

TARNEIT WEST
Outline Development Plan
May 2008

Adopted by Wyndham City Council on

May 5th, 2008

Signed



Manager – Strategic Planning

Economic Development and Planning

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1.0 Introduction

1.1 Overview

Outline Development Plans are devised to illustrate the preferred pattern of land use for a local neighbourhood or at an estate-based scale, to guide timely and integrated development. Development Plans generally indicate:

- The local road and bicycle networks;
- The location and layout of non-residential land uses, including public open spaces and community facilities; and
- Identification of significant landscape features, including the opportunities and constraints of these.

Recent urban development to the north, south and east of the site has placed considerable pressure on Council to facilitate residential development within the Tarneit West subject area. The plan will provide a greater level of certainty for landowners and developers regarding the manner in which the area may potentially be developed in line with Council's strategic principles and objectives.

1.2 Land and Locality

The area affected by the Tarneit West Outline Development Plan (ODP) is located within the parish of Tarneit and is situated north of Hogans Road. The site is 5 kms northwest of the Werribee township and approximately 25 kilometres west of Melbourne.

Davis Creek forms the western boundary of the site, with the boundary of Claremont Park Estate to the north, Tarneit Road to the east and recent urban development along Hogans Road to the south (Figure 1).

This site is currently zoned Farming under the Wyndham Planning Scheme and is not affected by any overlay controls.

The current pattern of subdivision includes allotments that vary in size between 24 and 4 hectares.

The ODP covers an area of just over 118 hectares, with a developable area of approximately 86 hectares.

Based on Melbourne 2030 aspirations, if densities of 15 lots/dwellings per hectare are achieved, the ODP area could yield in the order of 1,290 lots and generate a community of around 4,000 people, based on a household occupancy size of 3 people per dwelling.

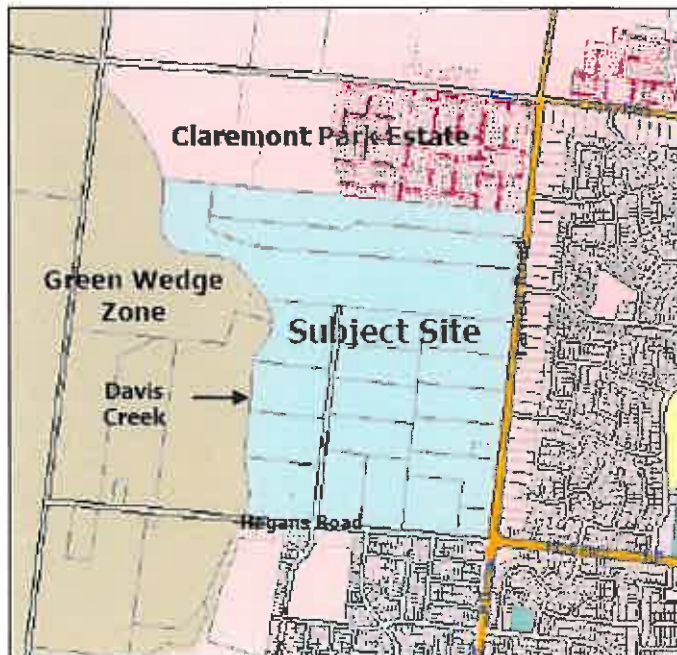


Figure 1: ODP plan area

1.3 Purpose of the Plan

The Tarneit West Outline Development Plan seeks to coordinate development in the area, and ensure that it is rolled out in an integrated manner.

The purpose of the plan is to provide a framework for the development of the area and ensure that adequate services are provided for the future Tarneit West community, that physical and social infrastructure is provided and funded in a timely and equitable manner.

Council has taken the lead role in the development planning for this site because of the fractured tenure of landholdings, and the relatively small size of land parcels.

The plan provides the base framework for detailed subdivision design, and will be incorporated into the Wyndham Planning Scheme under Clause 43.04 as a Development Plan. This will enable developers and land owners to apply for planning approval for subdivision, building and works. Such applications will be assessed against the requirements of Clause 43.04 – Schedule 10.

A Development Contributions Plan has been prepared to manage the process of development contribution levies required as the land develops. The Development Contribution Plan will be incorporated into the Wyndham Planning Scheme under Clause 45.06 – Schedule 6 and 7.

1.4 Structure of the Plan

In order to guide the process of detailed subdivision design, the Tarneit West Outline Development Plan consists of two major components:

- A series of plans illustrating the preferred pattern of development, and designating residential and commercial areas, community facilities, collector road layout and open spaces; and
- A written report which incorporates relevant information from background policies and outlines the strategic context from which decisions about the location of plan elements have been made. This section includes direction on such matters as urban design, housing densities, physical infrastructure, community facilities and open space provision, neighbourhood activity centre, transport network and development contributions. The ODP will be implemented as the land is rezoned and planning approvals issued. Section 6 of the report details the requirements for rezoning and the Development Plan Overlay details the requirements for planning permit applications.

