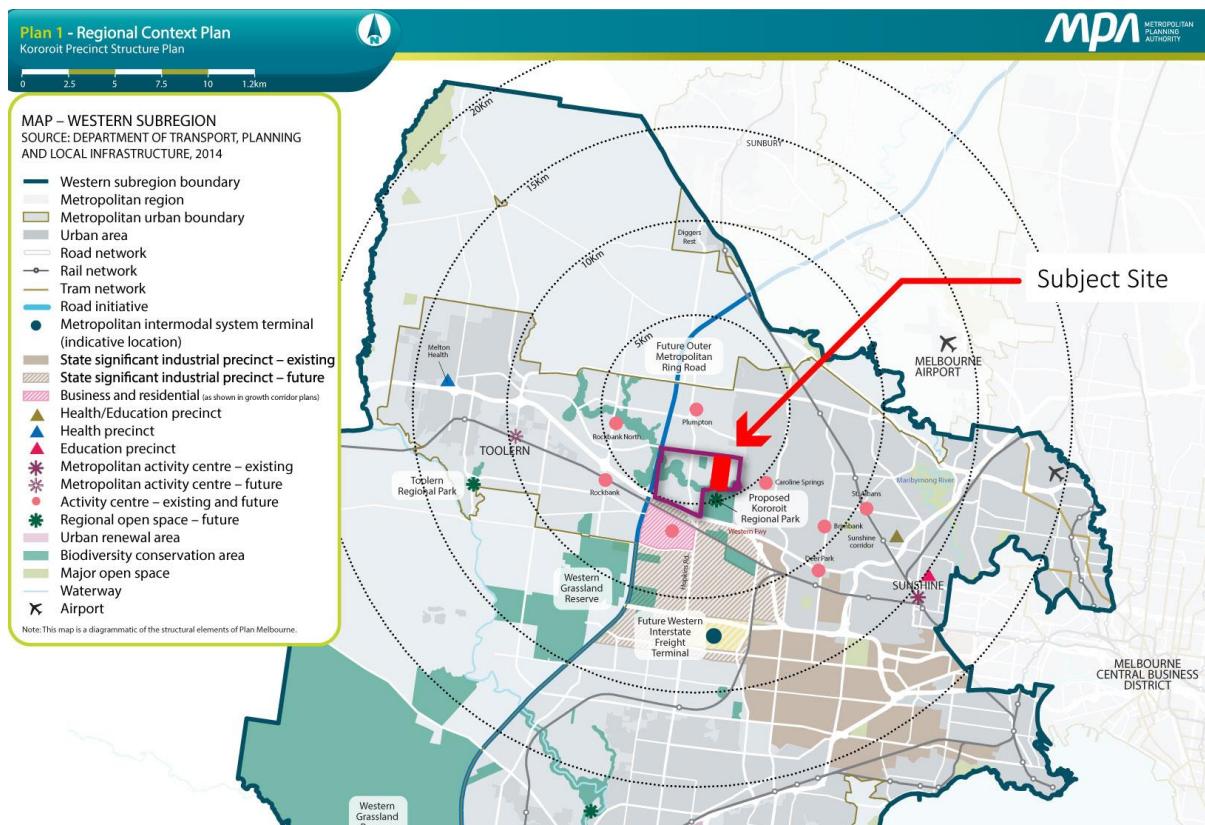
4.1 Subject land

20. The subject land is comprised of two parcels, 905-959 and 961-1025 Taylors Road Plumpton 3335, bounded by Taylors Road to the north, and Kororoit Creek to the south.
21. The subject site can be described as having the following features:
 - a. A proposed conservation area is located within the south western portion of the subject site, approximately 44ha in size.
 - b. An existing powerline easement bisects the site north-south, 160m wide and approximately 1,660m in length.
 - c. An existing watercourse and associated waterbody running diagonally across the eastern parcel of the subject site. A large wetland is located across part of the western land parcel
 - d. Access is available along the entire northern boundary from Taylors Road.
 - e. Drystone walls and remnants of a heritage hut are located on the property.

4.2 Surrounding context

22. The Plumpton and Taylors Hill West PSPs are located to the north of the subject site, with Taylors Hill West PSP is almost complete, while the Plumpton PSP is currently in draft form.
23. To the north east of the subject site City Vista Court is currently the primary access for the Taylors West Hill PSP onto Taylors Road. Saric Court provides access for existing low density residential properties to the north and north west of the subject site along Taylors Road.
24. To the east of the subject site is the existing Caroline Springs residential development. As the western boundary of this development was situated on the former Urban Growth Boundary for Melbourne, there are no addition through links provided from the Kororoit PSP area into Caroline Springs, beyond Taylors Road, Neale Road and Hume Drive.
25. The proposed Kororoit Regional Park and the existing Western Highway are located to the south of the PSP area. There is access provision to the Western Highway for the general PSP area via the Hopkins Road interchange.
26. The proposed Outer Metropolitan Ring Road and associated extension of the West Growth Corridor are to the west of the PSP area.

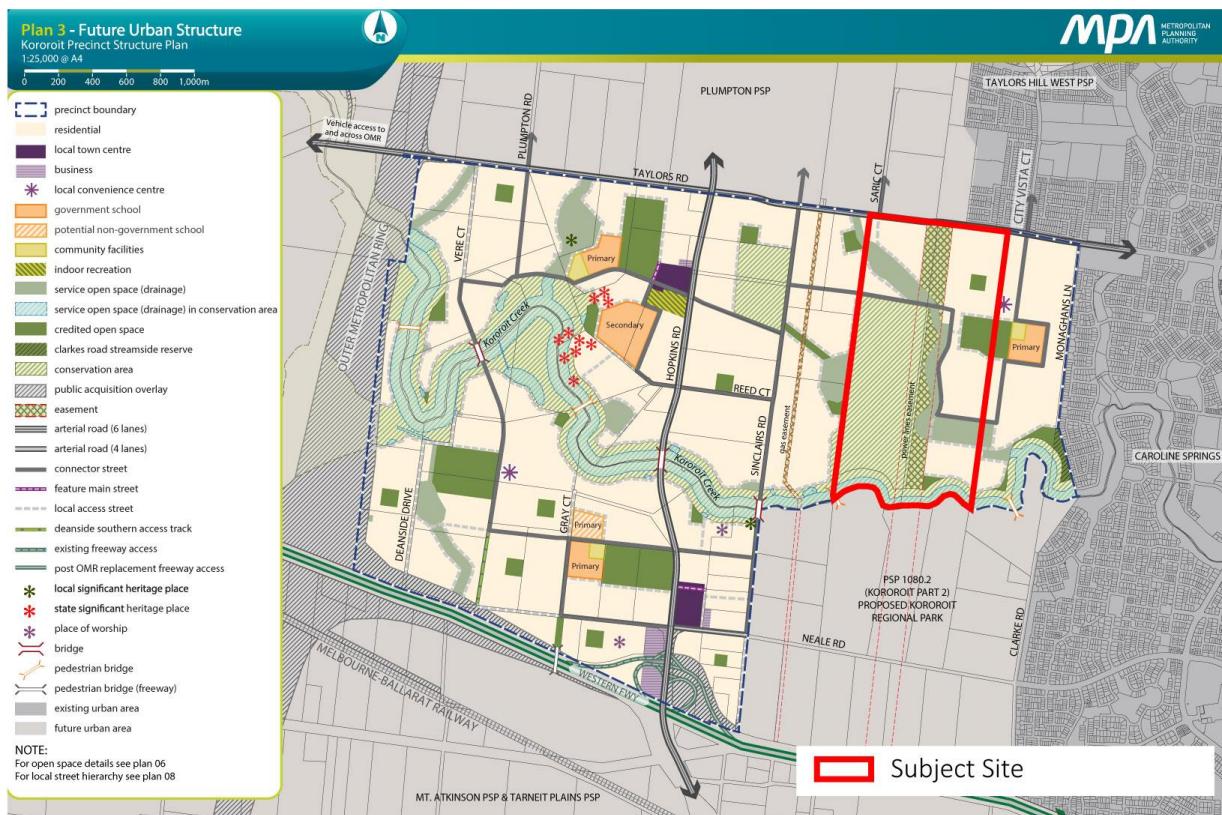
Figure 1 – Subject site marked on the Regional Context Plan, sourced from the Kororoit PSP.



