

Presentation to Planning Panel

Amendment C207 & C208 to the Hume Planning Scheme
Lancefield Road PSP & Sunbury South PSP

August 2017



partners in planning and infrastructure coordination

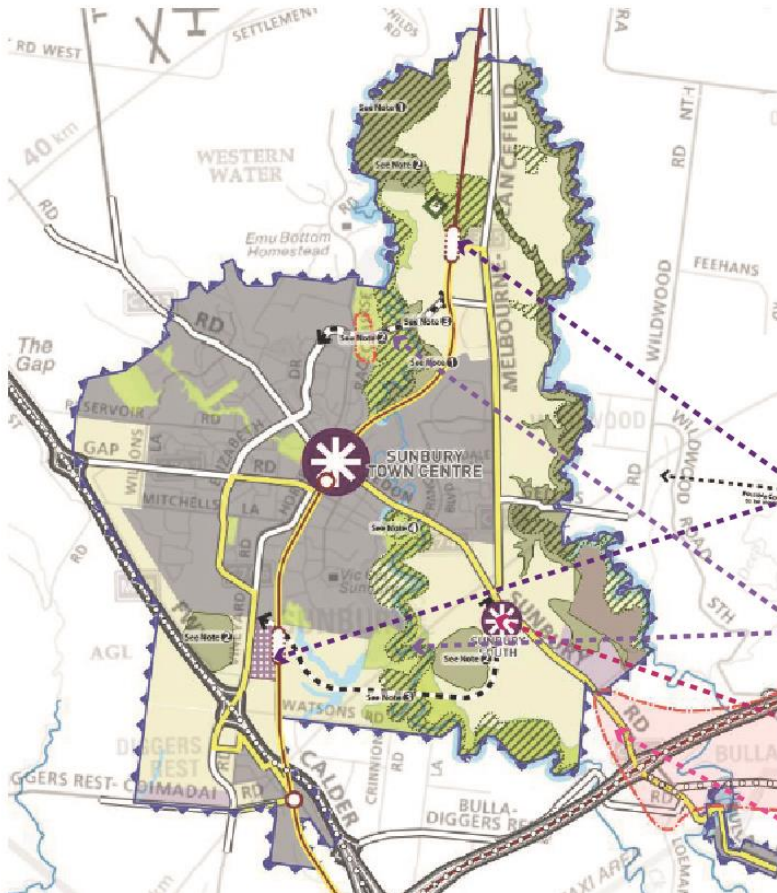


Historical Planning Context

- Sunbury has long been identified as a significant growth area, through successive growth area planning strategies (commencing in the early 70s).
- A number of strategic plans prepared over following years – revisiting and recasting growth opportunities for Sunbury.
- Melbourne 2030 - UGB applied in 2003 – not a growth area, therefore no strategic review
- Melbourne @ 5 Million (2008) – foreshadowed review of Sunbury growth, particularly given opportunities to leverage off and planned major infrastructure, including Sunbury electrification/Melbourne Metro
- UGB revised 2010, Growth Corridor Plan approved in 2012

Sunbury/Diggers Rest

Growth Corridor Plan



UGB expanded in 2010

Provides for ultimate population of over 130,000 including Diggers Rest (currently <40,000)

Consolidation of existing Sunbury Town Centre as regional service, employment and business centre

2 potential additional rail stations

Two potential additional Jacksons Creek road crossings

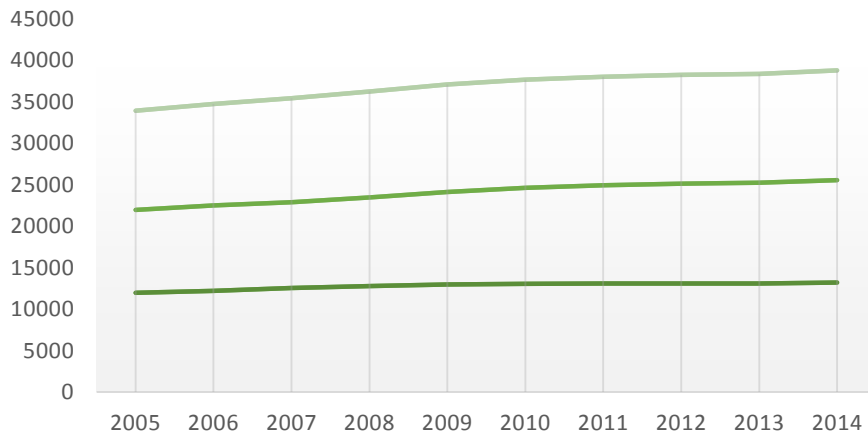
New secondary centre at Sunbury South

New industrial employment precinct at Sunbury Road gateway, and at Diggers Rest

Growth Corridor Plan 2012

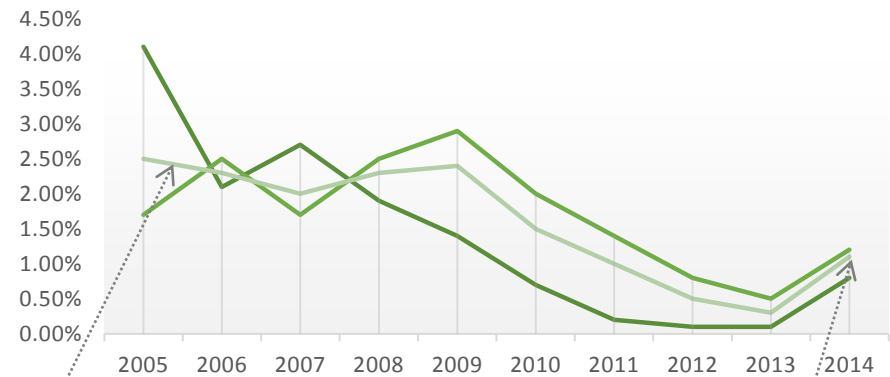
Identified for growth since the 1970s

Sunbury & Diggers Rest Population



- Total Sunbury (inc. Diggers Rest)
- Sunbury- North
- Sunbury- South (inc. Diggers Rest)

Sunbury & Diggers Rest Percentage Growth



Growth rate trending down from 2.4% in 2005 to 0.51% in 2011-14

- Largely driven by land supply constraints

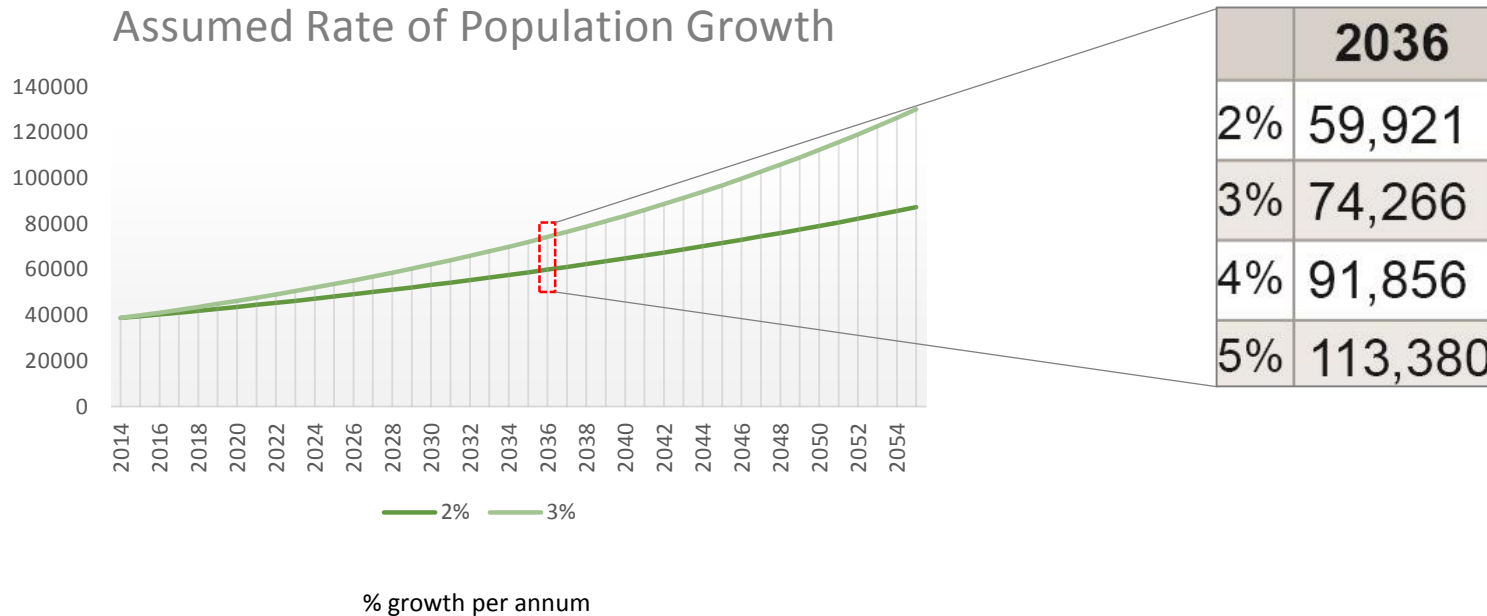
2015 – trending up

- New supply at Diggers Rest and Rosenthal

Post 2016 land supply (approval of PSP1074 and 1075)

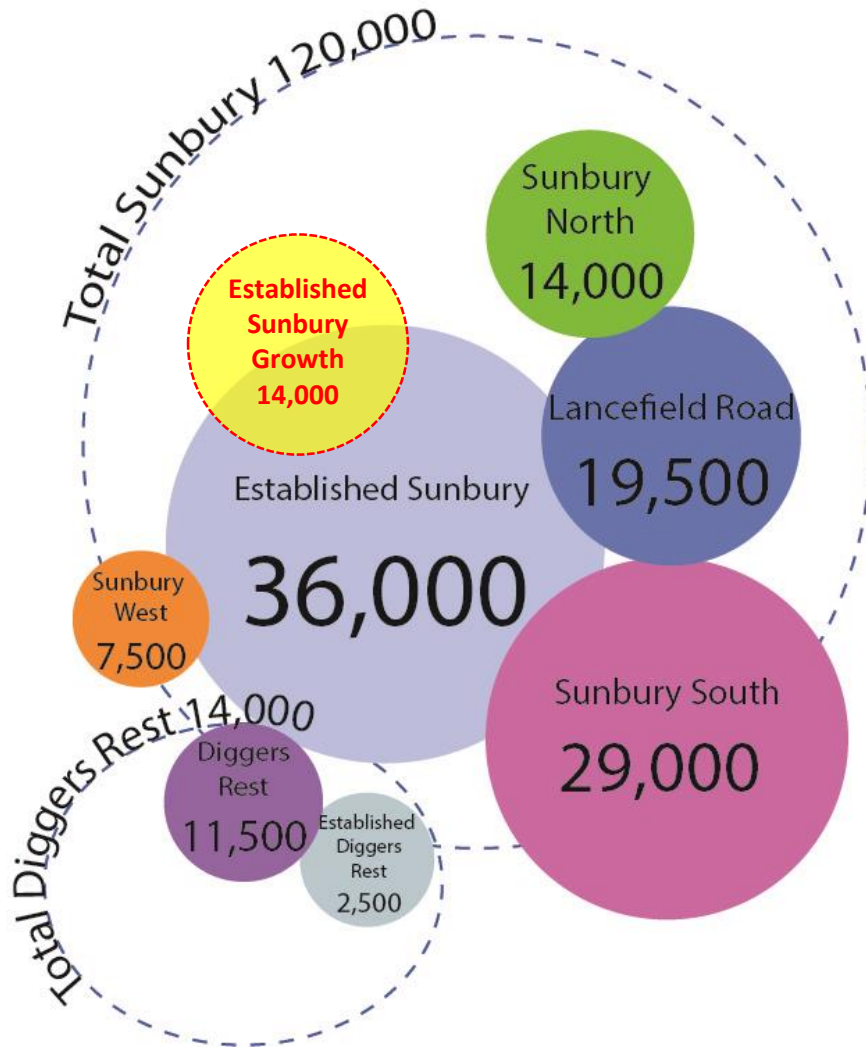
- Likely to drive further spike in growth levels

Sunbury Projected Growth



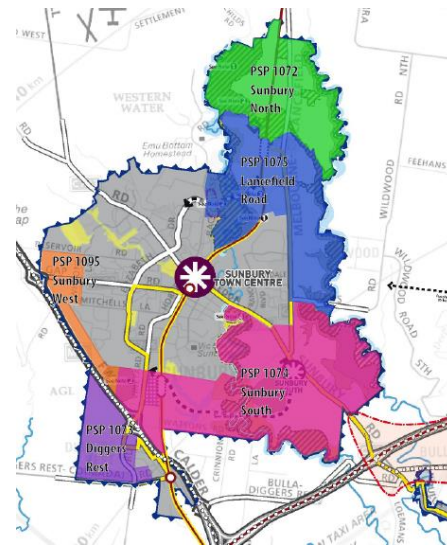
- *Victoria in Future* projects growth of around 35,000 by 2036 (to approx. 75,000)
- If growth rates spike from recent low trend growth, this population could increase significantly beyond this number