2.0 Planning and Policy Context

2.1 Melbourne 2030

The State Government's Melbourne 2030 – Planning for sustainable growth (M2030), is a 30 year plan to manage growth and change across metropolitan Melbourne and the surrounding region. The metropolitan-wide plan aims at accommodating an expected population growth of one million in the metropolis in the period to 2030. M2030 seeks to direct urban expansion by containing and modifying the pattern of urban growth with more than 70% of new population growth being encouraged to settle in established areas and 30% within the five designated growth areas. An Urban Growth Boundary (UGB) around Melbourne establishes the limits of urban growth for designated growth areas.

The land covered by the ODP was not included within the UGB when M2030 was released in October 2002. However, as the land included in the ODP was identified for residential development in the strategic framework plan of Wyndham's Municipal Strategic Statement and the Wyndham North Concept Plan, was surrounded by urban development on three sides, the Minister for Planning agreed to reassess the location of the UGB in this area.

In November 2003, the Minister for Planning approved Amendment C62 to the Wyndham Planning Scheme (Figure 3) amending the location of the UGB to the Davis Creek drainage line, thus making the land covered by the ODP available for urban development.

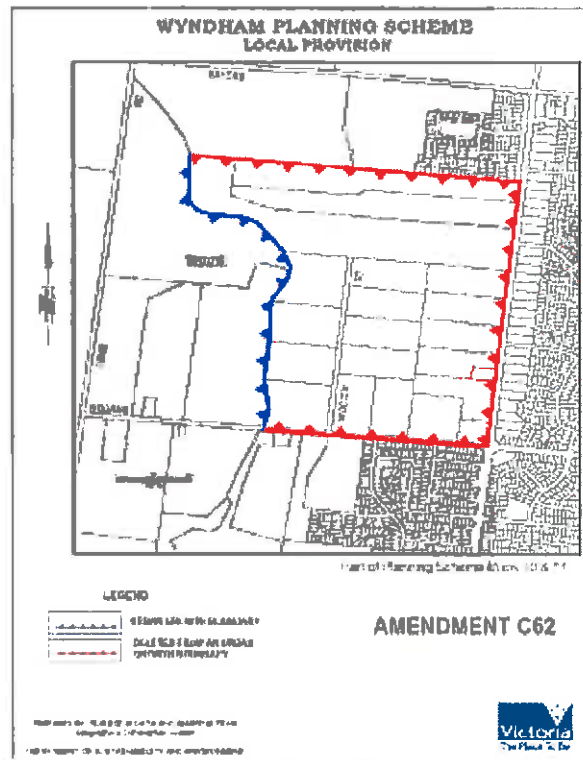


Figure 3: Amendment C62

2.2 Growth Area Framework Plan 2006

The State Government released Growth Area Framework Plans (GAFFP) in November 2005. These plans were subsequently updated in 2006.

GAFFP's have been developed to guide long-term strategic planning for Melbourne's five growth areas, including Wyndham.

The Wyndham Growth Area Framework Plan identifies that Wyndham can accommodate in the order of 30,000-45,000 new households and 60,000-95,000 people on Greenfield land within the UGB.

The GAFFP 2006 framework plan confirms the land covered by the ODP as within the UGB and available for residential development.

2.3 Wyndham Municipal Strategic Statement

The Municipal Strategic Statement outlines the principles and objectives for the strategic planning and development of new growth areas in Wyndham.

The Tarneit West area is identified in the Municipal Strategic Statement as being suitable for future residential development, with the timing and form of urban development being based upon the following Council objectives:

- *To manage urban growth (Clause 21.05-1)*
The cost effective and orderly management of urban growth, balancing the city and country objectives of the municipality
- *To provide a diversity of housing opportunity (Clause 21.05-21)*
Providing access to a range of quality of housing opportunities which meet the needs of the population
- *To enable convenient and efficient movement (Clause 21.05-3)*
Providing accessible, safe and efficient options for the movement of people and goods within, and out of, the municipality
- *To ensure the availability of local and regional employment (Clause 21.05-4)*
The generation of sufficient job opportunities to meet the needs of a growing population and which develops greater sustainability in employment for Wyndham and the region
- *The provide accessible and attractive activity centres (Clause 21.05-5)*
Establishment of a network of current and future activity centres which satisfy a range of retail, commercial and community needs and which create a sense of place within the community
- *The protection of environmental assets (Clause 21.05-7)*
Protection and enhancement of significant areas and features of the built and natural environment, and maintenance of environmental and heritage values
- *The enhancement of image and appearance (Clause 21.05-10)*
Positive re-focusing of Wyndham's image and appearance, building on the rural land, open space and landscape qualities and ensuring that it is appealing to residents, investors and visitors alike.