5.0 The Kororoit Precinct Structure Plan.

27. The subject site is part of the broader Kororoit PSP area, covering 925.45 hectares, which is proposed to contain two Local Convenience Hubs and two Local Town Centres. One of these hubs, the eastern Local Convenience hub is located on the boundary to the subject site and the adjacent properties to the west.
28. The PSP identifies a significant portion of the subject site as open space and conservation reserves. In addition to the open space elements listed in detail in 4.3.1, the subject site is predominantly categorised within the Future Urban Structure plan as residential.

Figure 2 – Subject site marked on the Future Urban Structure Plan, sourced from the Kororoit PSP.



5.1 Provision of Open Space.

29. The Kororoit PSP provides a total of 304ha of open space which accounts for 57.34% % of the total NDA within the PSP area. Of this total open space, 250.58ha (47.2% of NDA) is categorised as service/encumbered open space while 52.36ha (9.68%) is categories as credited open space identified within the ICP.

30. Within the subject site the following open spaces are proposed:

- Conservation reserves, including the conservation reserve for the protection of grassland and habitat for threatened species, and the Growling Grass Frog corridor along the Kororoit Creek, totalling 53.7ha of the subject site
- Waterway and drainage reserves associated with the Kororoit Creek and watercourse/tributaries, totalling 15.09ha.
- A Utility easement (LSO-04) associated with the electricity transmission line totalling 12.61ha.
- Local active open space (SR-12) totalling 3.80ha.
- Local Parks (LP-39 and LP-40) totalling 1.30ha.

Figure 3 – Subject site marked on the Open Space , sourced from the Kororoit PSP.



31. LP-40 is identified in the Precinct Infrastructure Plan as a standalone Local Park, whereby the purchase of the land is proposed to be included within the ICP, and the construction and embellishment of the park is to be undertaken via developer works.
32. LOS-04 is identified in the Precinct Infrastructure Plan as a Linear Open Space. The PIP identifies the works within this reserve as comprising the construction of a shared path, landscaping and general embellishments. These are not proposed to be included within the ICP and are listed as being the responsibility of the developer.

5.2 Medium Density Housing.

33. Schedule 12 to the UGZ proposes to apply the Residential Growth Zone (TRGZ) to all residential land within the Kororoit PSP area. The purpose of the RGZ is to (inter-alia) encourage a diversity of housing types in locations offering good access to services and transport, and to provide housing at increased densities in buildings up to and including four storey buildings.
34. The Kororoit PSP identifies the following objectives, requirements and guidelines in relation to the location of medium density housing:
 - **Objective 1** is to deliver a minimum of 9,200 new homes across the precinct, based on 16.5 dwellings per residential net developable hectare average in residential areas, with medium to higher densities within and adjacent to town centre areas and areas identified in Plan 5).
 - **Requirements 13** states that subdivision of land must deliver an overall minimum average density of 16.5 dwellings per net developable hectare.
 - **Requirement 14** states that Medium density and higher density housing must be maximised within and adjacent to key amenity areas of the Precinct, as illustrated on Plan 5 and in Table 3.
 - **Requirement 15** states that Subdivision of land within a 400 metre walkable distance of Local Town Centres, community hubs, the Principal Public Transport Network and as indicated on Plan 5 must create a range of lot sizes suitable for the delivery of medium or higher density housing types listed in Table 2.
35. Table 3 specifies that residential areas around the Kororoit East Convenience Hub should achieve an average of 25 dwellings per net developable hectare.
36. Plan 5 and tables 2 and 3 from the Kororoit PSP are set out below:

Figure 4 – Table 2 Housing Type by Lot Size, Character, Housing, Community and Employment, Kororoit PSP.

Table 2 Housing Type by Lot Size

The following table provides an example of the typical housing types that might be provided on a range of lot sizes that support the housing diversity objectives.

HOUSING TYPES THAT MAY BE SUPPORTED	LOT SIZE CATEGORY (M ²)		
	LESS THAN 300M ²	301-600M ²	MORE THAN 600M ²
Small lot housing (including town houses and attached, semi-detached and detached houses)			
Dual occupancies, including duplex			
Detached housing			
Multi-unit housing sites (including terraces, row houses and villas)			
Stacked housing (including apartments and walk-up flats)			

Figure 5 – Plan 5 Image, Character, Housing, Community and Employment, Kororoit PSP.

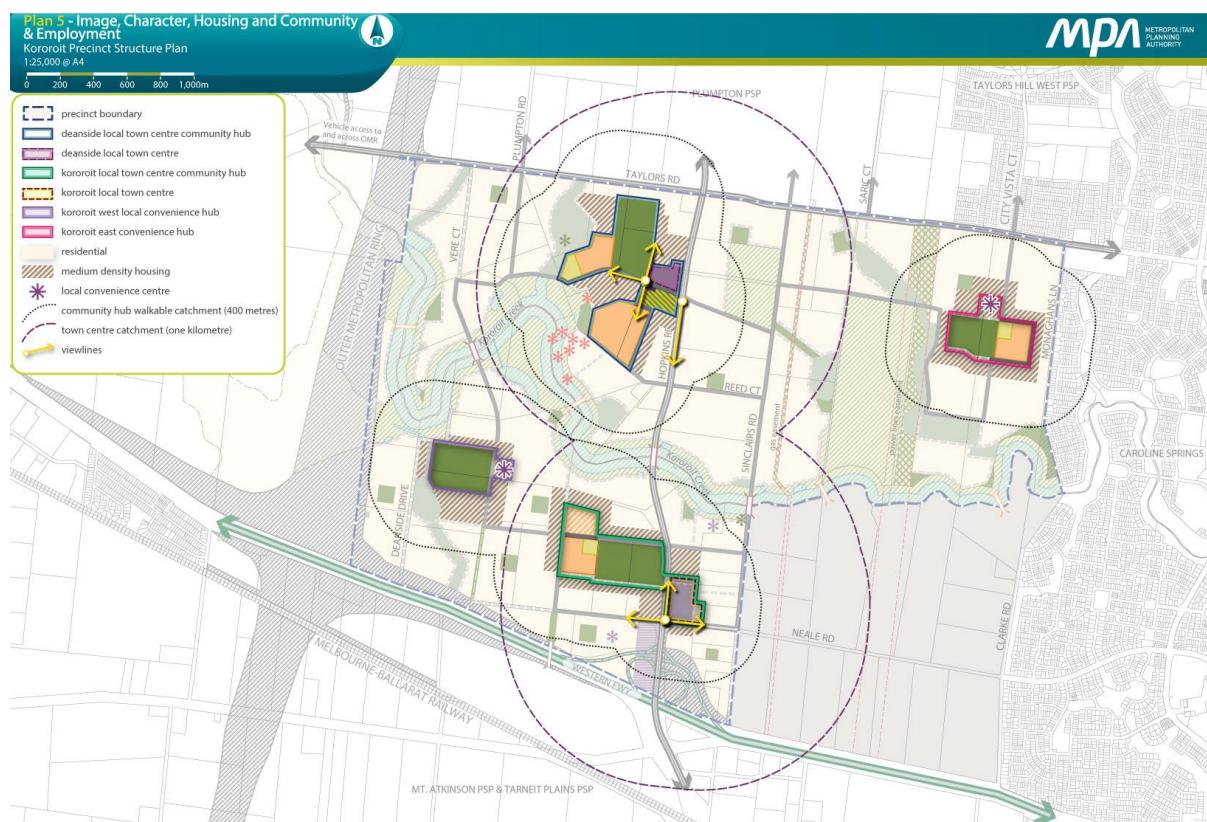


Figure 6 – Table 3 Housing Density, Kororoit PSP.