Population & Capacity



Total Population
SUNBURY & DIGGERS REST

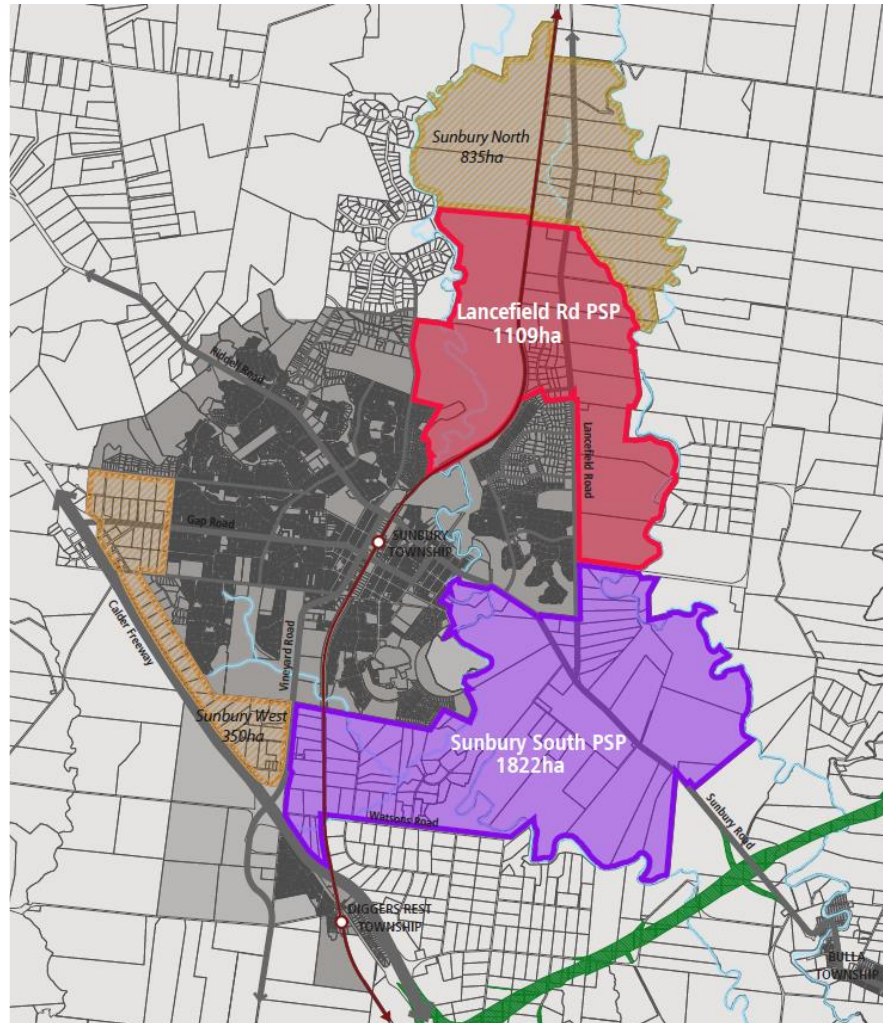
134,000

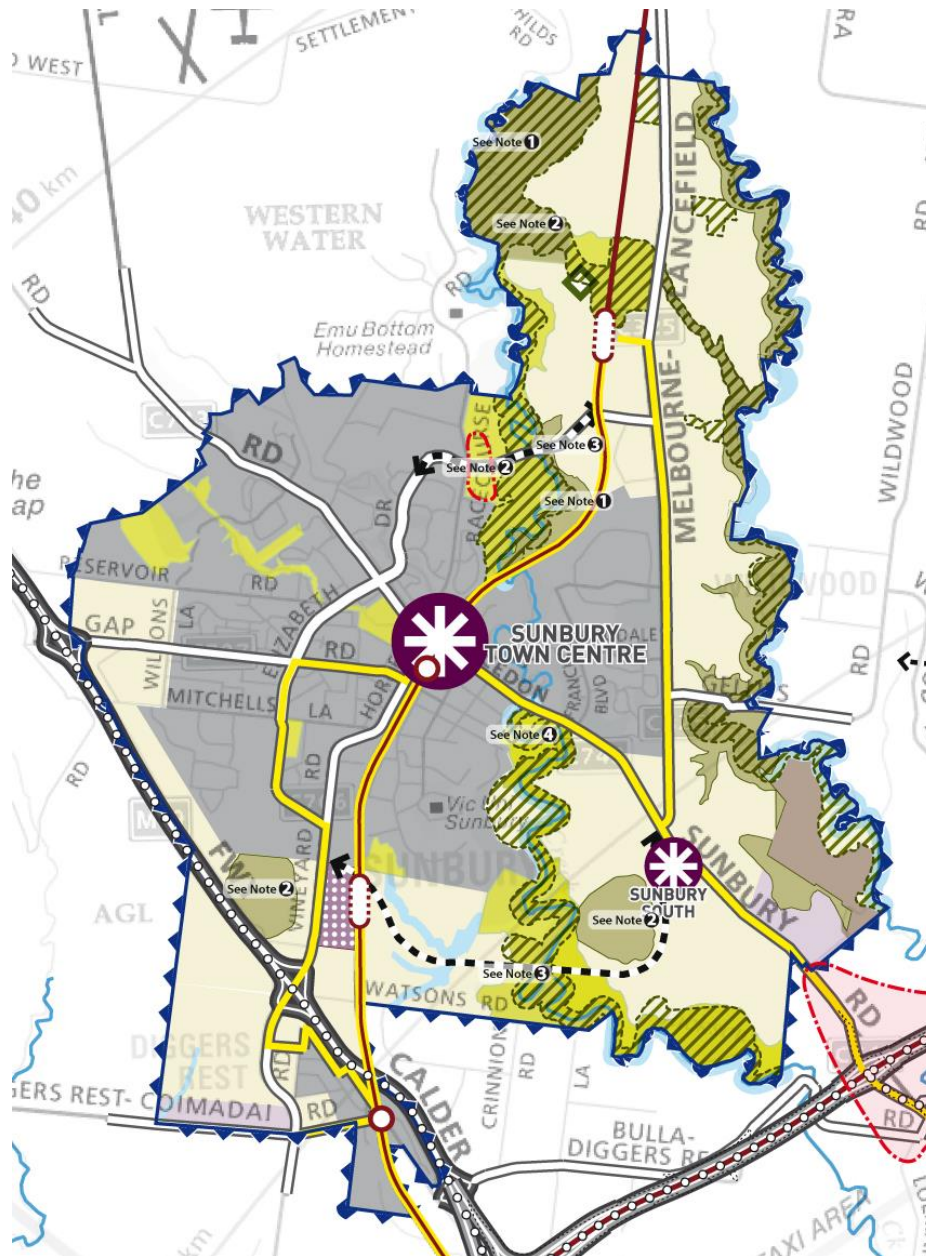


Regional Context



Location within Sunbury Growth Area



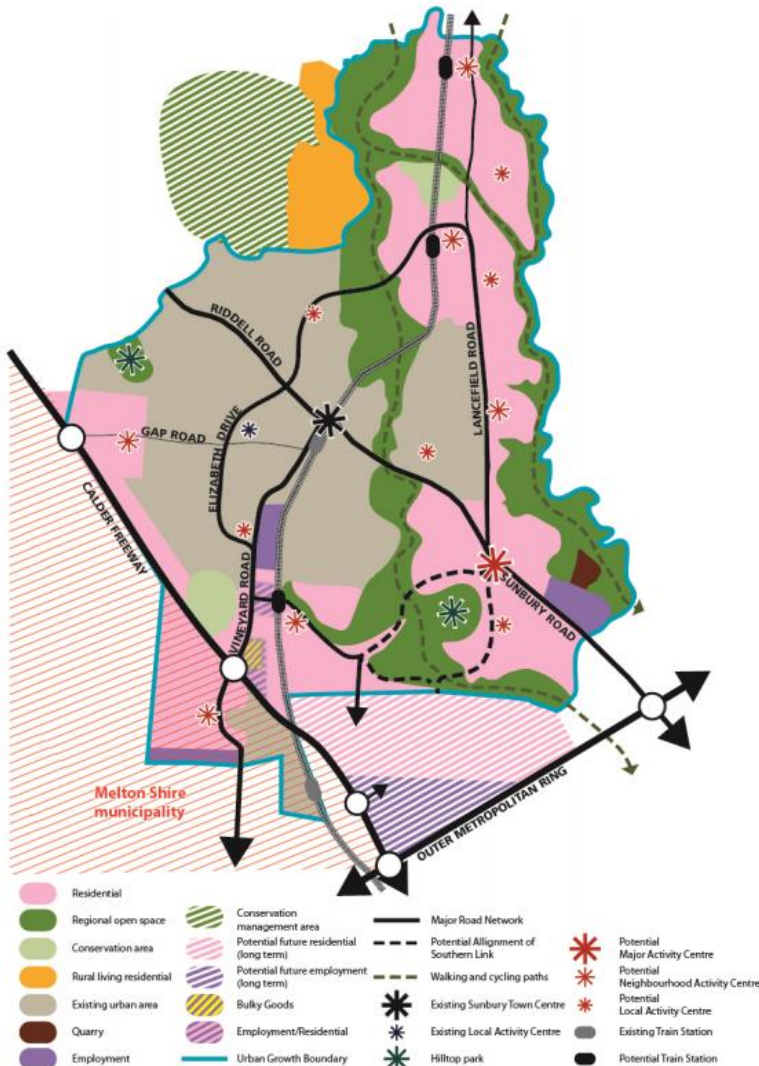


What do these precincts mean for Sunbury?

- Important road network improvements – Two Jacksons Creek Road Crossings.
- Two new train stations
- New employment opportunities
- Improved local services for Goonawarra
- Opening up Jacksons Creek – new regional parkland.

Sunbury Hume Integrated Growth Area Plan

- Prepared by Hume City Council – 2010-2012
- Defined broad land use and transport structure
- Informed both the GCP and ultimately the PSPs



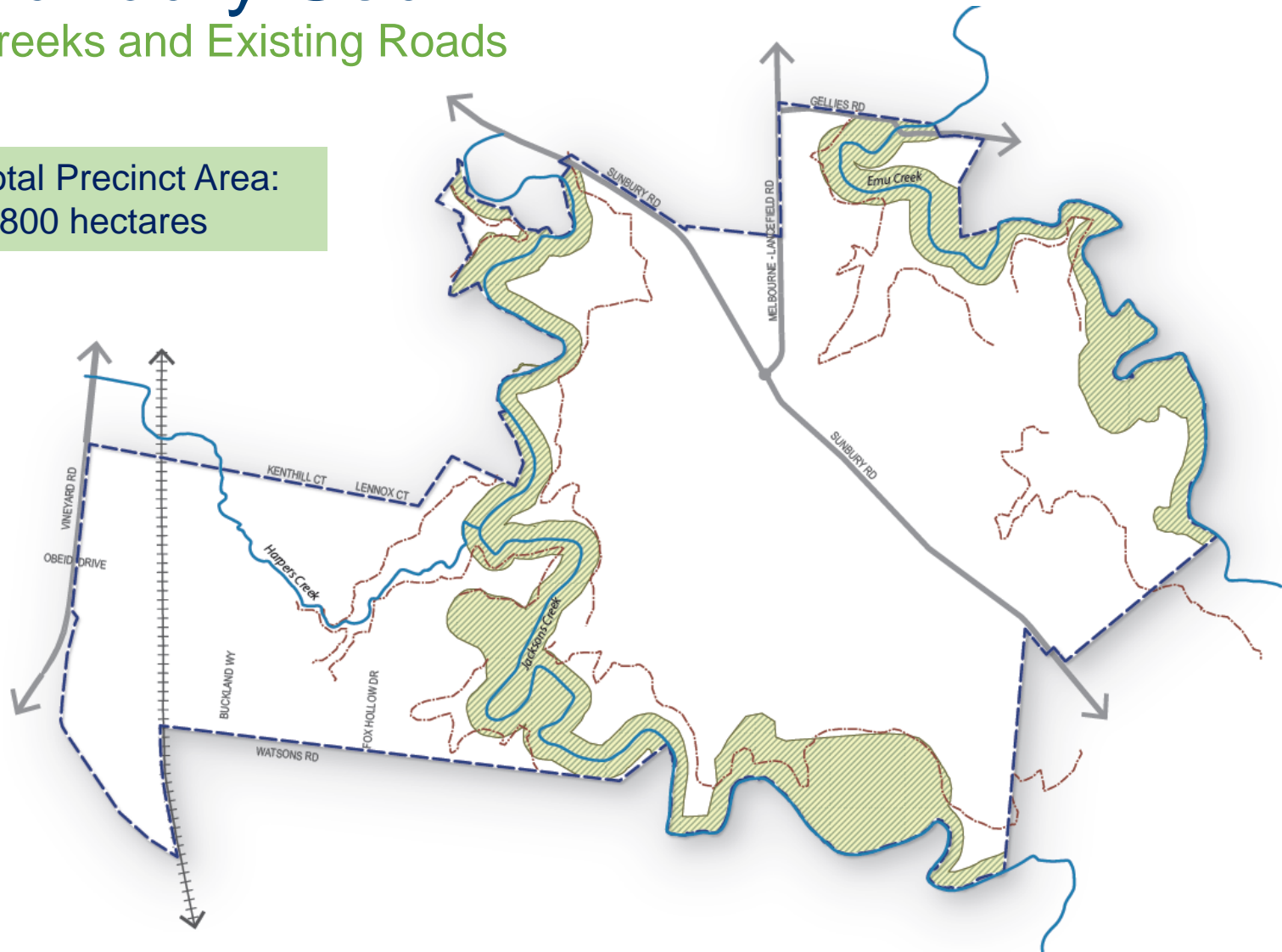
Developing the Sunbury South PSP:

Key Constraints

Sunbury South

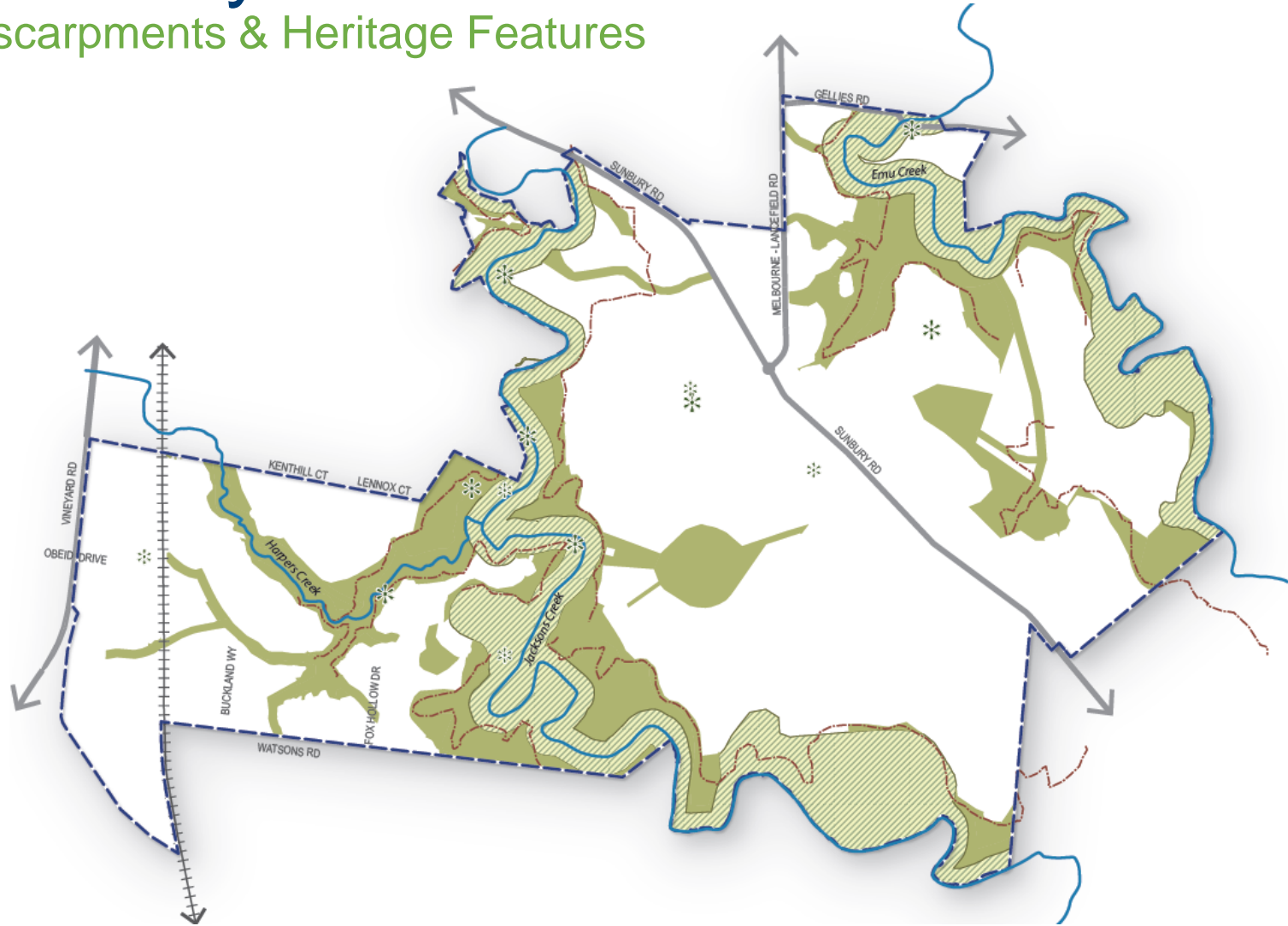
Creeks and Existing Roads

Total Precinct Area:
1,800 hectares



Sunbury South

Escarpments & Heritage Features

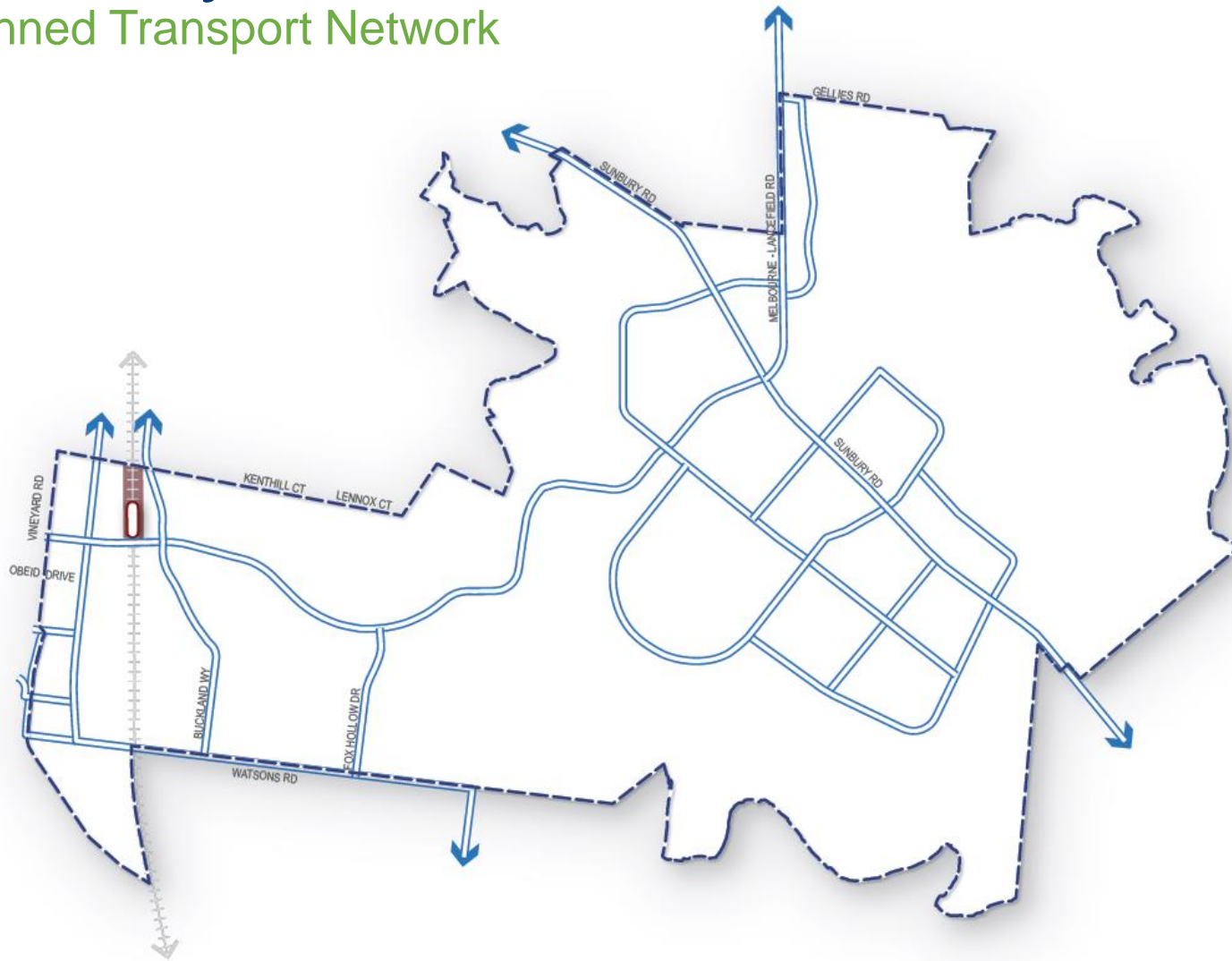


Developing the Sunbury South PSP:

Building the Plan

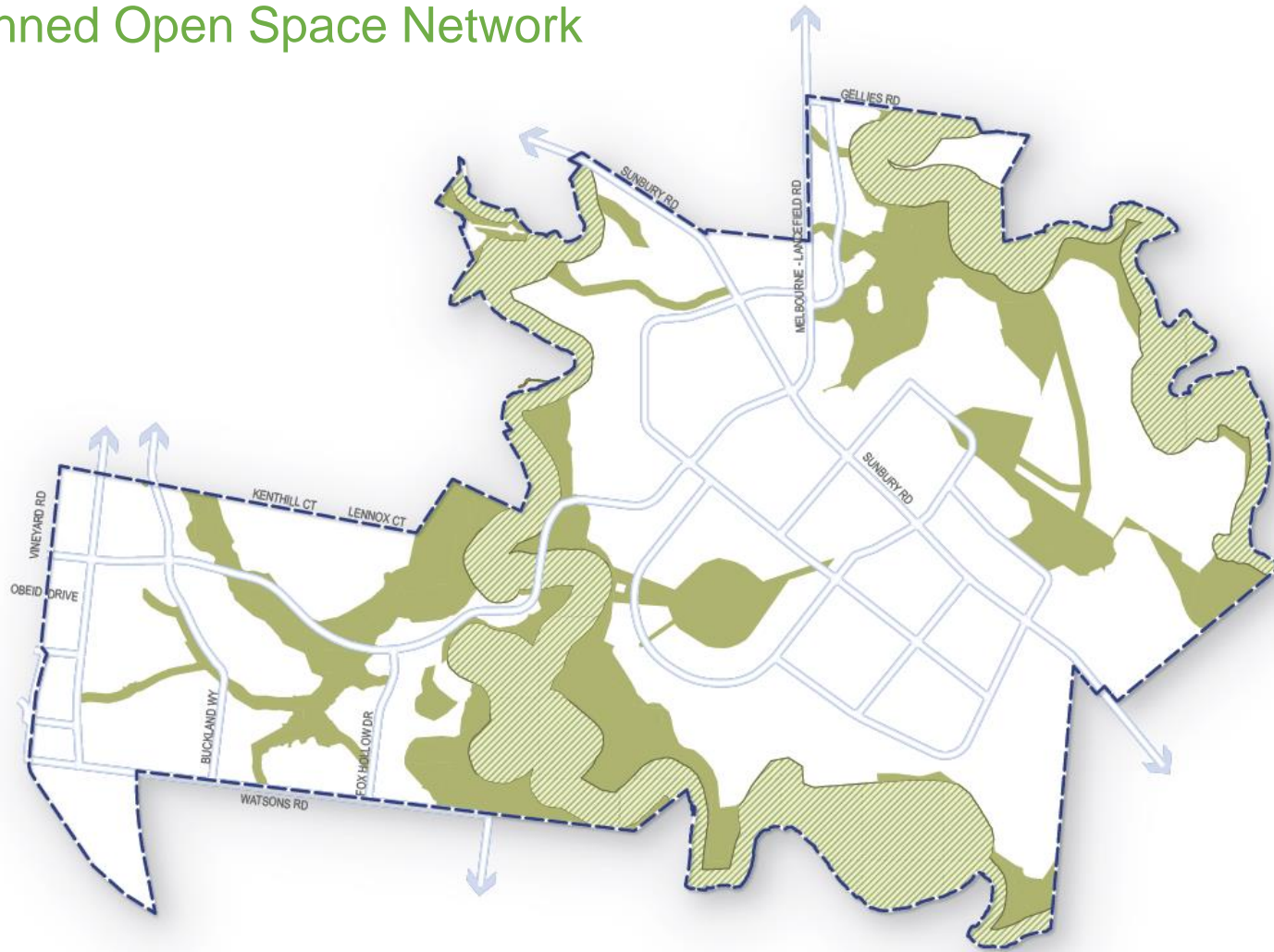
Sunbury South

Planned Transport Network



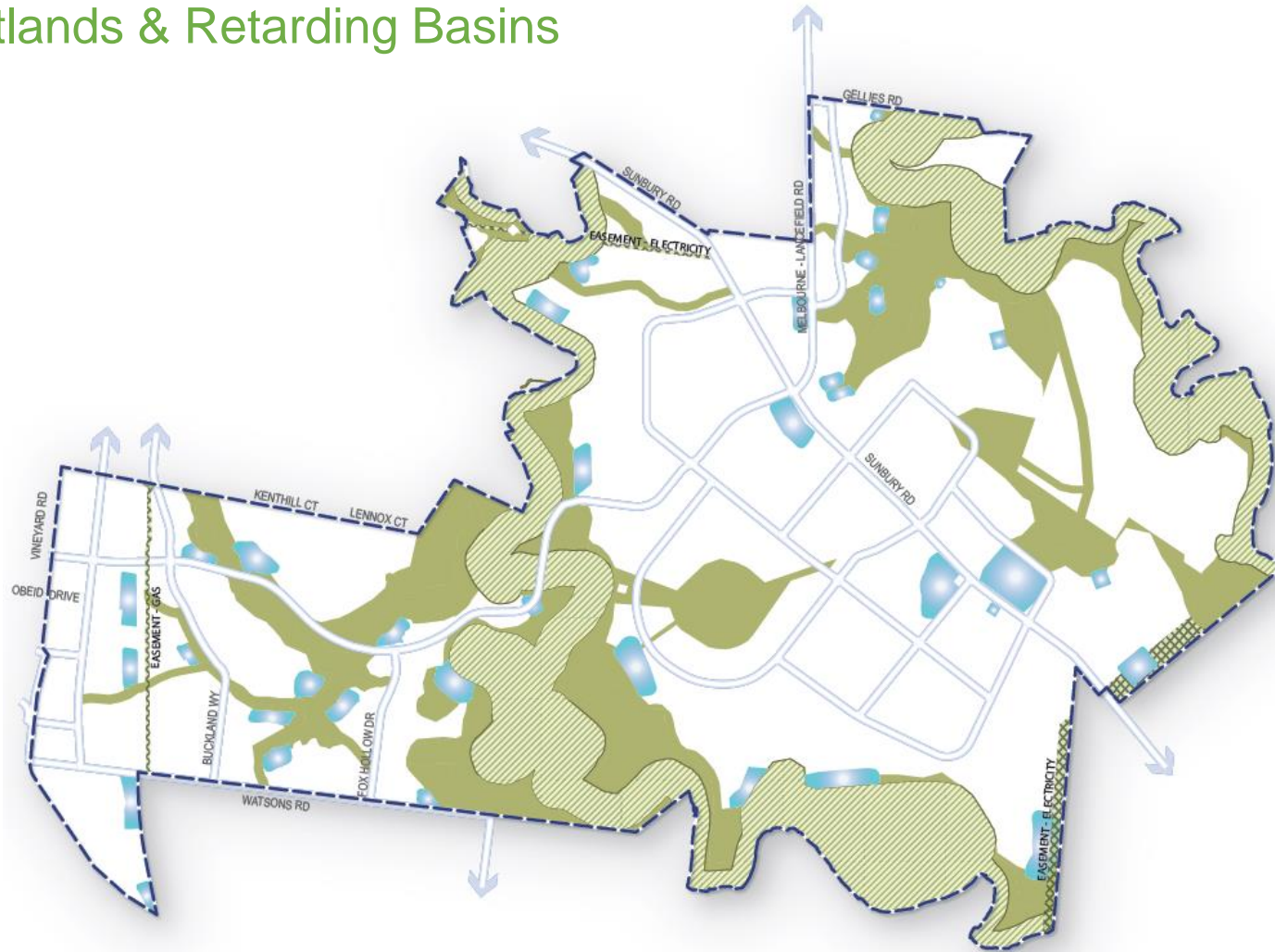
Sunbury South

Planned Open Space Network



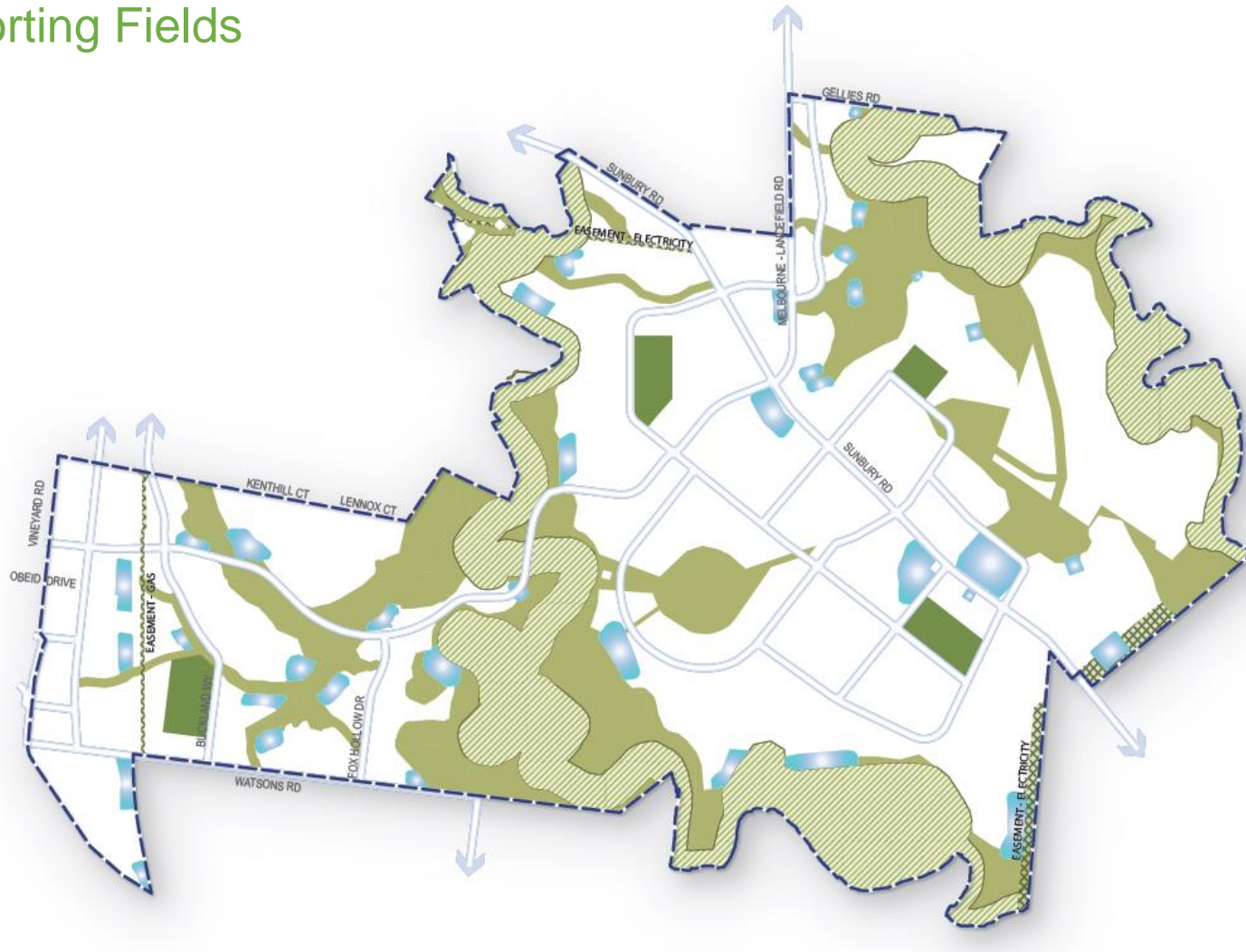
Sunbury South

Wetlands & Retarding Basins



Sunbury South

Sporting Fields



Sunbury South

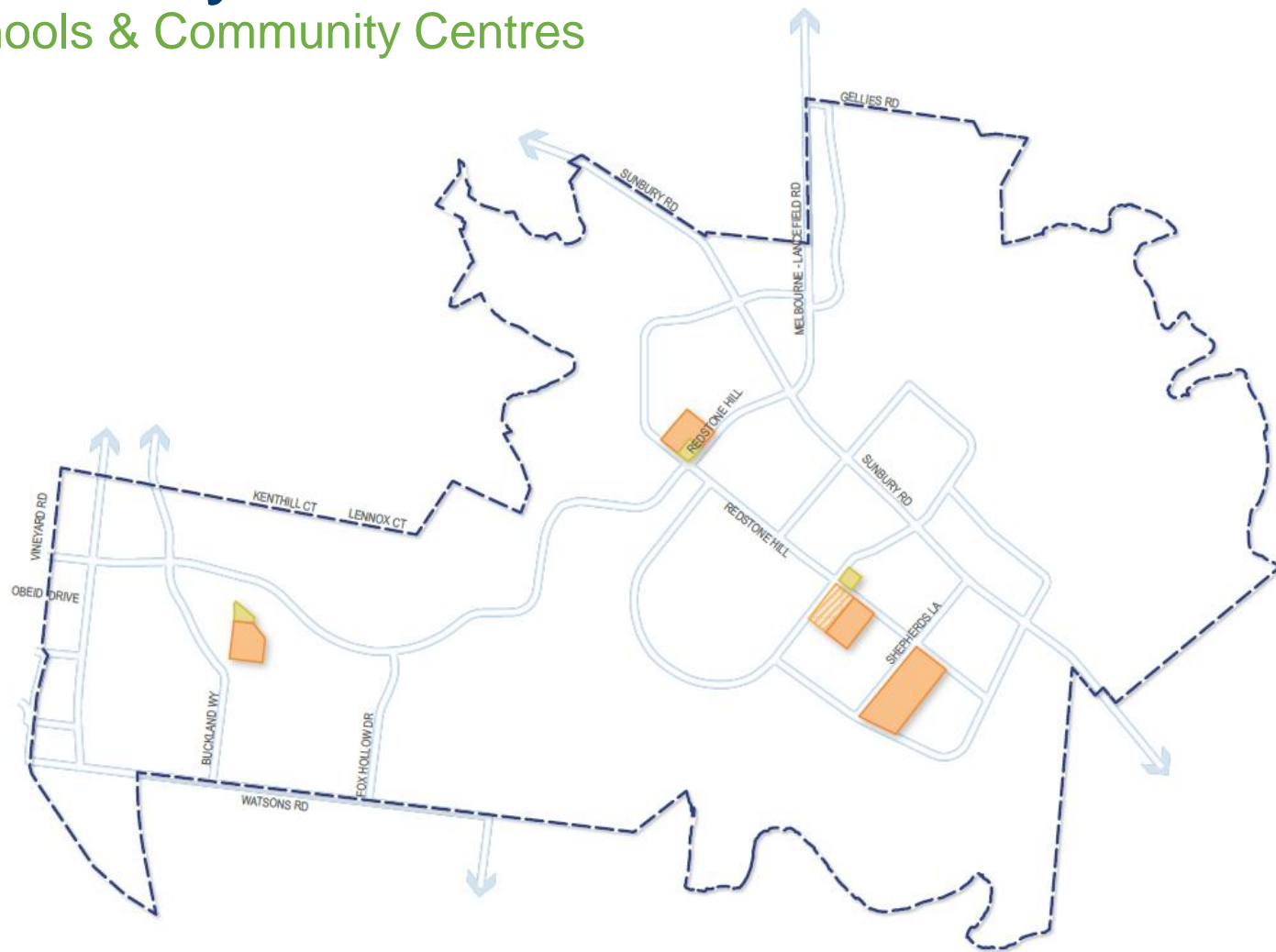
Local Parks

Total Open Space:
800 hectares



Sunbury South

Schools & Community Centres



Sunbury South

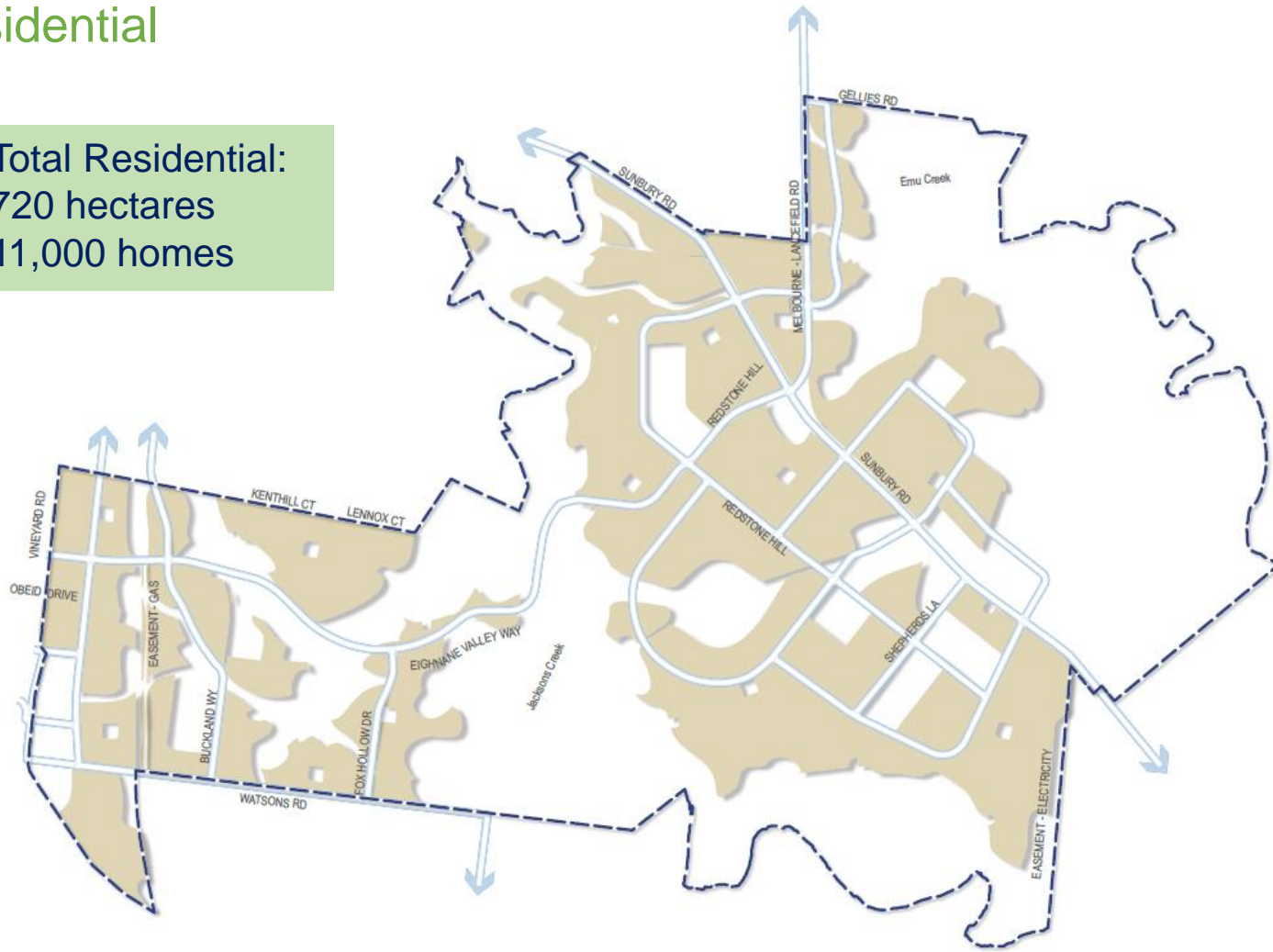