The MSS is currently under review, however, it is not expected that the outcome of the review will impact on the availability of the land within the ODP for residential development.

2.4 Wyndham North Concept Plan

The Wyndham North Concept Plan (1996) covers the area shown in Figure 2 and was prepared to provide a broad strategic framework for the Wyndham North growth area and identify the infrastructure and servicing requirements needed to support urban development.

The land included in the ODP is located within the 1996 Concept Plan area.

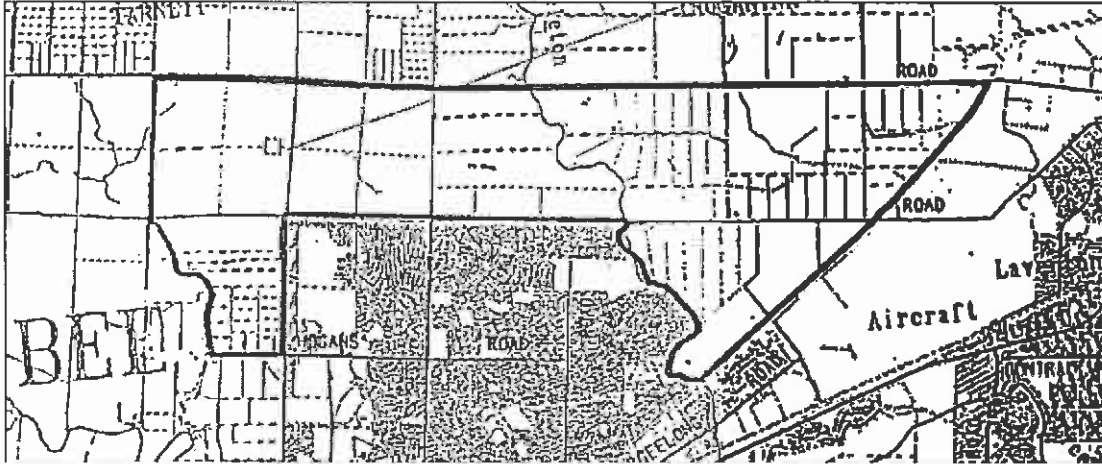


Figure 2: Wyndham North Concept Plan Area

The 1996 Concept Plan identifies the need to provide a range of community, commercial and open space facilities; including Community Centres that include provision for Pre-schools, Maternal and Child Health Centres and meeting rooms, retail activity centres of varying sizes, primary and secondary schools, libraries, local parks and regional active open space.

The commercial, community and recreational facilities included in the ODP are consistent with the 1996 Concept Plan.

2.5 Activity Centre Strategy 2007 (draft)

The 1998 Wyndham Activity Centre Strategy has been reviewed and a 2007 Activity Centre Strategy (Draft) has been prepared. Amendment C110 has been prepared to introduce the 2007 into the Wyndham Planning Scheme. The amendment is currently waiting authorisation from the Minister for Planning and Community Development for exhibition.

The 2007 Strategy identifies a neighbourhood activity centre, up to 5,000m² of retail floor space to be located at Tarneit West on the north-west corner of Tarneit and Hogans Roads, Tarneit.

2.6 Cowies Hill Outline Development Plan and Claremont Park Development Plan

In 2000, Wyndham City Council received an application for the development of land bordered by Sayers Road, Derrimut Road, Leakes Road and Davis Road, along with a smaller portion of land south of Sayers Road and north of the subject site.

The Cowies Hill Outline Development Plan (2001) was prepared to guide the development and subdivision of this area, and the Claremont Park Estate Development Plan later was endorsed for the portion of land immediately north of the site.

The Tarneit West Outline Development Plan has an important relationship with the Cowies Hill Outline Development Plan and Claremont Park estate, as the services and facilities provided within the Cowies Hill development plan area and Claremont Park will also service the future community at Tarneit West.

2.7 Other Policies and Plans

Other policies and planning studies which are relevant to this area and should be considered in the formulation of subdivision plans for the area include:

- Wyndham Activity Centres Strategy 2007 (Draft);
- Open Space Strategy 2003
- Wyndham Bicycle Strategy 2004 (DRAFT);
- Wyndham Waterways Strategy Plan 2003;
- Wyndham Stormwater Management Policy 2003
- Wyndham Strategy for Environmental Sustainability 2004;
- Outer Western Suburbs Transport Strategy 2000; and
- Our Vision of Wyndham: The Quality Community Plan 2007.

3.0 Site Conditions, Opportunities & Constraints

3.1 Pattern of Subdivision

The study area is currently used for rural residential living, with intermittent cropping grazing, horse agistment and market gardens over the last decade. The site is characterised by smaller land holdings in the south, and larger holdings in the north.

Existing lots within the area generally have an east-west alignment, as well as having direct access to collector roads. It is expected that this pattern will enable staged subdivision of the land in an orderly manner, provided that the new collector and local linkages outlined in this plan are accommodated in all subdivision proposals. Future subdivision of the land should be integrated and ensure that the principle of permeability is achieved.