Table 3 Housing Density

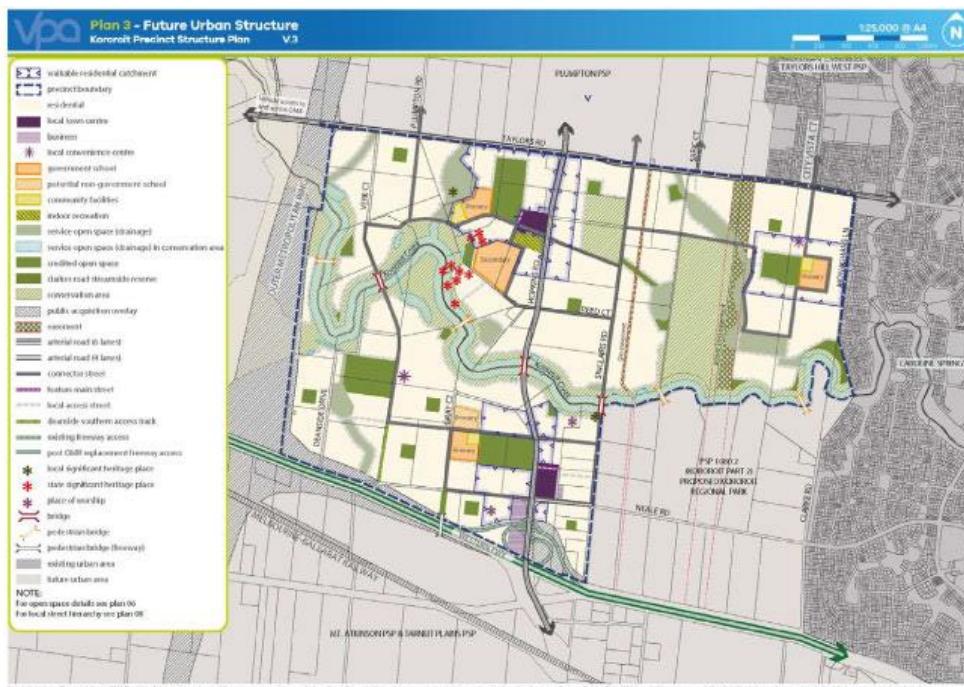
CATCHMENT	AVERAGE DWELLINGS PER NET DEVELOPABLE HECTARE	AREA (HA) - APPROX	DWELLING YIELD	RESULTING ADDITIONAL NUMBER OF DWELLINGS OVER 16.5 DWELLINGS PER HECTARE
Deanside Local Town Centre (LTC)	25	16.2	405	138
Kororoit Local Town Centre (LTC)	25	21.8	544	185
Kororoit East Convenience Hub	25	14.3	357	121
Kororoit West Convenience Hub	25	11.5	288	98
TOTAL		63.8	1595	542

37. The VPA Part A submission proposes a change in approach in relation to the location of medium density housing in the Kororoit PSP area. The overall objective of delivering 9,200 dwellings remains unchanged but the VPA proposes to articulate the preferred location and density of medium density housing in the following manner:

- **Amend Requirement 13** to state that subdivision of land must deliver an overall minimum average density of 16.5 dwellings per net developable hectare on residential land outside the walkable residential catchment.
- **Delete Requirement 14**
- **Redraft Requirement 15** to state that Subdivision of land within the walkable residential catchment shown on Plan 3 must create lots suitable for the delivery of medium or higher density housing as outlined on Table 2, and achieve a minimum average density of 20 dwellings per hectare.

38. The VPA propose to update the Future Urban Structure (FUS) plan to include walkable residential catchments, as shown in the figure below:

Figure 7 – Updated Future Urban Structure Plan showing proposed Housing Densities, VPA submission to Kororoit PSP Panel.



39. The VPA propose to define walkable catchments as being 100-200m from Community Hubs, and in the case of the Kororoit East Convenience Hub, the walkable catchment is shown on the revised FUS plan as being generally 100-140m from the edge of the precinct.

Figure 6 – Updated proposed Residential Housing Densities, VPA submission to Kororoit PSP Panel.

Figure 8 Kororoit Table 3 (updated)

RESIDENTIAL TYPE	NDA (HA)	DWELLINGS / NDHA	TOTAL DWELLINGS
Residential within walkable catchment	90.0401	20.00	1801
Residential outside walkable catchment	428.4944	16.50	7070
Residential within walkable catchment and residential outside walkable catchment	518.5345	17.11	8871
Town Centres	6.7361	25.00	168
TOTAL NDAR	525.2706	17.21	9039

6.0 Relevant Planning Provisions

40. I have considered the broader growth area planning context of the subject site, including the spatial frameworks and policies relating to land use, and open space planning identified in state and local planning policies. These include:

- State Planning Policy Framework
- Local Planning Policy Framework
- West Growth Corridor Plan
- Precinct Structure Planning Guidelines
- Clause 56 (residential subdivision provisions)

41. The relevant elements of frameworks and policies are set out as follows.

6.1 State Planning Policy Framework (SPPF)

42. The following State policies are of particular relevance to the specific matter that I have been asked to address in my evidence statement:

6.1.1. Policies on Urban Growth Frameworks/Guidelines.

43. Clause 11.02 requires that Planning consider any relevant Growth Area Framework Plans and the Precinct Structure Planning Guidelines (2009)

6.1.2 Housing Policies.

44. **Clause 11.02-2 ('Planning for growth areas)** outlines strategies for the location of urban growth ensuring that *average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare and Planning to meet housing needs by providing a diversity of housing type and distribution.*

45. **Clause 16.02 ('Housing')** seeks to provide for housing diversity, and encourage the location of new housing within walkable distances to activity centres, public transport and open space.

46. **Clause 16.01-4 ('Housing diversity')** provides strategies to *ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.*

47. The Melton LPPF does contain policies on environmental sustainability (clause 22.03) and transport (clause 22.07) that are only very generally relevant to the Kororoit Precinct Structure Plan and the issues raised in this submission.

6.1.3 Policies on Open Space.

48. **Clause 11.03 ('Open Space')** contain the following relevant strategies:

Ensure that open space networks:

- *Are linked through the provision of walking and cycle trails and rights of way.*
- *Are integrated with open space from abutting subdivisions.*
- *Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways and coasts.*

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction and peace and solitude.

6.2 Local Planning Policy Framework (LPPF)

49. The following Local policies are of particular relevant to the specific matter that I have been asked to address in my evidence statement:

6.2.1 Housing Policies.

50. **Clause 22.12 – Housing Diversity Policy** states the following objectives that relate to the provision of multiple housing densities within new development:

- *To facilitate a diverse range of housing to meet the needs of a diverse population and provide genuine choice in housing products.*
- *To support increased residential densities in locations with high levels of access to infrastructure, services and transport.*

6.2.2 Policies on Open Space.

51. **Clause 22.03 – Recreation and Open Space Networks Policy**, notes that recreation and open space networks are to be provided, catering for a variety of lifecycle [sic – lifestyle] needs. It is policy to:

- *To maximise opportunities for multi-use open space and the location of appropriate community and cultural facilities near open space.*
- *To ensure that open space is appropriately integrated with surrounding land uses, and is responsive to natural landscapes and features.*
- *To use linear links to connect parcels of planned open space, residential, civic and commercial areas with existing and planned district and regional recreation facilities.*

6.3 West Growth Corridor Plan.

52. The Growth Corridor Plans (**GCP**) were released by the Minister for Planning in June 2012¹. These Plans provide a broad land use framework that will guide the future planning and development of new urban precincts across Melbourne's growth corridors. The GCP states that:

*'Before development can commence, detailed planning for each precinct must occur in the form of individual Precinct Structure Plans (PSPs), which must be 'generally in accordance' with the Growth Corridor Plans'*².

53. The Subject Site is designated on the West Corridor Plan as 'residential' with the adjoining transmission line reserve indicated on/within the western boundary of the subject site.
54. The West GCP also identifies the land south of the Kororoit Creek as a 'Proposed Regional Open Space'. Within the south western portion of the site, land is identified as having 'Biodiversity Values', namely relating to Golden Sun Moth and Growling Grass Frog habitat areas.

6.4 Precinct Structure Planning Guidelines.

55. The Precinct Structure Planning Guidelines explain how to prepare a Precinct Structure Plan that meets the government's objectives for growth area communities. The Standards which are of particular relevance to the specific matters that I have been asked to address are as follows:

Element Two - Housing

(S1) Housing across a precinct structure plan should achieve an average density of at least 15 dwellings per net residential hectare, which will be achieved by providing a range of lot sizes. Higher densities should be focused in and around activity centres and public transport based on the following guidelines:

- *Within an activity centre, homes should be high density.*
- *Within the walkable catchment of an activity centre, homes should be medium or high density.*
- *The precinct structure plan should identify opportunities for medium to high density housing close proximity to a PPTN stop or station, a local bus stop, community facilities or open space.*

¹ I note that to date these plans have not been implemented by way of any reference or incorporation into the State Planning Policy Framework or Ministerial Direction. Notwithstanding, the Victorian Planning Authority has relied upon the GCPs to provide strategic direction or future planning and development of new urban precincts across Melbourne's growth corridors since their release in June 2012.