Town Centres & Employment



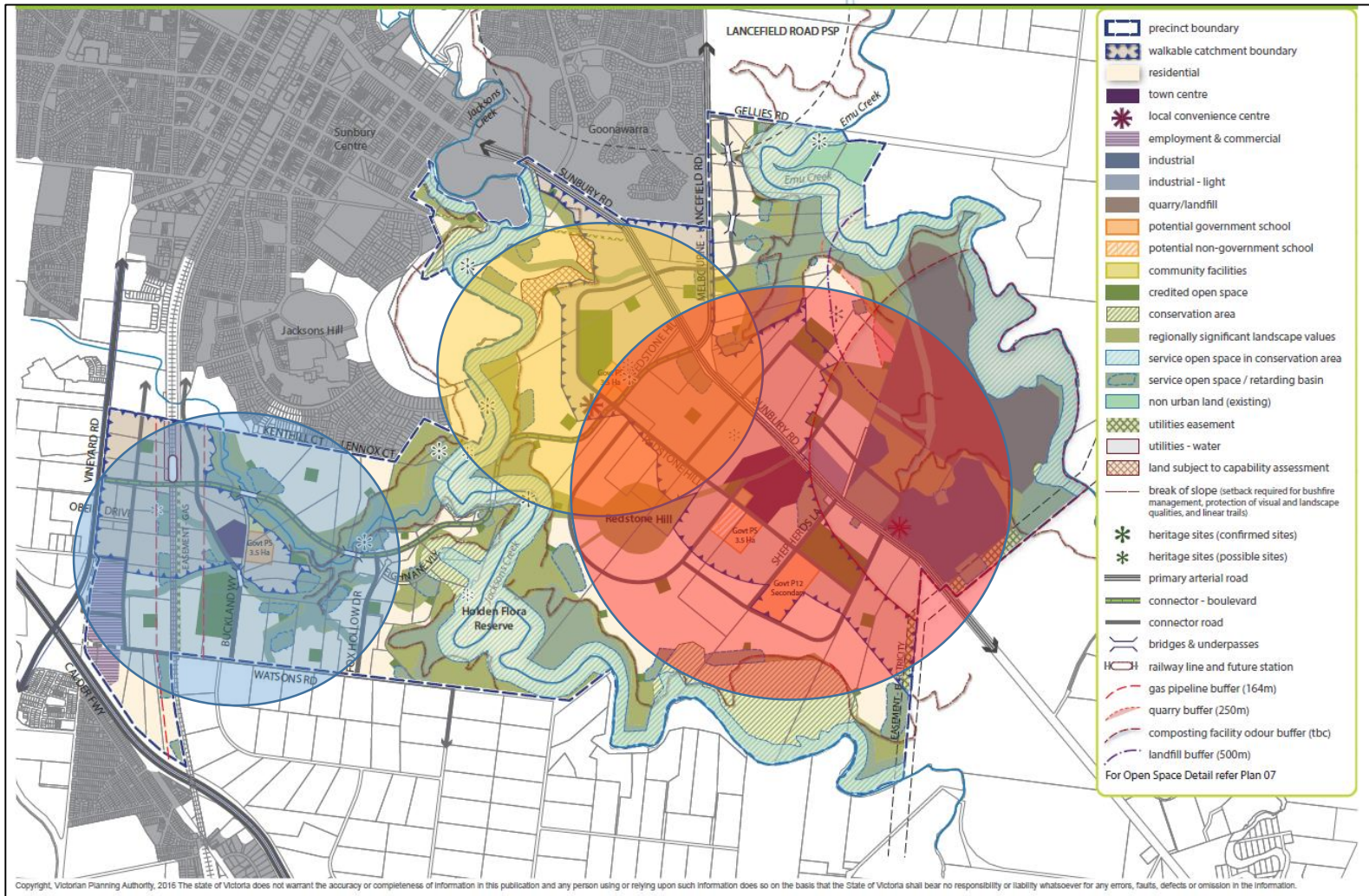
Sunbury South

Residential

- Total Residential:
720 hectares
- 11,000 homes



Exhibited Future Urban Structure



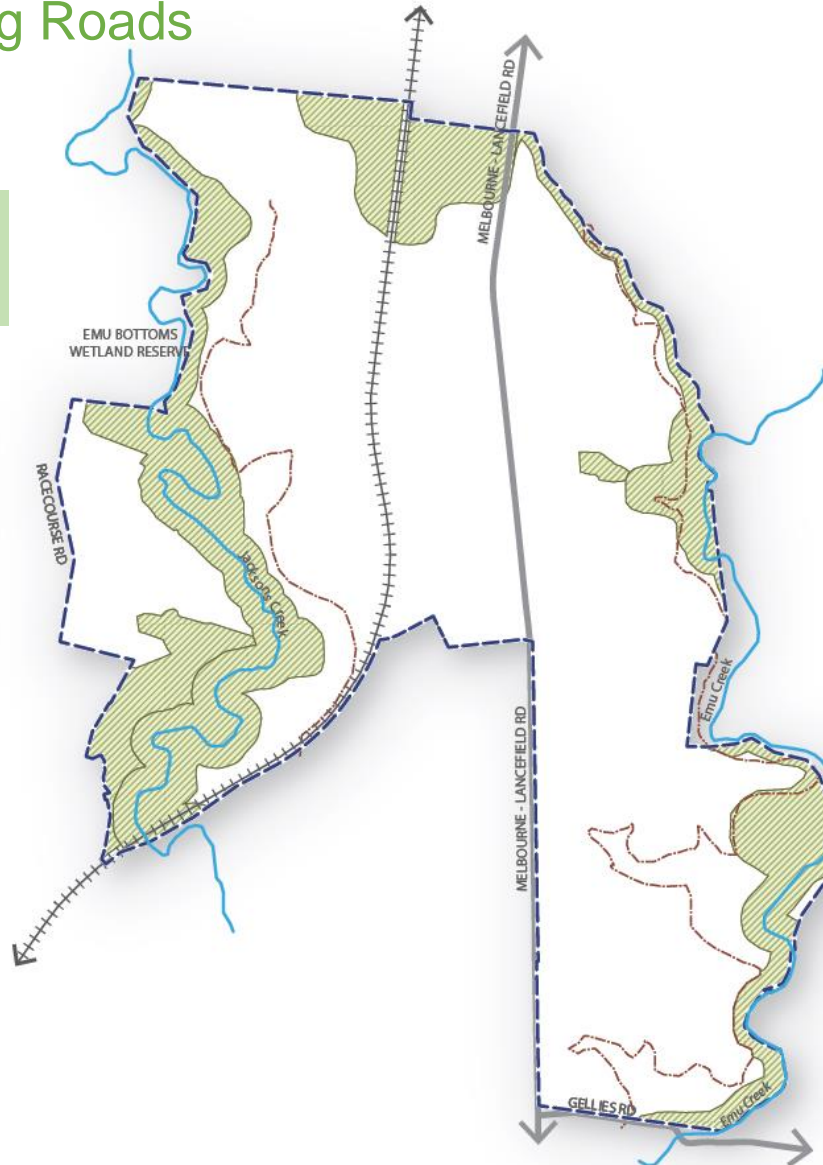
Developing the Lancefield Road PSP:

Key Constraints

Lancefield Road

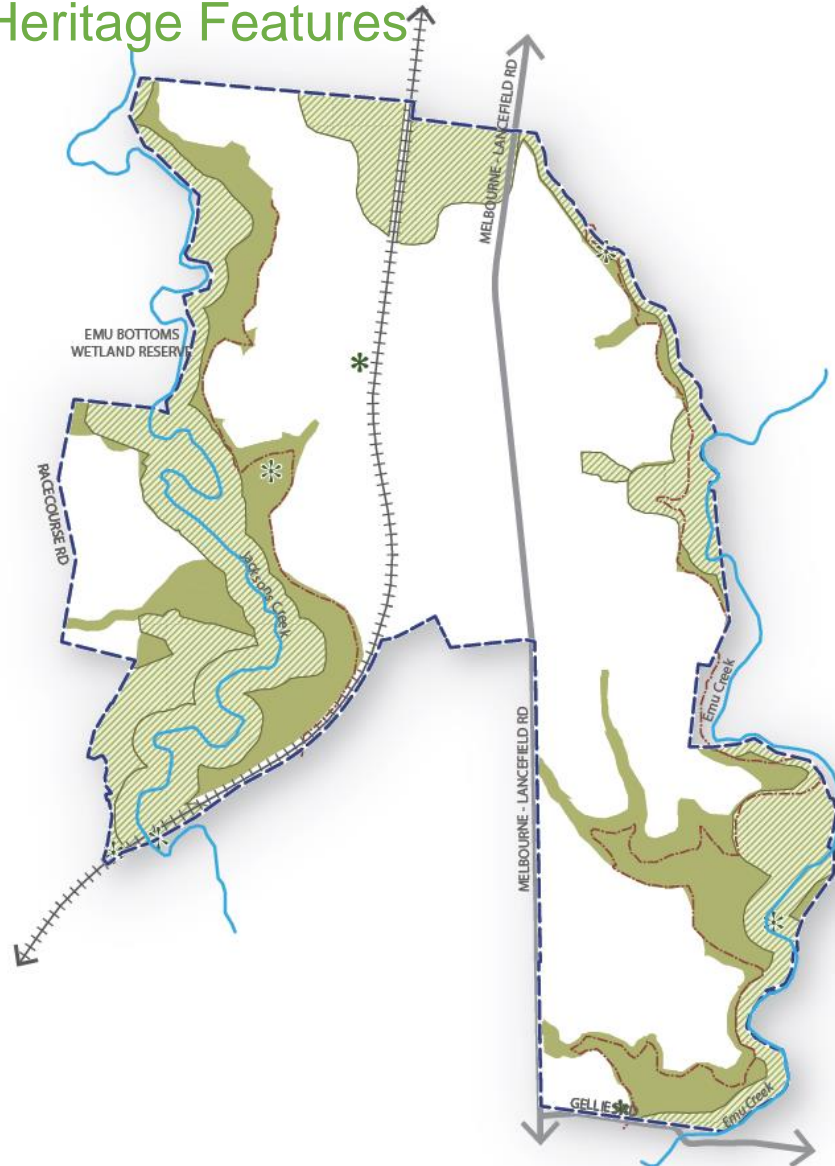
Creeks & Existing Roads

Total Precinct Area:
1,095 hectares



Lancefield Road

Escarpments & Heritage Features

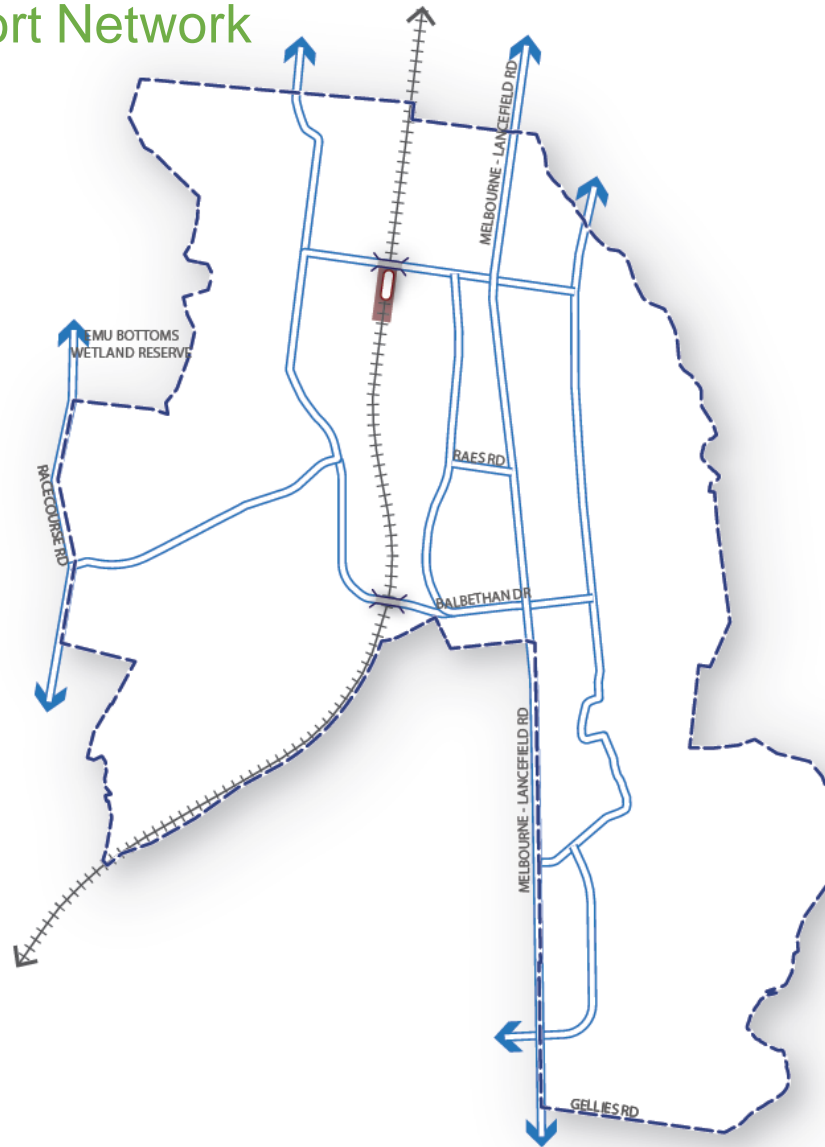


Developing the Lancefield Road PSP:

Building the Plan

Lancefield Road

Planned Transport Network



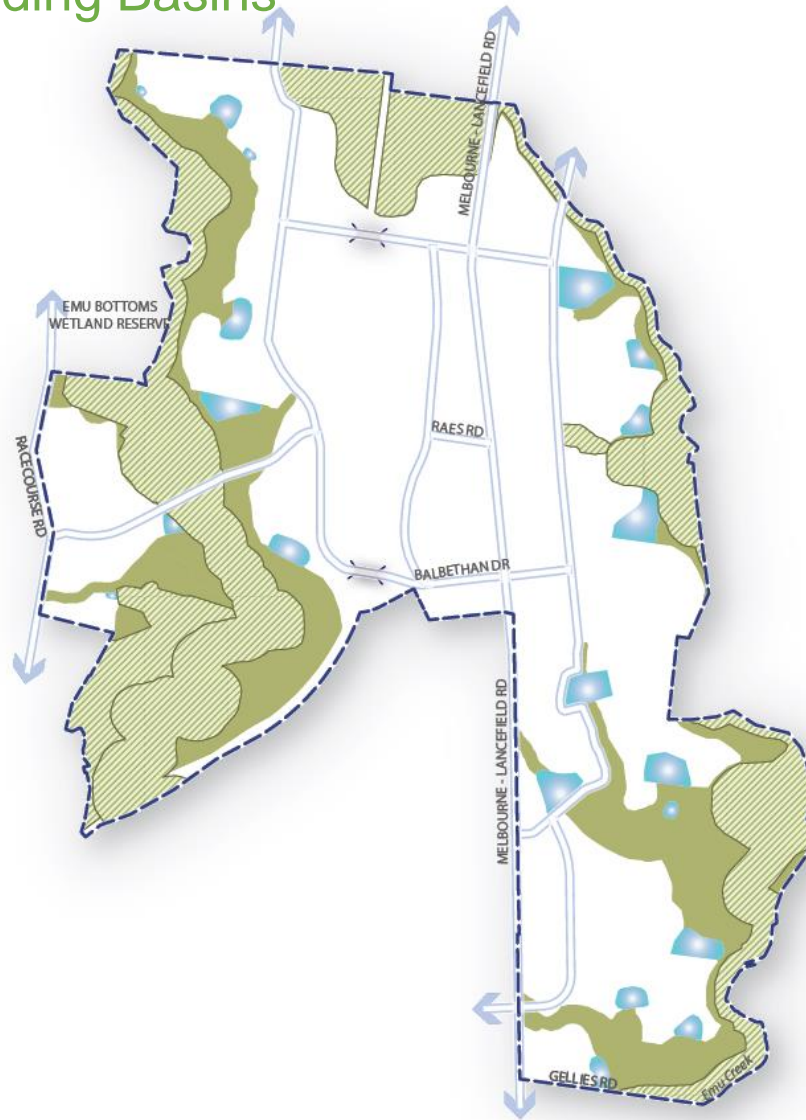
Lancefield Road

Planned Open Space Network



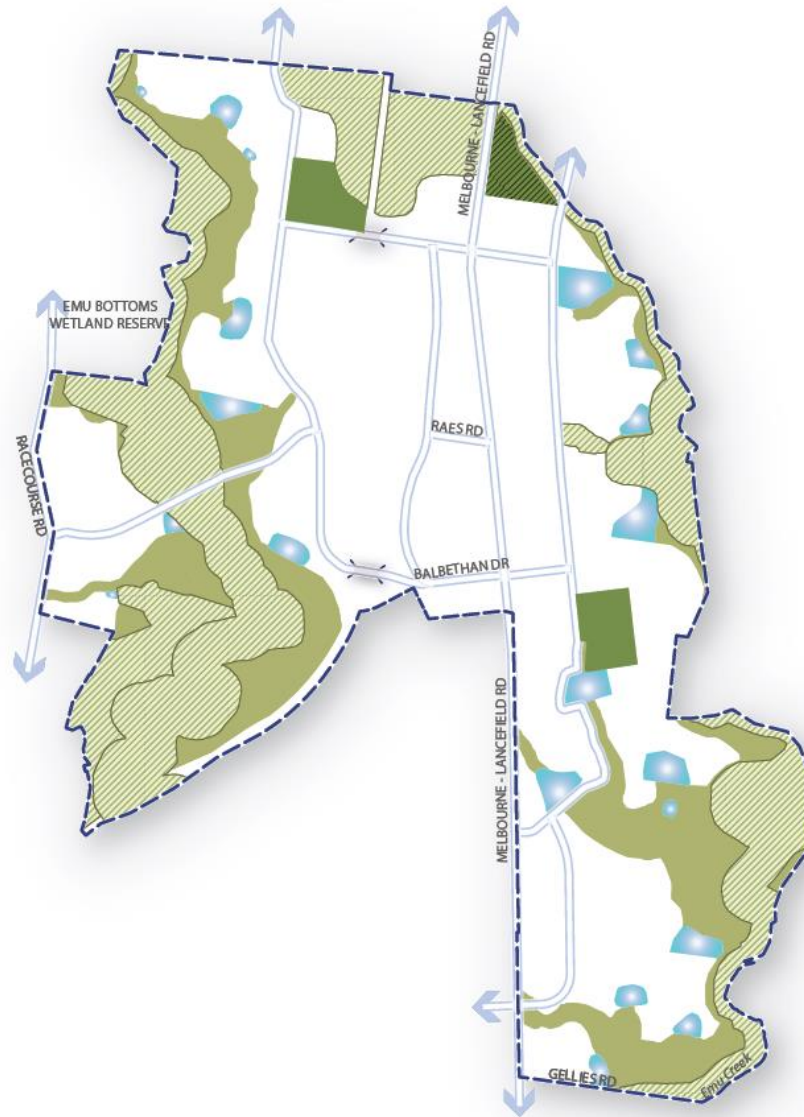
Lancefield Road

Wetlands & Retarding Basins



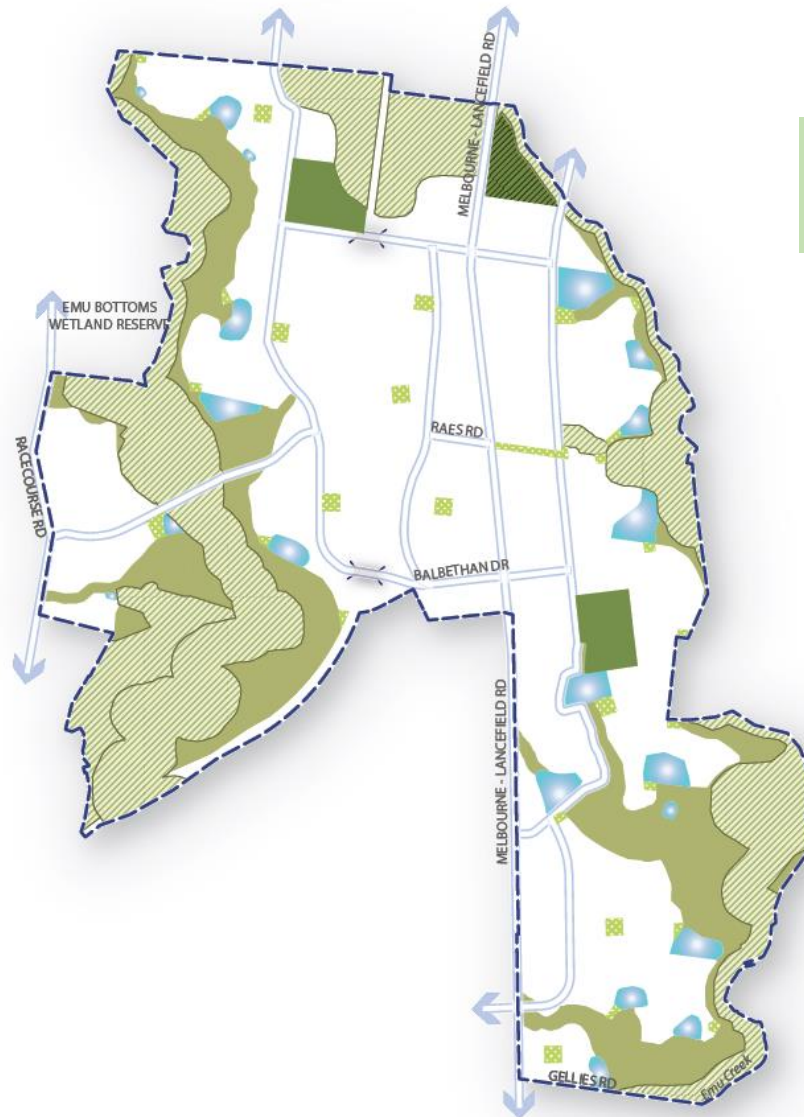
Lancefield Road

Sporting Fields



Lancefield Road

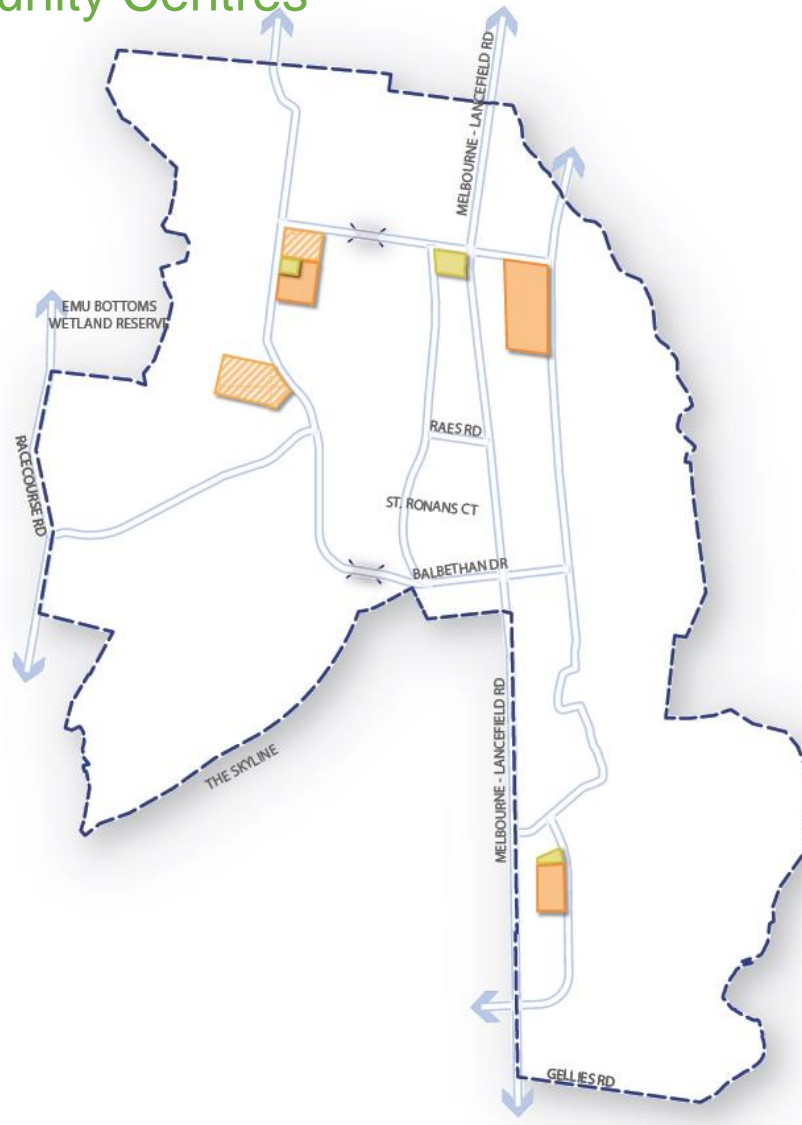
Local Parks



Total Open Space:
498 hectares

Lancefield Road

Schools & Community Centres



Lancefield Road

Town Centres

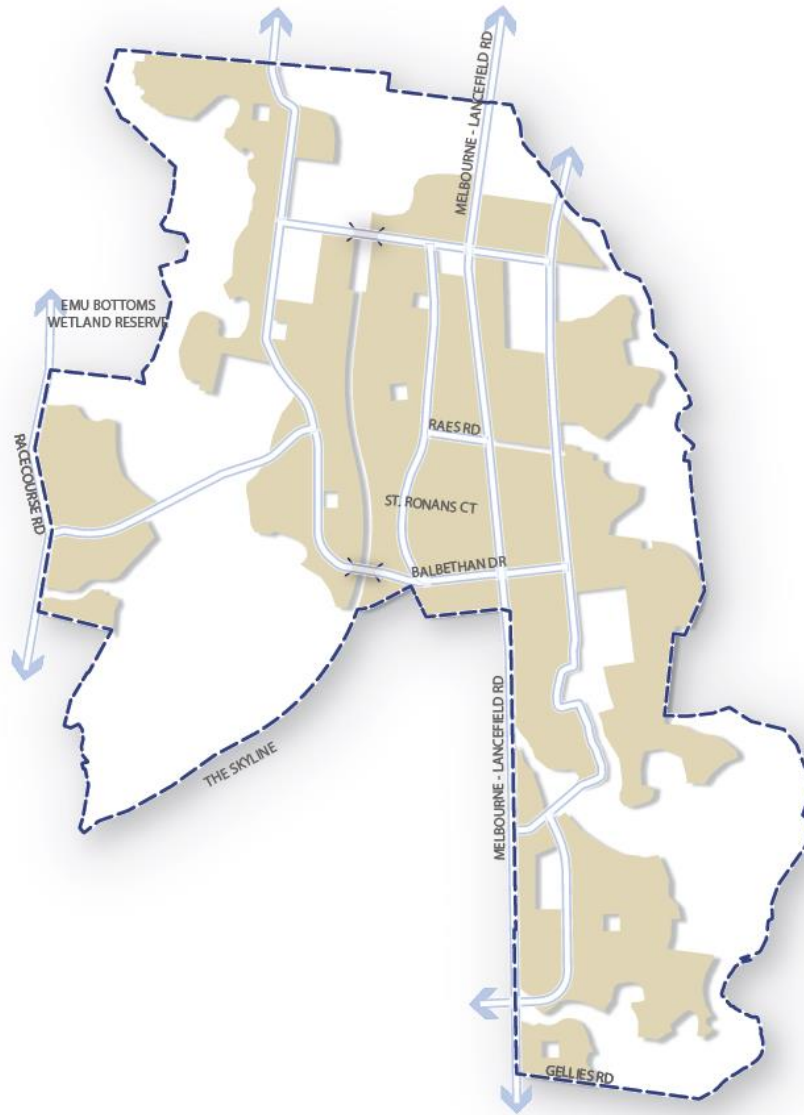


Lancefield Road

Residential

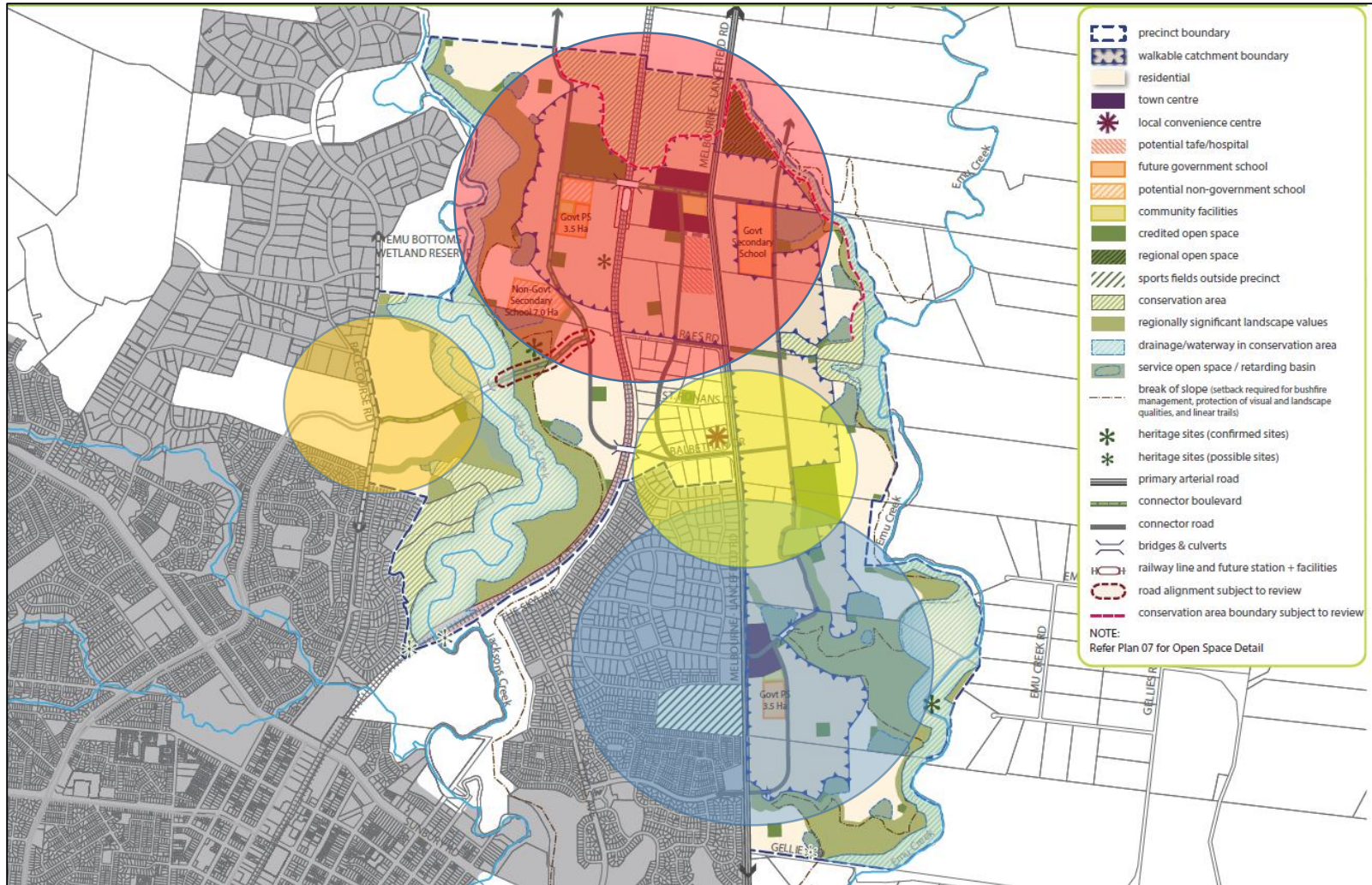
Total Residential:

- 514 hectares
- 8,000 households



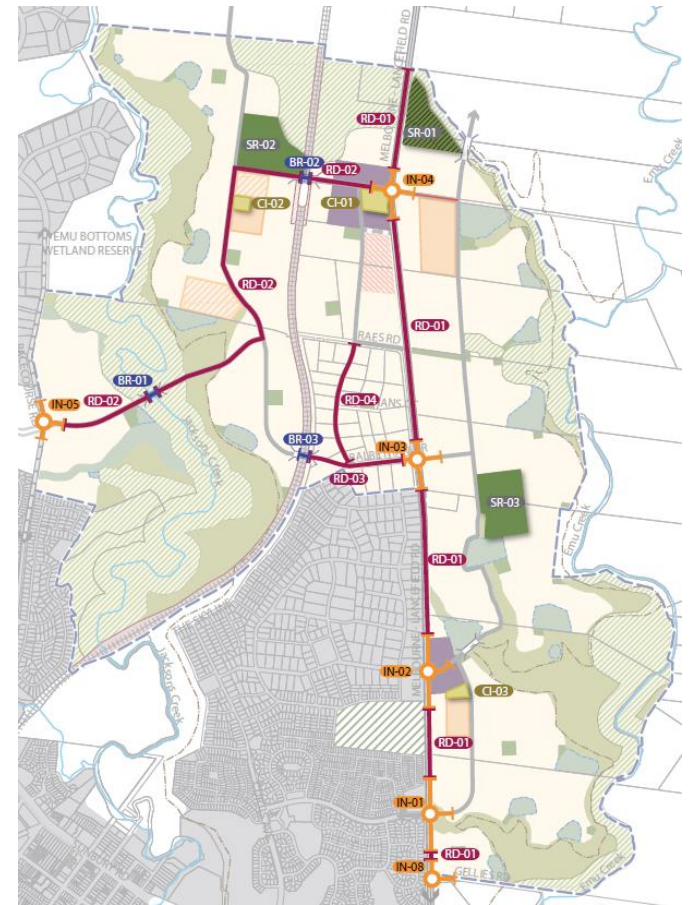
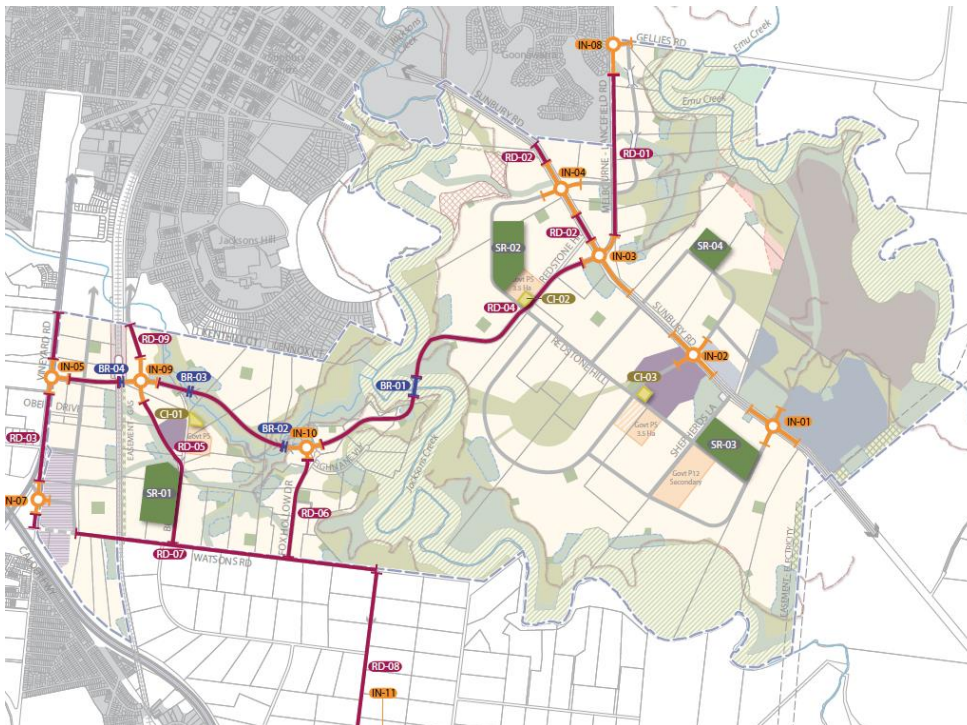
Lancefield Road

Exhibition Future Urban Structure



Key Infrastructure:

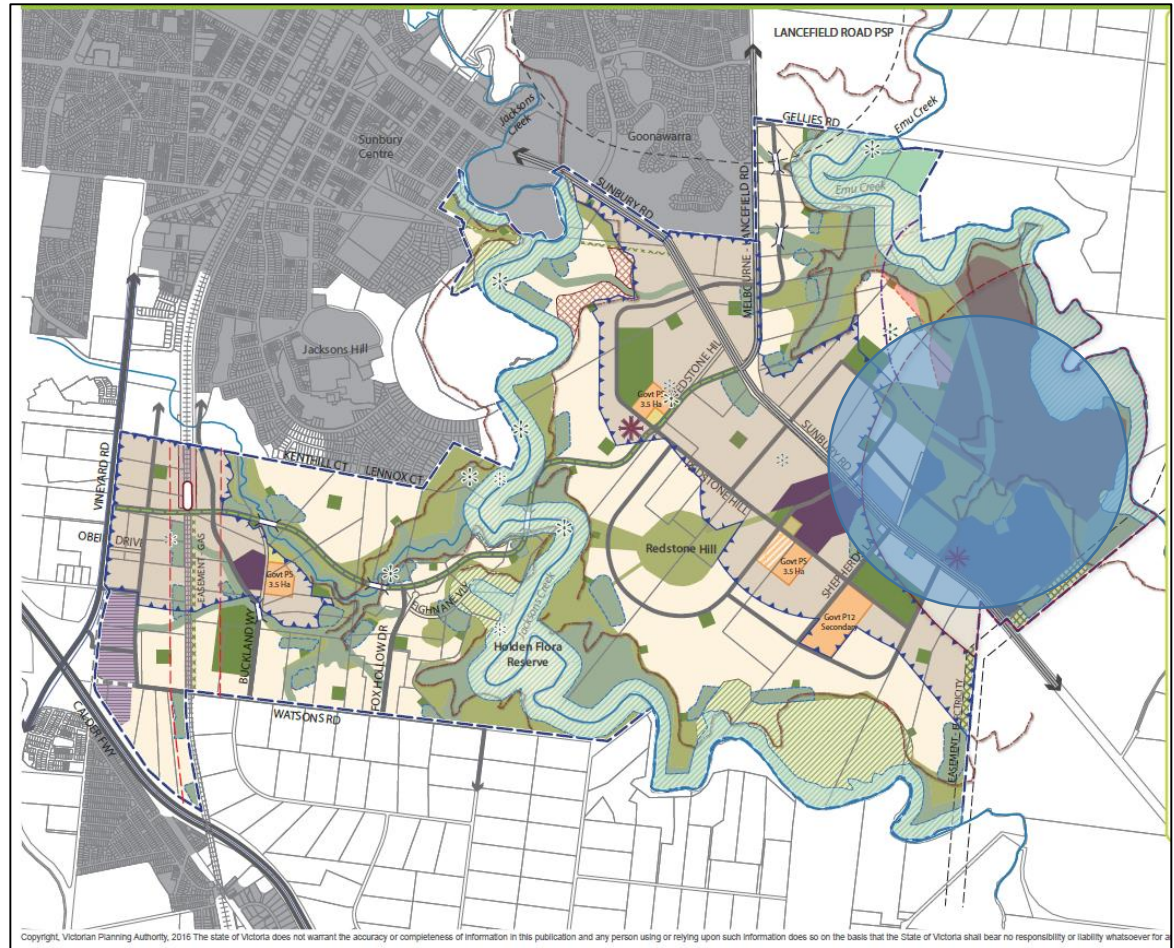
Precinct Infrastructure Plans



Key Issues In Submissions

Buffers to Quarry, Landfill, Organics Waste Facility – Sunbury South Precinct

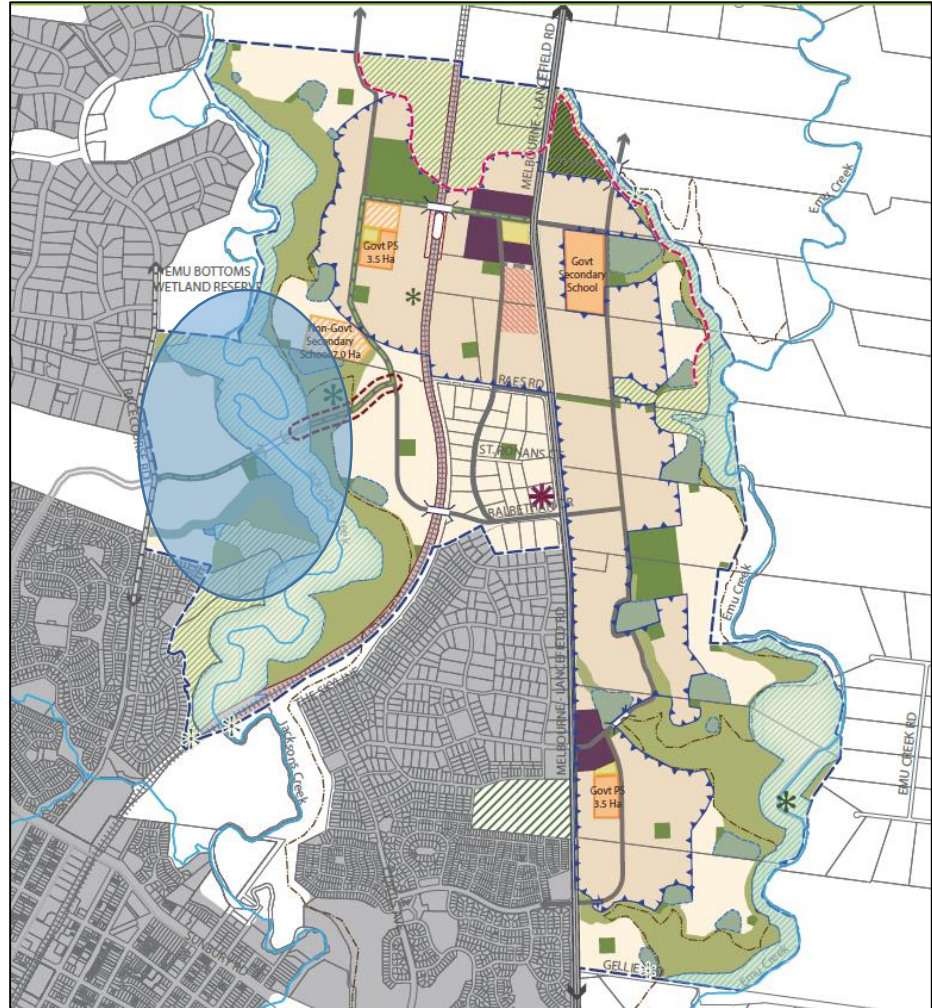
- Planning Controls
- Land Use Implications



Key Issues In Submissions

Racecourse Road site and the Jacksons Creek Valley:

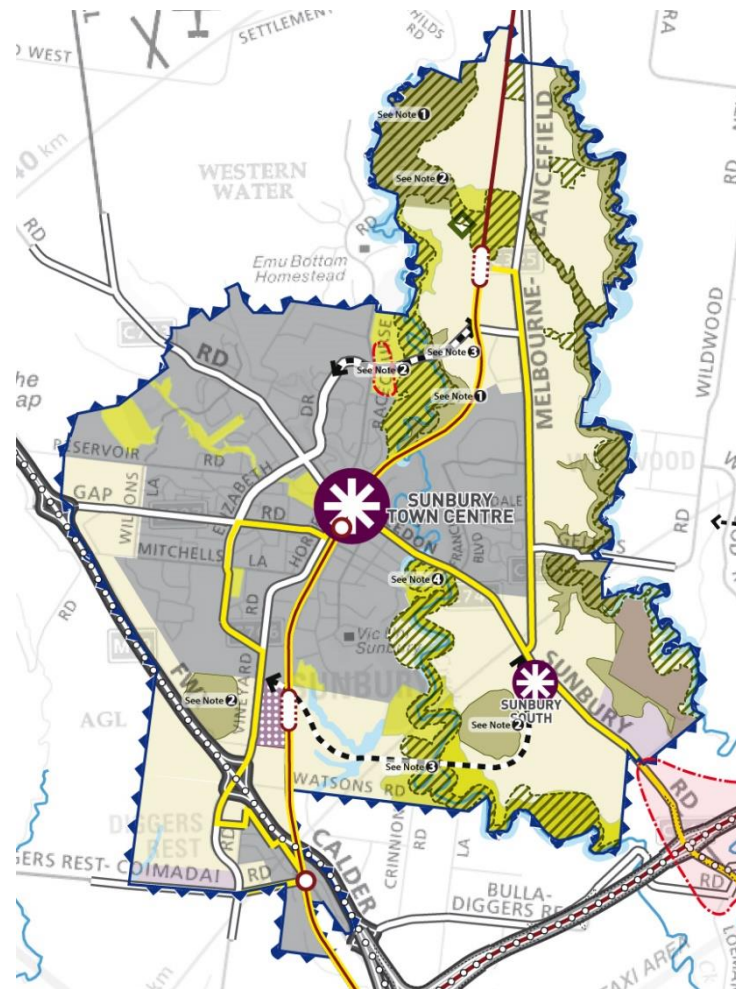
- Extent and form of development
- Impact of potential creek crossing



Key Issues In Submissions

Regional Transport Impacts

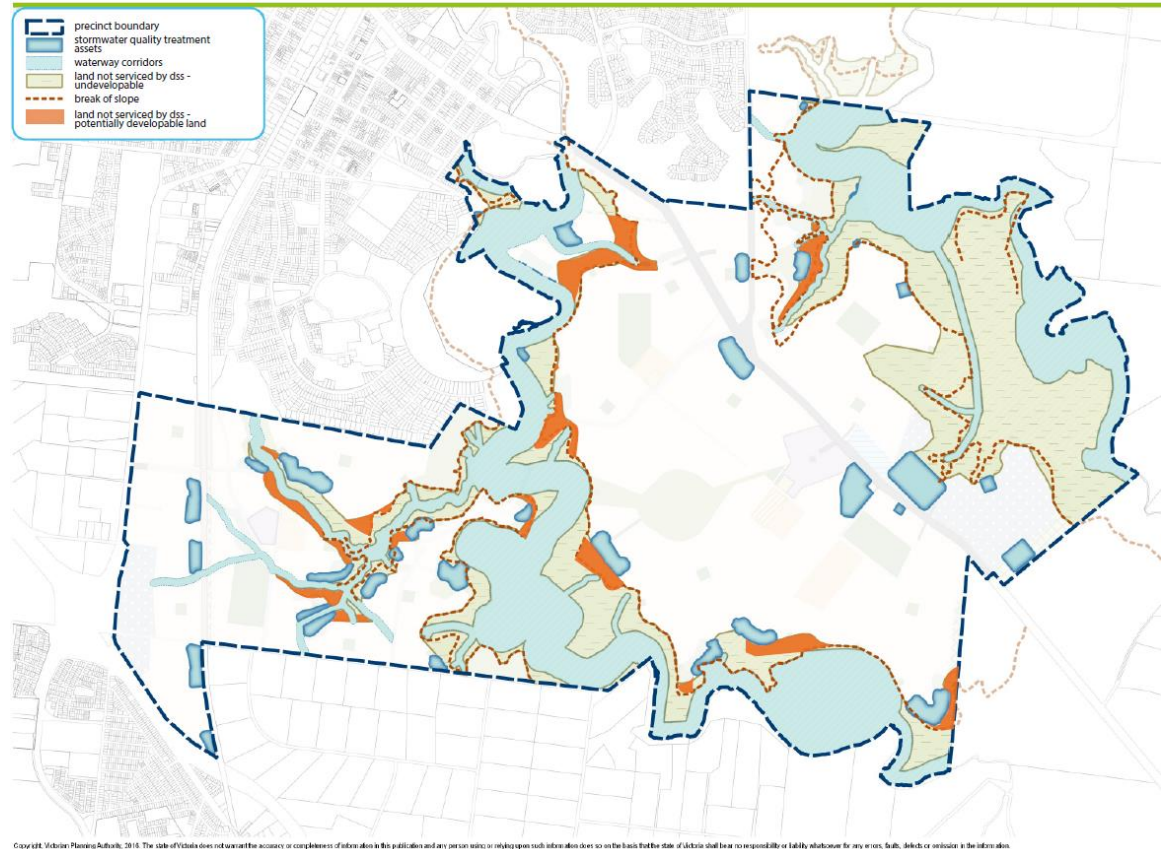
- Alignment and strategic justification for the Jacksons Creek Crossings
- Impact of development on rural roads
- Impacts on regional traffic movements to Melbourne.
- Status and timing of Bulla Bypass and upgrades to arterial roads



Key Issues In Submissions

Regionally Significant Landscape Values and Drainage

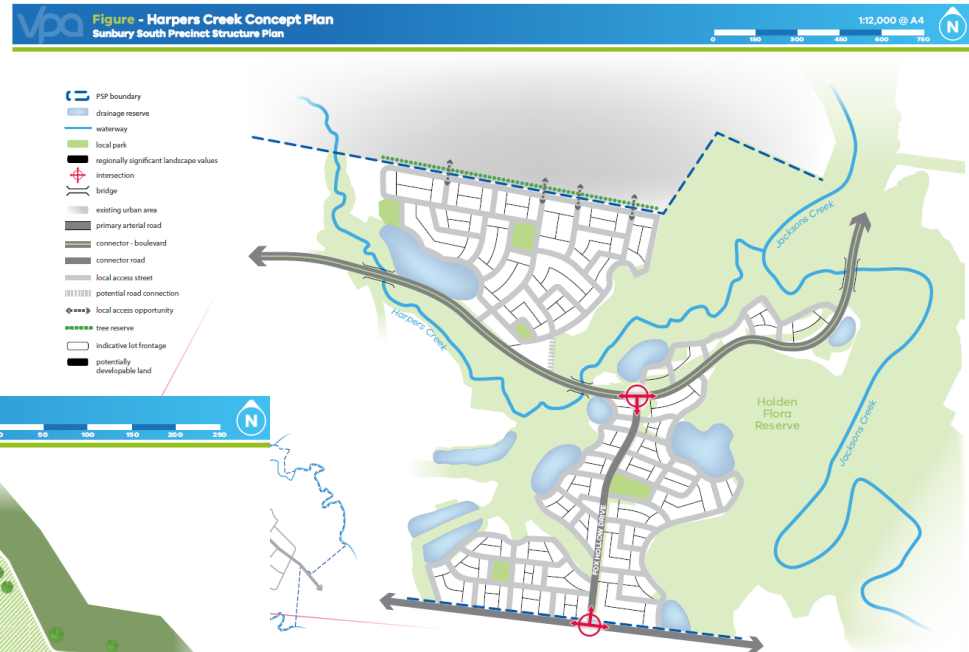
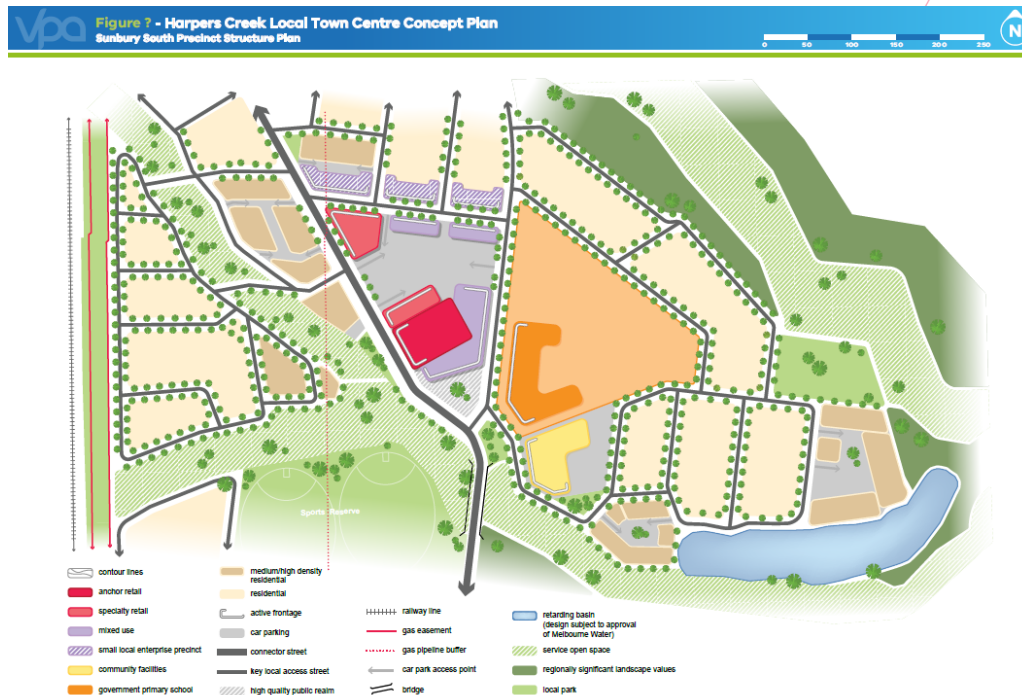
- Extent of developable land
- Revised Drainage Schemes
- Setbacks/interface with creek corridors



Key Issues In Submissions

Concept Plans

- Updated Concept Plans for Town Centres and Residential Areas
- Additional PSP controls to direct outcomes within concept plan areas



Thank you