3.2 Waterways

Davis Creek is a small tributary of the Werribee River and is a significant landscape feature of the plan area. The creek feeds the Glen Orden wetlands and the Werribee River to the south. The Davis-Glen Orden network contributes to the maintenance of water quality in the downstream reaches of the Werribee River, by trapping sediments and helping assimilate nutrients.

Although the creek environs have been degraded, given that cultivation has disturbed grasslands adjoining it and flows have been impacted through farm dams, it remains a significant public asset and should be protected and enhanced. Land uses such as public open space, passive recreation and community uses are most compatible with the protection of environmental and cultural values associated with the waterway.

Precautions must be taken to ensure that urban run-off does not impact the water system.

3.3 Flora and Fauna

The site contains stands of Buloke trees, (*Allocasuarina luehmanni*) which are remnants of the vegetation community Grey Box/Buloke woodland. This habitat was once extensive in the area, but has been heavily exploited for fuel and construction. The remnant Buloke is considered to be of regional significance, having been cleared throughout much of the western and northern Victorian plains (Barlow, 1989).

There is also remnant indigenous vegetation associated with the ecological functioning of the Glen Orden Wetlands and Davis Creek. The River Red Gum (*Eucalyptus camaldulensis*) and fringing aquatic reeds play a significant role in maintaining the health and wetland and waterways systems in the area.

Retention of existing indigenous vegetation and creek side revegetation actions are required to limit erosion and maintain water quality in Davis Creek. Additionally, a comprehensive assessment of the fauna and flora values must be undertaken and a Flora and Fauna Report must accompany development proposals for the area.

3.4 Aboriginal and European Heritage

ABORIGINAL ARCHAEOLOGICAL SITES

The Werribee River marks the tribal boundary between the traditional lands of two clans. The Tarneit West plan area, being east of the river, is considered as part of lands belonging to the Wurundjeri people (Du Cros, 1991).

The 100m buffer along the Werribee River and its tributaries, including Davis Creek, is considered to be archaeologically sensitive, especially in areas where there has been minimal impact from agriculture or urban development. These areas may contain sites not yet recorded.

Accordingly, development proposals for subdivision will be referred to Aboriginal Affairs Victoria (AAV) for advice on whether any particular land development proposal is likely to impact upon known sites. In addition, an archaeological site survey will need to accompany all development proposals.

Council aims to ensure that all sites of significance are identified and protected. Excavation and earthworks near the Werribee River should be sensitive to the cultural values associated with the area.

POST CONTACT SITES

The Wyndham Heritage Study (1997) identifies two sites of interest.

The larger is the Tarneit School Site, located on the corner of Hogans Road and Tarneit Road. The school opened on 1 January 1875 and operated until 14 September 1932. Trees remaining on the site possibly date back to that era, and may potentially be of local interest.

A timber house and barn exists at 530 Hogans Road, north of Hogans Road and east of Davis Creek. The house, built in the 1890's or earlier, has been substantially modified, but is considered to be of local interest.

3.5 Access

The plan area is located with frontage to two arterial roads, Hogans and Tarneit Road. The Wyndham North Concept Plan identifies these as future arterial roads with four lane carriageways, each 32 metres wide. All road widening will be factored into development contributions for future development.

Tarneit Road provides access to the Werribee Town Centre, and links the site with Sayers and Leakes Roads in the north, providing long distance regional access to the Princes Freeway and the Laverton North employment area. Hogans Road serves a secondary arterial road function.

3.6 Hydraulic Infrastructure and Drainage

WATER SUPPLY

The subject site represents the western boundary of the Hoppers Crossing supply area. City West Water has advised that the site can be serviced with reticulated water via the St. Albans main to the Cowies Hill Reservoir storage tanks. Adjoining water mains east of the site will provide the principle source of water.

Further inquiries regarding water supply should be directed to City West Water.

SEWERAGE

Access to reticulated sewerage is provided at two points:

- The Werribee East Main located east of the subject site and adjoining Tarneit Road. This main will serve all land situated east of the central rise that runs north south in the plan area.
- The western fall of the central rise will require access to a future main. Extension of the main situated south of the plan area is proposed to extend northwards along the Werribee River and then follow the course of the Davis Creek.

The construction of all mains and access points will be at the expense of the developer. Any inquiries with regard to the sewerage network should be directed to City West Water.

FLOODWAYS

Melbourne Water and Council have developed maps showing land potentially prone to flooding around major watercourses within the Wyndham area.

The primary watercourse affecting the plan area is Davis Creek. It is estimated that the land subject to inundation extends between 50 metres to 100 metres from the centre of the watercourse. This flood line is shown on the Outline Development Plan in Appendix 1.

The remainder of the plan area is not identified as being subject to flooding.