² GCP, page 8

Element Five – Open Space

(S1) Provide a network of quality, well-distributed, multi-functional and cost effective open space, catering for a broad range of users that includes:

- Local parks within 400m safe walking distance of at least 95% of all dwellings;
- Active open space within 1 kilometre of 95% of all dwellings;...

(S2) In residential areas, approximately 10% of the net developable area as total public open space, of which 6% is active open space.

In addition, residential precincts should contain active indoor recreation facilities that are co-located and/or share space with schools and integrated community facilities. This should result in an active indoor sports provision of approximately 5 hectares per 60,000 residents.

(S4) In meeting standards S2 and S3, encumbered land should be used productively for open space.

The network of local and district parks should be efficiently designed to maximise the integration and sharing of space with publicly accessible encumbered land.

Encumbered land usually includes land retained for drainage, electricity, biodiversity and cultural heritage purposes.

The parkland created by such sharing and integration should be suitable for the intended open space function/s, including maintenance.

In this way encumbered land will be well utilised, while the total amount of open space can be optimised without adversely impacting on the quality and functionality of the network.

6.5 Clause 56 ('Residential Subdivision').

56. Clause 56 contains objectives and standards relating to the design and development of residential subdivisions in Victoria. The following standards of particular relevance to the specific matter that I have been asked to address in my evidence statement.

6.5.1 Housing

57. Clause 56.05 (Lot Design) contains the following relevant objectives and standards:

- *To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.*
- *To provide higher housing densities within walking distance of activity centres.*
- *To achieve increased housing densities in designated growth areas.*
- *To provide a range of lot sizes to suit a variety of dwelling and household types.*

58. Standard C7 specifies that:

A range and mix of lot sizes should be provided including lots suitable for the development of:

- *Single dwellings.*
- *Two dwellings or more.*
- *Higher density housing.*
- *Residential buildings and Retirement villages.*

Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.

6.5.2 Open Space

59. Clause 56.05-2 (Public Open Space) contains the following relevant objectives and standards:

- *To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.*
- *To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.*

60. Specifically **Standard C13** specifies that the provision of open space should:

- *Provide a network of well-distributed neighbourhood public open space that includes:*
 - *Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings*
- *Additional small local parks or public squares in activity centres and higher density residential areas.*
- *Active open space of a least 8 hectares in area [sic] within 1 kilometre of 95 percent of all dwellings...*
- *Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.*

7.0 Planning Considerations.

7.1 Location of medium density housing within the subject land.

61. I have been asked to address whether more flexibility should be provided regarding the location of medium density housing on the subject land under the PSP. Considering this question, I have considered State Policy , the PSP guidelines and the general approach to delivering medium density housing across the wider Kororoit PSP area.
62. Both State Planning Policy (at clauses 11 and 16) and the PSP Guidelines support achieving the following outcomes:
 - Wider housing choices in growth areas;
 - Residential densities of at least 15 dwellings per hectare, and;
 - Higher density housing development to be directed to locations close to activity centres, employment corridors and public transport.
63. Amendment C147 (incorporating the revisions proposed the VPA) will enable these outcomes to be met or exceeded, in that:
 - The PSP will deliver circa 17.2 dwellings/ha (ndar)³ across the precinct;
 - Requirement 15 and Guideline 20 will facilitate a mix of housing types across the precinct, and;
 - Requirement 15 requires the delivery of higher housing densities (minimum average density of 20 dwellings/ha) higher housing densities in and around activity centres and within walking distances of public transport services.
64. The subject land does not have an activity centre within its boundaries. However, I note that the VPA propose to reduce the required dwelling density within the walking catchments of local town centres from 25 dwellings/ha to 20 dwellings/ha. I consider this to be a sensible change, and that such densities around local town centres will still allow for the delivery of considerable diversity of housing product, and contribute towards the creation of compact, walkable neighbourhoods.
65. A local community hub is located along the eastern boundary of the subject land. Amendment C147 (incorporating the revisions proposed the VPA) directs that medium density housing must be delivered on land adjacent to local community hubs. The revisions proposed by the VPA identify walking catchments around community hubs, and the revised Requirement 15 specifies that subdivision of land within these walking catchments must create lots suitable for the delivery of medium density housing with a minimum average density of 20 dwellings per hectare.
66. I consider that specifying that medium density housing must be delivered in the walking catchment of local community hubs is unreasonably restrictive, and goes beyond what is required under both the SPPF and the PSP Guidelines.

³ The revised Table 3 (housing density) proposed by the VPA suggests that circa 9,039 dwellings can be delivered in the PSP area, and the overall average density across the precinct will be circa 17.21 dwellings/ha (ndar).

67. A local community hub will typically comprise a primary school, ovals, a community centre, a few shops and a local bus stop. The extent of amenity, services and accessibility on offer in community hubs is much lower than that offered by locations close to Local Town Centres and substantially lower than that offered by locations close to Major or Principal Town Centres, or locations with access to existing/planned train stations.
68. Whilst I agree with the VPA that such locations do present opportunities for delivery of medium density housing, I consider that the type of amenity, services and accessibility offered by such facilities is quite specific (the facilities within these hubs generally cater to the needs of young families) and is therefore only likely to support a limited number of medium density dwellings.
69. There will be other locations within residential neighbourhoods in Kororoit that will be potentially more attractive for the delivery of medium density housing, including locations that adjoin local parks, creeklines, and public transport routes.
70. In my opinion, the future occupiers of at least some of the households seeking medium density housing options in Melbourne's new suburbs are likely to place higher value on being close to walking/cycling trails, passive parkland, dog walking areas and conservations areas than being located close to primary schools, sporting ovals, childcare or maternal health facilities.
71. I also note that there is nothing in State policy that specifically directs medium density housing to locations adjoining local community hubs.
72. The relevant standard in the PSP Guidelines (S1) acknowledges that such locations might be suitable for the delivery of medium density housing, but it does not mandate this outcome.
73. Standard S1 makes a clear distinction between how PSPs should identify medium density housing in such locations compared to locations within/adjacent to activity centres. It specifies that:
- homes within activity centres and their walking catchment should be medium or high density, whereas;
 - PSPs should identify opportunities for medium to high density housing in close proximity to a PPTN Stop, local bus stop, community facilities or open space.
74. I do not consider it appropriate for Amendment C147 to mandate that medium or higher density housing be delivered on land within walking distance of community hubs. Rather I consider that the PSP should simply *identify opportunities* for such housing to be delivered in these locations.
75. For the above reasons I consider that flexibility should be retained within the Kororoit PSP for the land developer to meet consumer demand for a variety of housing types/densities across wider range of locations than contemplated under the revised draft Plumpton PSP.
76. In summary, it is my opinion that it is reasonable to define preferred locations and densities for medium density housing within and adjacent to local town centres in the Kororoit PSP (at a density of 20 dwellings/ha), but that beyond these locations, the PSP should provide flexibility for medium density housing to be delivered across the balance of the PSP area.
77. Instead of mandating medium density housing adjacent to local community hubs, I suggest that the PSP could include a Guideline which encourages medium density housing in locations with close proximity to a PPTN stop, local bus stop, community facilities, environmental areas, and open space would be desirable.

78. By setting average densities to be achieved across the entire Precinct, (the Kororoit PSP requires 17.2 dwelling per hectare - higher than the average density ordinarily set for PSPs), the PSP will ensure that both the overall dwelling target as well as a diversity of housing products of both conventional and medium density across the precinct will be achieved.
79. Removing the walking catchments for local convenience hubs from the Future Urban Structure Plan would mean that the dwelling yields shown in Table 3 of the PSP will need to be re-calculated, and that some minor adjustment to residential densities within the PSP will be required if the overall dwelling target of circa 9,100 dwellings is to be maintained in the PSP.
80. I recommend the following changes be made to the Kororoit PSP:
- Delete walkable residential catchment from the land around the convenience hubs on the Plumpton FUS Plan.
 - Apply the General Residential Zone to land around the Plumpton convenience hubs.
 - Update Table 3 to account for the change in land areas within/outside the modified walkable catchments.
 - Include a new guideline which supports medium density housing in close proximity to a PPTN Stop, local bus stop, community facilities or open space.