DRAINAGE

The land falls to the east and west from the central high point that runs north-south between Hogans and Sayers Roads. The general alignment of this central ridge follows Wootten Road.

Melbourne Water is responsible for the drainage east of the central high point. The eastern fall is located within the 'D1' drainage scheme, previously managed by Council. Melbourne Water have prepared the Hogans Road Drainage Scheme for this area and contributions from all new urban development will provide for the scheme's development and implementation, which includes the provision of both the drain and an associated treatment pond. Melbourne Water will be the responsible agent for the collection of drainage levies. The drainage scheme prepared by Melbourne Water requires overland flows to be managed by the existing drainage network, which has been designed to transport flows generated during a 5 year storm event underground. Flows in excess of this flow will be catered for within a designated floodway.

The flood ways used in the scheme are proposed for two different reaches:

- Downstream of Claremont Estate to end of Reach 4;
- Upstream of Reach 7 to Retarding Basin.

Cross-sections of each of the flood ways can be sourced from Melbourne Water's Hogans Road Drainage Scheme. The overall width of flood ways in the scheme varies from 21m to 24m. These flood ways have been incorporated into the drainage scheme to transport flows that occur during a large storm event. Appendix D provides a diagrammatic illustration of the proposed drainage network including the location and approximate size of the retarding basin.

The western fall is currently outside of Melbourne Water's Hogans Road Drainage Scheme. Current Council policy requires that all urban stormwater be retarded to "rural flows", and that stormwater be treated prior to discharge into main watercourses.

Detail on the design and development of stormwater treatment outside of the D1 catchment will need to be developed in consultation with Council's drainage engineer.

4.0 The Development Plan

4.2 Land Budget

The development plan area covers an area of approximately 118 hectares. After deducting constrained land, arterial road widenings, open space and the school site, the estimated developable land is approximately 86 hectares (Figure 4).

Land Use	Net Area	Total Area
TOTAL PLAN AREA		118.54
Subject to inundation		
Stormwater treatment site	5.61 ha	
Arterial Road roads (32m)	5.09 ha	
	2.48 ha	
Encumbered land	13.17	13.17 ha
GROSS DEVELOPABLE AREA		105.37 ha
River Park	2.85 ha	
Central Park	0.08 ha	
Sports Ground North	4.00 ha	
Sports Ground South	3.95 ha	
Open Space	11.58	11.58 ha
Davis Creek Primary School Site	3.8 ha	
Good News Lutheran College	3.77 ha	
Other	7.57	7.57 ha
Retail Facilities Site	1.5 ha	
Residential	84.95 ha	
NET DEVELOPABLE AREA		86.44 ha
7.5% public open space contribution of gross developable area	7.3 ha	

Figure 4: Estimated Land Budget

4.2 Definitions

Development Contributions are payable on all developable land on any given development site. For the purposes of the Tarneit West ODP and DCP, developable land is defined as follows:

- a) **Gross Developable Area** is the total site area, minus arterial and sub-arterial road widenings and reserves, flood ways in dedicated reservations and school sites. Estate entry features, plantation and garden reserves and similar features are not omitted. Gross Developable Area is only used in the calculation of public open space requirements.

- b) **Net Development Area** is the total site area, minus arterial and sub-arterial road widenings and reserves, flood ways in dedicated reservations, school sites and [except in calculating public open space requirements] the open space required by Council. Estate entry features, plantation and garden reserves and similar features are not omitted.

The amount of developable land on a given land parcel will be determined prior to the approval of a Planning Permit for a given land parcel.

4.3 Housing & Population

It has been estimated that the plan area has a net developable area of around 86 hectares. At M2030 aspirational densities of 15 lots per hectare, it is possible to achieve a yield of 1,290 lots. This has the potential to create a community of 4,000 people, based on household occupancy rates of 3 persons per household. Council encourages increased residential densities in line with the objectives of Melbourne 2030.

4.4 Community Services

The Tarneit West development area will be served by an existing Community Centre, The Grange, on Hogans Road, along with a proposed centre to be located north of Sayers Road within the Tarneit Gardens Estate (Cowies Hill).

Development contributions from the ODP area will be used to fund improvements to existing facilities at The Grange, including the provision of an additional community meeting room. Contributions will also go towards further early childhood services and community meeting facilities at Tarneit Gardens.

Community facilities provided by Council within centres include:

COMMUNITY FACILITIES	
Early Childhood Services	Maternal and child health centre; Playgroup; Kindergarten
Community Meeting Facilities	Public meetings; Adult educations; Recreational activities
Youth Activity Centre	Service for 30-50 young people

4.5 Floodway Management

LAND SUBJECT TO INUNDATION

Land below the 1 in 100 year flood line will be acquired and managed by Council in order to ensure adequate protection for surrounding residential areas in the event of flooding.