7.2 Location and quantum of local open space on the subject site and environs.

81. The overall quantum of unencumbered open space to be set aside within the Kororoit PSP area is broadly consistent with the provision standard contained within the PSP Guidelines:
- The PSP Guidelines requires that 10% of the NDA of a precinct be set aside as public open space, of which 6% is to be active open space.
 - The Kororoit PSP proposes to set aside 9.86% of NDA for unencumbered open space. Local sporting reserves will make up 6.67% of the NDA whilst local network parkland (credited under the ICP) will comprise 3.19% of the NDA.
82. The overall quantum of encumbered open space identified within the Kororoit PS is unusually high, largely due to the extent of conservation areas, drainage/waterway reserves as well as the transmission easement. The Kororoit PSP land budget identifies 250 hectares of Service (ie encumbered) Open Space within the Precinct, which equates 47.20% of the overall NDA within the Precinct. This is a significantly higher percentage of encumbered open space than is found in most precincts across Melbourne's growth areas, which typically range from less than 20%⁴, up to circa 30% - 36% of NDA.⁵
83. I note that a significant portion of the encumbered open space within the Kororoit Precinct will be available to the community for use as linear passive open space. For example:

⁴ Plumpton, Rockbank, Toolern, Tarneit North and Lockerbie North PSPs all have encumbered Open space less than 20% of NDA.

⁵ Rockbank North, Merrifield West, Wollert and Lockerbie PSPs

- The Growling Grass Frog reserves along the Kororoit Creek provide for linear trails and creek crossings;
 - Sections of the drainage lines and waterways will be available for pedestrian trails and passive recreation;
 - Conservation reserves 1 and 2 provide for some picnic areas and low impact trails;
 - The majority of the powerline easement is identified as being available for use as linear passive open space (refer figure 4 and Table 6 from the PSP).
84. The PSP Guidelines require encumbered land to be used productively for open space wherever possible, so that the total amount of open space can be optimised. It also requires that unencumbered parkland should be planned so as to maximise the sharing of open space with publicly accessible encumbered land.
85. I interpret the PSP Guidelines to mean that where the encumbered land is available for use for open space purposes, then this should be considered to form part of the overall open space network and therefore taken into account in determining the quantum and location of unencumbered open space to be set aside within any given PSP.
86. In the case of the Kororoit PSP (and the subject site in particular), I consider that the size, usability, location and orientation of encumbered open space within the powerline easement is a relevant consideration in determining how much local passive (unencumbered) open space is required in the north-east part of the PSP area, and where such open space should be located.
87. The Kororoit PSP makes substantial provision for open space within the powerline easement to be used for passive open space purposes. Whilst the easement is defined as encumbered land within the land budget, it is clear that the PSP envisages that the open space within the easement will form an important linear open space corridor for the future Kororoit community.
88. The open space area within the easement is assigned as ‘linear open space’ (LOS-04) within the PSP, and this space will connect the wider community to the Conservation reserve, Kororoit Creek, Kororoit Regional park and recreational path networks to the south and north of the precinct. This linear open space will therefore fulfil a wider (district-scale) open space function, meaning that it will benefit more than just the residents who adjoin it.
89. The following factors are relevant to considering what practical contribution this easement will make to passive and active open space within this part of the PSP area:
- The easement is a considerable size – it is circa 160 metres wide and extends for a length of circa 1300 metres (from north to south) within the subject site. It has an overall area of approximately 12 ha (excluding that part of the easement that forms part of the adjacent conservation reserve and drainage reserves);
 - Powerlines occupy some but not all of the easement – circa 60m of the 160m easement width currently remains free of pylons or wires;
 - The power pylons are tall, and spaced apart - the space in between the pylons is available for use for passive recreation purposes;
 - The Kororoit PSP identifies the open spaces within the easement as being suitable for a range of passive recreation (such as dog walking and community gardens), active recreation (such as fitness circuits) and stormwater management purposes (refer figure 4 and table 6 of the PSP).

- Guideline 38 of the PSP specifies that land in the powerline easement should be utilised for open space and recreation purposes;
 - There are specific requirements in the PSP that require the developer of the subject site to undertake open space improvement works within the easement. For instance:
 - *Requirement 28 of the PSP specifies that all nominated parks (including LOS-04) must be located, designed and developed to the satisfaction of the responsible authority.*
 - *Requirement 90 of the PSP requires that all public spaces (including LOS-04) must be finished to a standard that satisfies the requirements of the responsible authority, in accordance with the type of open space listed in Table 7.*
 - The PSP requires that landscaping and paths be established within the easement. Neither the acquisition of the land within the easement nor the open space improvements on the easement are identified as being funded via the ICP. The open space improvement works are specified in the PSP as being ‘developer works’.
90. In my opinion, if the easement is developed in the manner envisaged in the PSP, then it will create a substantial linear recreational asset for the Kororoit community. It is a very substantial land area and it is large enough area to enable a wide variety of activities to occur within (off-leash dog walking, fitness trails, informal ‘kick to kick’ areas, community gardens, etc.) Importantly, it will also provide off-road walking and cycling access to regional open space along the creek and the proposed Kororoit parkland reserve for the wider community.
91. For these reasons, I consider that whilst the land is encumbered by the existing powerlines, it has considerable potential value as passive open space, and its size and location within the PSP area has a direct bearing on the optimal size and location of any unencumbered open space on land in proximity to it.
92. However, I do not consider that the availability of a substantial area of passive open space within this easement makes the provision of local open space proposed at via Local Park LP-40 entirely surplus or redundant in the north-west portion of the PSP area. I say this because the easement is physically encumbered by the presence of existing powerlines and pylons, although these structures do not cover the entire width of the easement, and they place only a few constraints on the useability of the easement as open space.
93. The SP Ausnet ‘*Guide to Living With Transmission Line Easements*’ sets out in detail the nature of these limits. This Guide permits a variety of passive and active recreation activities (including playgrounds, tennis courts and sporting fields) to be established within powerline easements.
94. The Local Park LP 40 is intended to serve two broad purposes in my view. First, it is intended to provide ‘standard’ neighbourhood park facilities such as a children’s playground, barbecue facilities and informal ‘kickabout’ areas. Second, it is intended to be located so as to ensure that local residents have convenient access to local open space (the relevant PSP Standard suggests that 95% of residents should ideally be located within 400m of a local park).

95. In relation to the first purpose, I consider that it is possible to integrate these ‘neighbourhood park’ functions into the powerline easement reserve, and there are a number of ways that this could be achieved, including the following options:

- Option 1 – Co-locating a local park with the easement by creating a rectangular local open space reserve partially within the easement, and partially adjoining it.
- Option 2 - Creating two smaller local parks – one park (say 0.4ha) on the east side of the subject site and another 0.4ha park within the easement.

96. I consider that each of the above options has some merit and warrants further consideration, as set out below.

Option 1 – Co-locating a local park with the easement.

97. There are a number of precedents for co-locating local parkland with various types of encumbered land in Melbourne’s growth areas.
98. The Kororiot PSP itself proposes this approach along the Kororiot Creek - local parks LP-34 and LP27 are both proposed to be sited adjacent to the Kororiot Creek, and this approach will enable the sharing of unencumbered space with publicly accessible encumbered land. It also enables the unencumbered land parcel to be smaller in area. Each of these parks is proposed to be circa 0.5ha although the practical size of each park will be larger by virtue of their co-location with encumbered land in the creek corridor.
99. The approved Thompsons Road PSP (in the City of Casey) has also adopted this approach by providing local parkland along the transmissions easement which runs east west through the Clyde growth corridor. The Thompsons Road PSP provides for two local parks (POS13 and 8) adjoining the transmission easement. Each of these parks are proposed to be circa 0.5ha in area although the practical size of each park will be larger by virtue of their co-location with encumbered land in the powerline easement.
100. Local open space has also recently been created within and adjacent to the powerline easement in the Taylors Hill West PSP (immediately north of the Kororiot PS area). In this instance, the landscape works within the transmission easement were funded through the Development Contributions Plan, as opposed to being ‘developer funded’ works.

Figure 8 –Exhibited Kororoit PSP showing 400m walking catchment from local park LP-40.

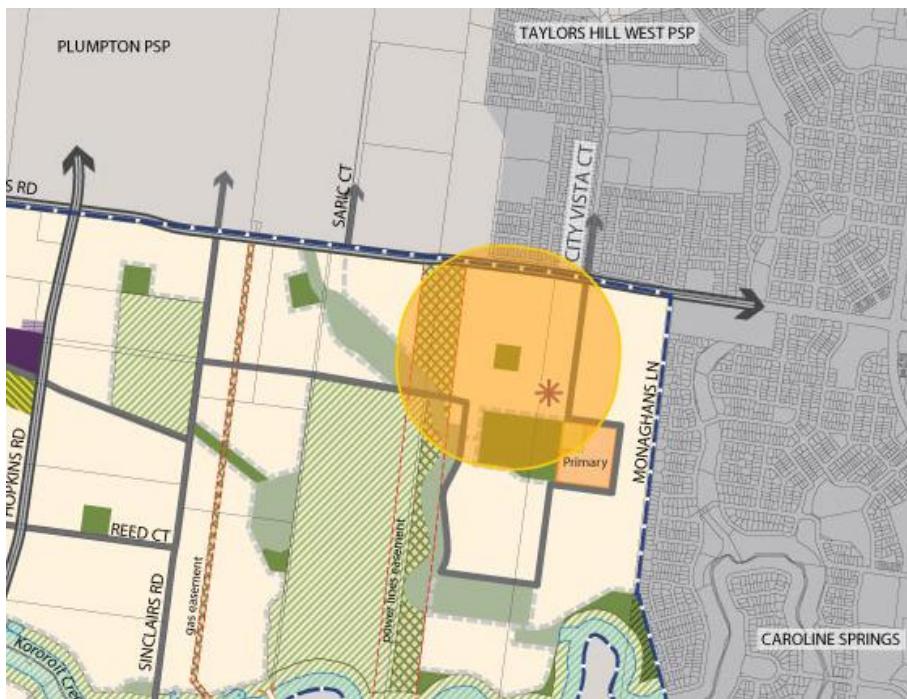
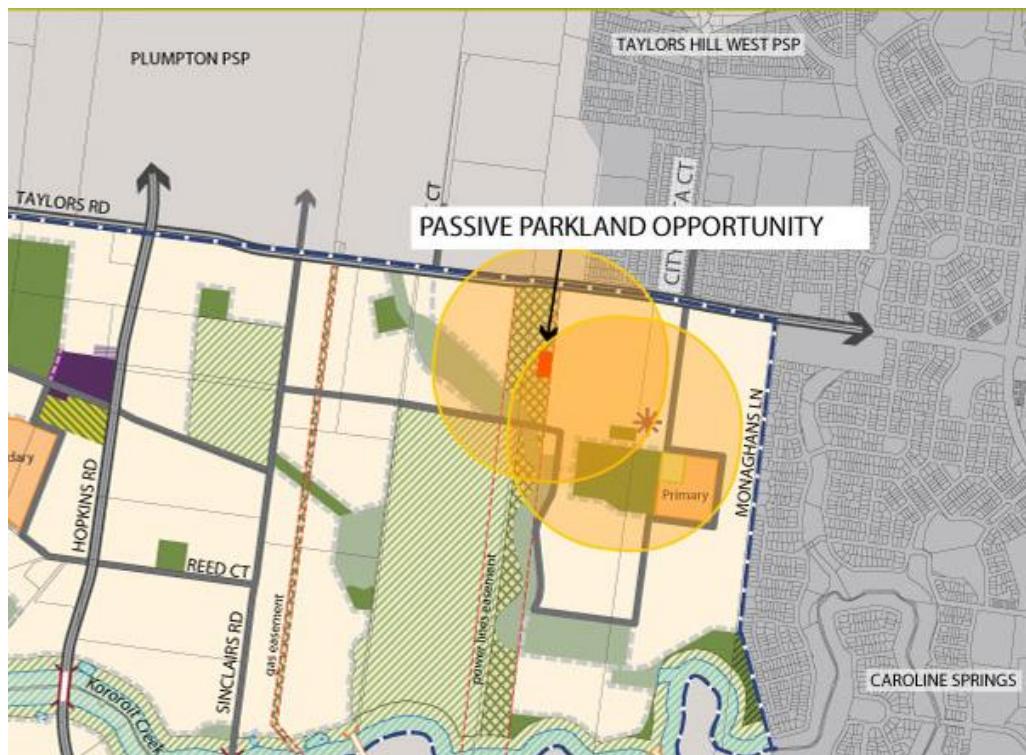


Figure 9 –Alternative Park Layout (Option 1) showing 400m walking catchment from local park.



Figure 10 –Alternative Park Layout (Option 2) showing 400m walking catchment from two smaller local parks.



101. In my opinion, there is merit in co-locating local open space adjacent to linear open space within the powerline easement in the Kororoit PSP, and achieving a more efficient use of land for open space purposes in the process.
102. Local Park LP-40 could be relocated and resized so that it adjoins the easement to create an integrated passive park. Give the size of the easement, an obvious option would be to set aside (say) 0.6hectares of land within the easement and itself and creating (say) 0.4 hectares of neighbourhood park (credited open space) adjacent to the easement so as to form a large 1hectare Neighbourhood Park. This approach would allow for both a local park facilities and embellishments along the transmission easement to be delivered in an integrated way, whilst at the same time efficiently using encumbered land for open space purposes.
103. Moving LP-40 to this location and reducing its size from 0.8ha to 0.4ha is supported by the Standards in the PSP Guidelines relating to optimising the use of encumbered and unencumbered open space, and it is also consistent with the approach already applied in the PSP for other passive parkland adjoining the Kororoit Creek.
104. I believe that this approach provides a fair outcome for the landowner who would then be required to embellish parts of the easement and the LP-40 park in an integrated way (noting that the PSP does not provide for the easement to be acquired via the ICP, or for the landowner to be reimbursed for embellishment works on either LP-40 or LOS-04).

105.I have considered whether moving this LP-40 would have an impact on the PSP standard to achieve an outcome whereby 95% of dwellings are located within 400m of a local park. I acknowledge that relocating the park adjacent to the powerline easement will have an impact on the level of access to local parkland for some of the dwellings on Property 69, but I consider this this impact to be minor.

106.Approximately 96.8% of the residential land within the PSP is already located within the 400m catchment of local parkland. The location of LP-40 under the PSP already results in a small area of land in the north-west corner of the precinct which falls outside of the 400m walking catchment. Relocating LP-40 to adjoin the easement would marginally reduce the coverage of residential land within walking catchments to 96.4%. This is still above the 95% required under the PSP Guidelines.

Option 2 –Creating two smaller local parks.

107.The second option would be to create two smaller local parks – one local park (say 0.4ha) on the east side of the subject site and another 0.4ha local park located within the easement.

108.This option would have the benefit of integrating local parkland with the (encumbered) linear open space, whilst at the same time delivering a local park in a location that would ensure that dwellings within Property 69 would have better walking access to local parkland.

109.The 0.4ha park on the east side of the subject site could potentially be integrated into the active open space precinct in this location. This would create an efficient urban structure (by minimising the extent of roads that would need to flank the local open space) as well as reinforcing the ‘community hub’ function of this precinct.

110.There are a number of precedents across Melbourne’s growth areas for creating smaller local parkland to account for site specific circumstances such as those in the Kororoit precinct. In some instances smaller local parks are co-located with encumbered open spaces, but in other instances they are not.

111.**Appendix 2** identifies some examples of small neighbourhood parks in Melbourne’s West, North and South-east suburbs.

112.**Appendix 3** sets out the number and location of smaller (ie <0.5ha) local parks in a selection of PSPs across Melbourne’s growth areas.

113.I also note that the Melton Open Space Strategy identifies local passive open space areas as being sized anywhere between 0.2 and 2ha in area, and that whilst local parks should typically be a minimum of 0.5 ha, smaller spaces are contemplated where they are considered to be ‘fit for purpose’⁶.

114.Examples within the City of Melton where smaller local parks have been included within PSPs include the Rockbank and Plumpton PSPs, where smaller local parks of 0.5ha are planned (refer **Appendix 4** for further details).