Whilst functioning primarily as a floodway, the watercourse offers a unique opportunity to create a quality passive recreational area, with established trees and natural features. The area identified as being subject to flooding will therefore play a secondary role as a linear

open space link between Werribee River in the south, and urban communities to the north. Encumbered land will not be considered to form part of the 7.5% open space requirement.

STORMWATER TREATMENT

An area on the northern side of Hogans Road and east of Wootten Road has been identified as land suitable for stormwater treatment. Melbourne Water will be the responsible authority for the retarding basin.

The size of the site required is approximately 2.5 hectares, but is subject to further planning in conjunction with Melbourne Water. The facility will comprise of a 1.45 ha retarding basin which will capture excess run-off and treat it within a bio-retention system to maximise the removal of pollutants, along with a bypass channel and sediment pond.

The development of the facility must have regard to the potential for detrimental visual impacts on the surrounding environs, and will therefore be designed to complement future urban conditions. Landscaping and amenity treatments will therefore influence the final site area requirement.

4.6 Open Space

The open space opportunities within this development area are considerable with extensive frontage to Davis Creek. As a general principle, passive open space areas should incorporate the existing natural assets of the area, such as the remnant Red Gums and the numerous exotic trees. Subdivision design should facilitate pedestrian access between all public open spaces. Local or access roads are required around all open spaces to ensure that residential development does not directly adjoin it.

A public open space contribution of 7.5% in land or cash will be required based on the gross developable area. Encumbered land will not be considered as a contribution to the 7.5% open space requirement.

SPORT FACILITY

Active open space, in the form of playing fields and sport grounds, is considered necessary for the Tarneit neighbourhood. This space is to be co-located with the primary school. The ODP nominates the site north of Hogans Road and west of Wootten Road, as it is central to the wider Tarneit development area.

Development contributions from recent residential area south of Hogans Road will fund the provision of one sports field. The second sports field (the northern field) will be provided through development contributions collected from this plan area.

A minimum area of 3.5 ha is necessary for a single playing facility, which includes space for a range of sporting activities and appropriate interface treatments. By combining the southern ground (3.93 ha) with the northern ground (over 6.0ha) the total area is adequate to support the two facilities with ovals of a north-south orientation.

DAVIES CREEK RIVER PARK

This open space, adjoining the land within the 1 in 100 year flood line, will be a feature that has the potential to help create a sense of place and identity for the entire Tarneit West plan area.

The River Park will buffer the 1 in 100 year flood line of Davis Creek, broadening opportunities for the protection and enhancement of the natural values associated with the creek and wetlands further downstream inline with the Wyndham Waterways Strategy (2003).

The space will incorporate an integrated pedestrian and bicycle track, which will link Tarneit West with Cowies Hill to the north and the Werribee River trail to the south.

CENTRAL NEIGHBOURHOOD PARK

The plan identifies a central neighbourhood park of 0.8 hectares, adjoining the existing Good News Christian School. The park is a size that encourages a range of uses, including play areas and space for games. The 0.8 hectares is to be in addition to the land required for the overland flood channel.

The park is centrally located in order that the majority of households will have access to open space within five minutes walk (400m), either in this location or at the network of parks within Claremont Park Estate.

4.7 Education

Council has worked in association with the Department of Education, Employment and Training in determining the need for education facilities in this particular area.

The Department of Education, Employment and Training have recently undertaken a revision of their strategic plans for the Wyndham North area in light of rapid urban development to the north of the subject. These investigations have concluded that a primary school will be required to serve the residents of this area and those of Claremont Park Estate.

The Department has indicated that it requires a site of at least 3.5 hectares, with significant street frontage and good access to the transport network. The proposed school site abuts Wootten Road, an existing rural road that will need to be upgraded to an urban standard to serve as a local collector road for the residential development in this area. As Wootten Road is a collector road, with lots able to directly front onto it, the cost of upgrading this road has not been allowed for in the Wynham North Concept Plan 1996 or the Infrastructure Financing Policy 1996. Those properties that directly front onto Wootten Road will be responsible for the cost of upgrading the road to facilitate urban development. A separate levy has been prepared under the Development Contributions Plan for Tarneit West to address the apportionment of the cost of upgrading Wootten Road across abutting landowners on a fair and reasonable basis.

The Department of Employment and Training will pay for the parking across its frontage, although it will not share the costs to upgrade the road itself. This is argued on the basis that the School is a service to the community and would not normally be expected to fund access to local schools.

The facility is to be co-located with open space and recreational facilities, and is central to the development plan area so as to encourage children to walk to school, increase child safety through the absence of arterial roads, and allow for easy car-based access given the proximity to the collector road network.

Siting of school buildings and facilities must comply with Council's adopted Waterways Strategy and sufficient land must be made available to facilitate the continuation of the north-south open space pedestrian link adjoining Davis Creek on the western boundary of the proposed school site. Refer to Appendix 1 and 2.

4.8 Retail and Commercial Activity

The Wyndham Activity Centres Strategy 2007 (draft) identifies a neighbourhood activity centre of 5000m² retail floorspace on the north-west corner of Hogans and Tarneit Roads, adjacent to the proposed retarding basin.

Future development of the site for a neighbourhood activity centre is required to address the following:

- The Wyndham Activity Centre Strategy 2007, in particular Section 5 – Assessing Development Applications;
- Minimum landscaped setback of 5m from all roads and boundaries;
- Significant landscaping around buildings to soften the visual impact of development and buffer noise;
- Retention of existing trees as a landscape feature where trees are shown to be in good health. Where trees are to be removed, landscaping and replacement tree planting with canopy trees is required in an area generally equal in size and shape to the original footprint measured to canopy drip line;
- Other landscaping in accordance with Council guidelines;
- Demonstrated pedestrian connectivity throughout the site and to surrounding residential areas including the proposed retarding basin;
- Loading facilities not adjoining residential properties (existing or planned); and

4.9 Transport Network

The recommended road network for this area is illustrated in the Transport Network Plan found in Appendix 3.

ARTERIAL ROADS

Regional and local traffic demands will necessitate the upgrading and widening of the existing arterials.

As the existing road reservations are only 20 metres wide, an additional widening of 12 metres for each road is required in the following locations:

- The western side of Tarneit Road; and
- The northern side of Hogans Road.

Tarneit Road requires widening to a dual carriageway, to maintain consistency with the standard south of Hogans Road. This road has been identified as a north-south arterial, extending from Railway Avenue to link with Boundary Road in the north.

Acquisition of land for these road widenings will occur at subdivision stage. This will be funded by development contributions and can be offset against contributions.

No direct individual residential access is supported onto arterial roads. Residential development fronting arterial roads will be required to provide service roads to the satisfaction of Council.

COLLECTOR ROADS

Collector roads are designed to provide through access to the arterial road network, and may potentially function as local bus routes into the future.

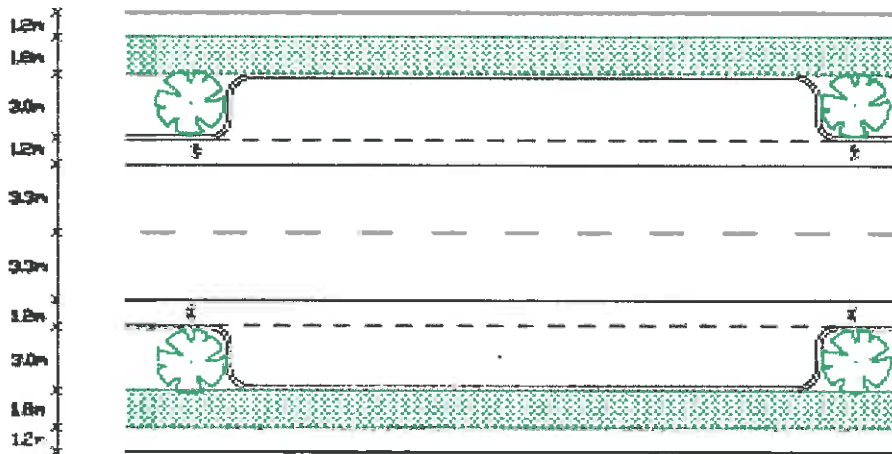
The Tarneit West Outline Development Plan Stage A identifies two collector roads within the development area.

These are:

- Wootten Road plus extension, which will link with the collector road network south of Hogans Road, and feed local traffic onto the regional network at Hogans or Sayers Roads; and
- An east-west collector which will function as an extension of Bethany Street.

With the exception of Wootten Road, collector roads are to be constructed generally in accordance with the cross section shown in Figure 5, which illustrates a preferred layout for the bicycle lane, parking lane, nature strip and pedestrian pavement which are to be included.

Figure 5: Collector road cross section



Wootten Road

It is proposed that the existing section of Wootten Road be upgraded from a local rural road to a residential street. It will not be a main or "arterial" road, as is the case with Hogans and Tarneit Roads. However, it is planned that Wootten Road will be:

- Used as a local bus route, and;
- The main local access road to a proposed primary school and recreation reserve.

It is proposed that Wootten Road be designed to the following standard:

- a) as a standard "collector" street and bus route, a pavement of 12.7 metres wide (including two 2.3 metre parking lanes and a 1.2 metre on-road bike lane on the eastern side);
- b) Kerb and channel, underground drainage, lighting and street trees;
- c) A 2.5 metre wide off-road shared pedestrian/cycle path on the west side of Wootten Road.

Those properties that directly front onto Wootten Road will be responsible for the cost of upgrading the road to facilitate urban development. The reason why the adjacent owners or developers are required to fund upgrading such a road is that they are the main beneficiaries. In particular, they will be permitted to create residential lot with frontage onto Wootten Road. Further details on the road construction costings, levies and apportionment are included in the Tarneit West DCP.