115.In my opinion, either of the above two options would be an acceptable alternative to the open space network proposed for the subject site in the exhibited PSP. Both options provide for a more productive use of the easement land, and create a larger open space setting for the proposed local park. Both allow for a small reduction in the overall area set aside for passive parkland in the wider PSP area without compromising the use or function of this particular park as a neighbourhood park.

⁶ Melton Open Space Background Report, page 23.

116.In my view Option 2 is marginally preferable to Option 1, for the following reasons:

- A smaller neighbourhood park on the east side of the subject site would ensure that almost all of the residents in the western extremity of the PSP area would be within 400m walking distance of a local park, and;
- Adding a smaller park to the easement would be an efficient use of ‘encumbered’ open space and would substantially add to the amenity of this linear reserve.

117.As noted elsewhere in my evidence, the PSP required that the future development of the subject site make the usual contributions towards the delivery of land and improvements for active and passive open space, but it also requires that the development of this site fund linear open space improvements within the powerline easement. In contrast to the Taylors Hill West PSP/DCP, these open space improvements within the powerline easement are not proposed to be funded under the Kororoit ICP.

118.I do not consider that requiring the development of the subject site to fund open space improvements within the powerline easement (on top of payment of the ICP rate and funding the ordinary local open space improvements) to be a particularly fair or reasonable outcome.

119.In my view the PSP ought to give proper recognition to the future value of the linear open space improvements proposed within the easement to the wider community PSP area. This could be achieved by including these works in the ICP itself, but I am mindful that the ICP contribution rate will be capped and so adding extra works into the ICP may only serve to create a funding shortfall for Council for such works in the future.

120.I consider that a more pragmatic alternative to including the cost of the linear open space improvements into the ICP would be to still require these improvements to be delivered as ‘developer works’, but to reduce the size of the local open LP-40 (Option 2 described above). This approach would give recognition of the fact that an enhanced linear open space within the easement will make a valuable contribution to local open space within this part of the PSP, and would not result in a compromise in the availability of local open space facilities to households in this part of the PSP area.

7.3 Implications of establishing a Local Access Street (Level 2) south of the intersection of Taylors Road and Saric Court.

121. The Plumpton PSP proposes to establish a Local Access Street (Level 2) link between Taylors Road and the south-west junction of the waterway reserve and powerline easement, as shown in figure 11 below.



Figure 11 –Plan 8 (Road Network Plan) from the Kororoit PSP.

122. I understand that this street will have a 20m wide cross section, and that the intersection of Taylors Road and Saric Court need to be controlled by 4 way traffic signals. I note that whilst the Kororoit PSP does not identify the need for a four-way signalled intersection at this location, the Plumpton PSP does include such a requirement.

123. I have been provided with a concept drawing which sets out a possible signalled intersection layout overlaid on an alternative street layout that proposes a 'left in-left out' access to the land parcel adjacent to the powerline easement (refer Figure 12, below). I have been advised that the lot yield shown on this concept drawing without the signalized intersection is 230 lots, whilst the lot yield would be approx. 180 lots on the land with the intersection shown on Figure 12.

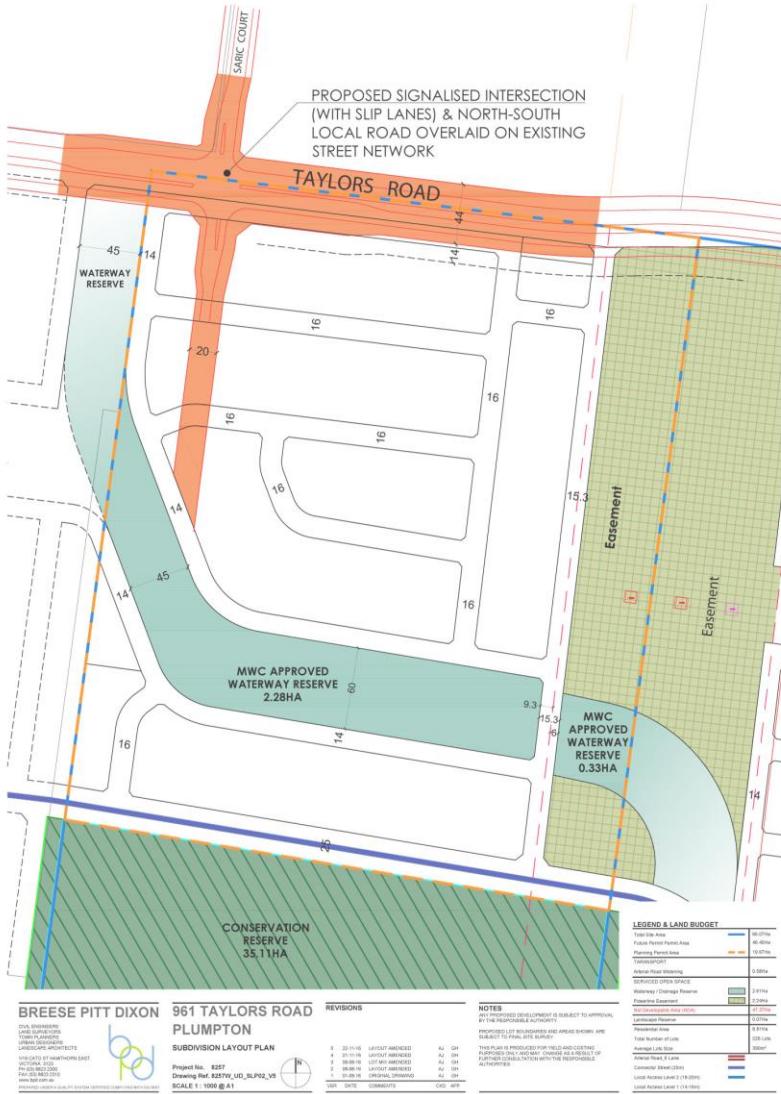


Figure 12 –961 Taylors Road: Possible signalised intersection layout and alternative street layout.

124. The concept design set out in Figure 12 suggest the following in relation to this intersection:

- Land will need to be set aside and acquired along the south side of Taylors Road in order to accommodate a four-way intersection (including land for signals, flaring and slip lanes);
- The intersection works (including both road works and traffic signals) will be more extensive when compared to the works that would be required for the alternative layout shown on Figure 12 (ie a T-intersection at Saric Court and a left in-left out treatment adjacent to the powerline easement).
- The road reserve and the extent of road pavement within the local access road itself will be wider than would be the case if this road were a Local Access Street (Level 1);
- The ICP will need to accommodate the cost of acquiring the additional land and undertaking the intersection works associated with the delivery of this intersection.

125.I note that Clause 56 of the Melton Planning Scheme (at table C1) identifies that access streets (Level 2) are ordinarily required in situations where a road is expected to carry 2000-3000 vehicles per day.

126.I defer to traffic engineering expertise on whether an Access Street (Level 2) is warranted in order to cater for the expected traffic volumes, or to efficiently and safely distribute traffic in this location.

127. I note that the residential subdivision layout shown on Figure 12 with the intersection will result in a large and irregularly shaped land parcel between the Access Street and the waterway.

128.If achieving a local road frontage along the entire length of the waterway was required, then the result would be the creation of a series of residential lots with multiple road frontages.

129.One alternative to this would be to establish a series of east-west oriented lots, but this would result in irregular, deep lots which would also create a ‘back fence’ interface with the waterway.

130.Another alternative would be to use the site for medium density housing although I note that this is large land parcel (0.78ha), and the location does not offer any unique amenity proposition to support circa 16-20 townhouses or other forms of medium density housing in this location.

131.In my opinion, the residential layout which would arise from requiring a Local Access Street (Level 2) and intersection on the subject site is problematic. It is inefficient in that it appears to result in a lower residential density/ yield than the alternative residential layout shown on Figure 12. It will also most likely result in irregular residential lots that have a substandard interface with either the local road network or the waterway reserve (depending on what design configuration is pursued)

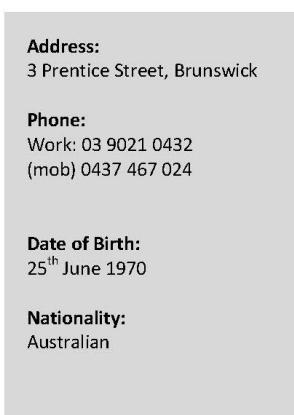
132. I consider the alternative residential layout shown on Figure 12 to have a superior residential layout in that it will still deliver a local road edge to the waterway and an efficient residential grid structure over the balance of the land.

133.In my opinion, there is no benefit to the urban structure of this location by having a local access road and intersection in the location shown on the PSP and unless there are compelling traffic engineering reasons to require the road and intersection in this location, then they should be removed from the PSP.

Mark Woodland, 21 November 2016

Attachment 1 – Mark Woodland CV

CURRICULUM VITAE



Mark Woodland

Address:

3 Prentice Street, Brunswick

Phone:

Work: 03 9021 0432
(mob) 0437 467 024

Date of Birth:

25th June 1970

Nationality:

Australian

Expertise:

- Strategic planning
- Development facilitation
- Project management & feasibility
- Structure planning
- Urban policy
- Stakeholder & Government relations
- Community consultation
- Media & communications.

Employment Overview:

Director, Echelon Planning
(July 2012 –Present)

Strategic Planning Director– Growth Areas Authority
(July 2010 – June 2012)

New Business/Strategic Planning Manager – Delfin Lend Lease
(July 2007 – July 2010)

Senior Planning Adviser - Minister for Planning
(February 2005 - June 2007)

Manager, Strategic Planning - City of Melbourne
(September 2001 - January 2005)

Manager, Investment Development - Hume City Council
(Jan 2001 - Aug 2001)

Manager, Strategic Planning – City of Kingston
Sept 1997 - Dec 2000

Urban & Environmental Planning Consultant - Gutteridge Haskins & Davey Pty Ltd
(Sept 1995 - Aug 1997)

Urban Planner – Cities of Port Phillip, Boroondara and Camberwell
(1991 - 1995)

Qualifications:

- Bachelor Planning and Design 1990 - Melbourne University.
- Grad. Certificate, Business Administration. , 2000 - Monash School of Business.

Committee Memberships:

- Property Council of Australia – current member of the Residential Developers Committee
- Victorian Planning & Environmental Law Association

Curriculum Vitae for Mark Woodland

Attachment 2 – Examples of residential densities from other growth area precinct plans.

Location	Town Centre Type	Access to train station (existing or proposed)	Density	Density location mapped ?	Requirement or Guideline
Plumpton	Major	No	30 d/ha	Yes (<400m from MTC)	Requirement
			25d/ha	Yes (>400m from MTC)	Requirement
Rockbank	Major	Yes	24 d/ha	Yes (<200m from MTC)	Requirement
Rockbank North	Major	No	35 d/ha	Yes (adjacent to MTC & LTC)	Guideline
			25 d/ha	Yes	Guideline
Toolern	Principal	Yes	30+ d/ha	Yes – adjacent to TCs	Guideline
		Yes	15-30 d/ha	Yes – walking catchment of TCs	Guideline
Tarneit North	Major	Yes	Not specified*	Broad circa 1km catchment	Requirement
Merrifield West	Major	No	30 d/ha	Yes <200m	Guideline
Donnybrook/Woodstock	Local	Yes	25 d/ha	TBC (text notes <500 from train station and <400 of LTC)	Requirement
	Local	No	20 d/ha	No (text notes <400m from LTC)	Requirement
Wollert	Major	No	27.5 d/ha	Yes (<400m)	Guideline
Lockerbie	Principal	Yes	35 d/ha	Yes (<200m from PTC)	Guideline
			25 d/ha	Yes (<100m from LTCs)	Guideline
Lockerbie North	Local	Yes	30 d/ha	Yes (<200m from Station)	Guideline
			25 d/ha	Yes (<100m from LTCs)	Guideline

Attachment 3 – Examples of small neighbourhood parks in growth areas.









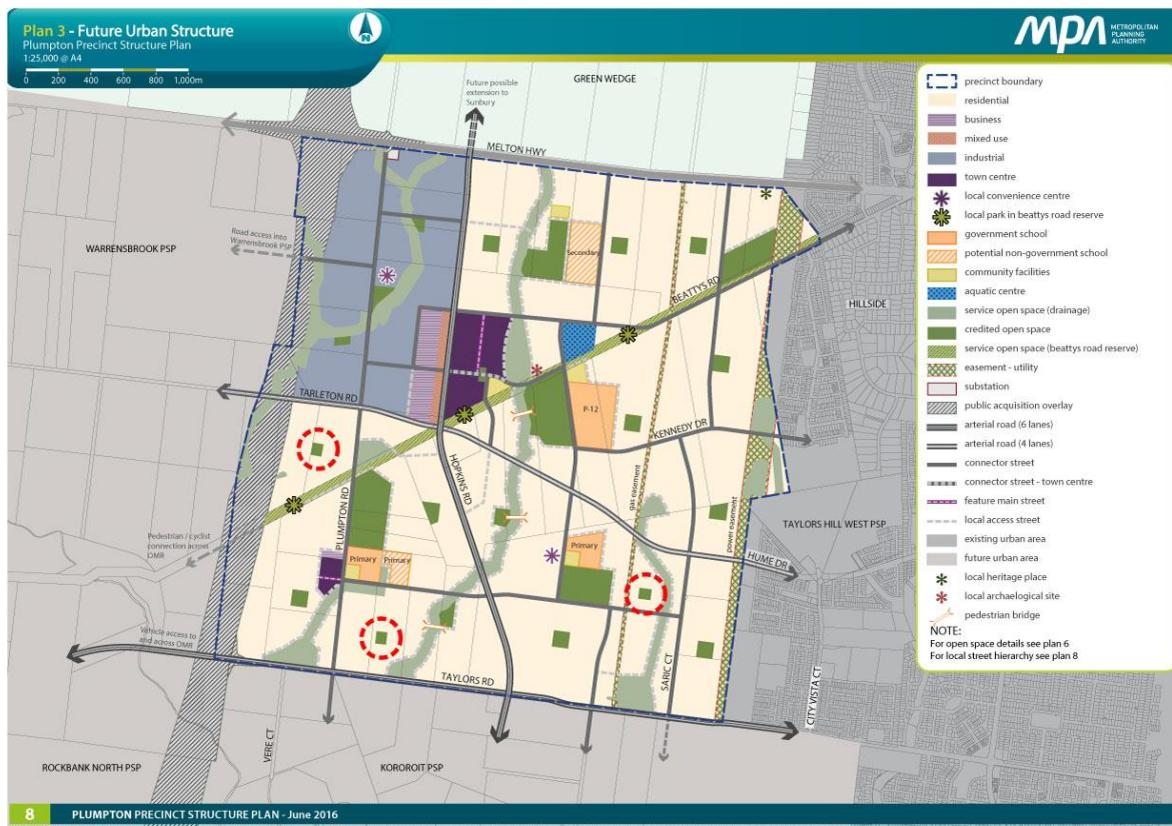
Attachment 4 – Open space statistics from growth area PSPs

Encumbered/Service Open Space*		
PSP	% of total	% of NDA
Plumpton	12.02%	17.32%
Rockbank	10.09%	16.50%
Rockbank North	22.83%	35.04%
Toolern	9.45%	12.74%
Tarneit North	12.60%	18.02%
Merrifield West	20.90%	30.13%
Donnybrook/Woodstock	26.85%	47.67%
Wollert	19.45%	30.37%
Lockerbie	20.99%	31.77%
Lockerbie North	10.72%	14.69%
Thompsons Road	14.61%	20.27%
Koroit	27.08%	47.20%

PSP	Number of Local Parks	Number of local parks less than or equal to 0.5 hectares
Plumpton	22	6
Rockbank	19	10
Rockbank North	7	0
Toolern	16	0
Tarneit North	27	13
Merrifield West	11	0
Donnybrook/Woodstock	41	10
Wollert	30	5
Lockerbie	15	0
Lockerbie North	8	0
Thompsons Road	25	16

Attachment 5 – Rockbanks and Plumpton PSP extracts.

Plumpton PSP (red circles highlight local parks <0.5ha in size).



Rockbank PSP (red circles highlight local parks <0.5ha in size).





échelon planning

e info@echelonplanning.com.au
a 3 Prentice St, Brunswick, VIC 3056
t 03 9940 1566