LOCAL ROADS

The plan nominates a series of local roads, running both north-south and east-west, which link to the collector road network.

These roads illustrate the desired flow of traffic throughout the development plan area. Detailed subdivision plans prepared by the developer must provide through access in the general locations and with the same degree of permeability as indicated on the plan.

However, the final location of local streets is flexible and can be refined at the planning permit stage if an improved subdivision layout can be demonstrated. Any changes to the local road network shown will require negotiation with Council and adjoining landowners.

Developers will be required to provide extended pavements and urban standard curb and channel. Where local roads abut a school site, widening will be required to incorporate a parking lane and any other treatments to the satisfaction of the responsible authority.

INTERSECTION TREATMENTS

Ultimately, signals will be required at 2 locations within the subject site:

- Tarneit Road / Hogans Road; and
- Bethany St / Tarneit Road;

Outside of the plan area, signalling will need to be provided at other location across the Wyndham North area including:

- Northern Collector / Sayers Road;
- Sayers Road / Tarneit Road.

A bridge will be required to link the extension of the Bethany Road principal east-west collector to the land west of Davis Creek. However, this will not be necessary until land west of the creek is developed. This is not anticipated in the near future as that the land is outside the current Urban Growth Boundary.

4.10 Urban Design

The following urban design principles should be incorporated into detailed subdivision plans. Land owners should also consider the provisions of Melbourne 2030.

Urban Design Principles
<p>Interface with open space and roads</p> <ul style="list-style-type: none"> ✓ Residential lots should not directly back onto open space, and should instead be buffered by a street or access way <p>Residential lots should not directly back onto Melbourne Water's overland flow channel. Residential development should be designed to provide views and casual surveillance.</p> <ul style="list-style-type: none"> ✓ Properties should front roads, provide views and outlooks to reserves and provide for good pedestrian connectivity between realms ✓ Residential development fronting arterial roads will be required to provide service roads to the satisfaction of Council ✓ Urban development should front Davis Creek along an access street, whilst adjacent streets should allow for points of outlook and access to this environment
<p>Density</p> <ul style="list-style-type: none"> ✓ Medium density development is encouraged near and adjacent to activity centres, public reserves and active spaces ✓ Provide for a density of 15 lots/dwellings per net developable hectare. <p>Encourage diversity in the density, form, type and size of housing.</p> <p>Aim to ensure that the built form minimises the footprint on each allotment and encourage natural impervious urban design treatments and provide for canopy tree planting.</p> <p>Design of the built form to exceed the design performance standards of Rescode and incorporate energy and water sustainable building principles.</p>
<p>Activity Centre Planning Principles</p> <p>Recognise and reinforce a sense of place and identity by the provision of a centre public realm space.</p> <p style="padding-left: 40px;">Ensure ready accessibility by walking, cycling and public transport.</p> <p>Ensure that the built form contains design elements that build on the adjacent wetlands area.</p> <p style="padding-left: 40px;">Provide opportunities for passive surveillance of the centre.</p> <p>Provide direct links to surrounding neighbourhoods, particularly for pedestrians and cyclists.</p> <p style="padding-left: 40px;">Concentrate shops and services into a continuous active frontage</p> <p>Provide a transition from activity centre uses to adjoining residential neighbourhoods.</p> <p style="padding-left: 40px;">Integrate attractive spaces for people to meet and rest.</p>

Landscaping

- ✓ Street tree planting must meet Council's street tree guidelines
- ✓ Landscaping themes that incorporate significant canopy tree planting in addition to indigenous ground cover are encouraged
- ✓ Where possible, remnant vegetation should be retained and incorporated into open space or entrance features
- ✓ Council encourages the use of water sensitive urban design

Subdivision design

- ✓ Subdivision design should incorporate safe, identifiable pedestrian access between active spaces and dwellings within the site
 - ✓ Permeability and connectivity between subdivisions/estates should be a key design feature
- ✓ Subdivisions should be orientated to facilitate energy savings, and incorporate design elements that maximise energy efficiency and minimise greenhouse gas emissions

5.0 Development Contributions

5.1 Role of Contributions

In order to achieve its community development goals, Council will facilitate the levy of developer contributions toward the provision of major infrastructure works. The Planning and Environment Act 1987 provides for development contributions to be collected via a 'development contributions plan' and associated overlay. The Tarneit West Development Contribution Plan has been prepared in line with Sections 46H to 46Q of the Planning and Environment Act 1987 and applied the principles of the State Government's guidelines for the preparation of a Development Contributions Plan.

The Tarneit West Development Contribution Plan has been prepared that details the levy and the arrangements for the collection of funds. The Development Contributions Plan will be incorporated into the Wyndham Planning Scheme at Clause 45.06. The Tarneit West DCP comprises of two parts as follows:

PART A – DEVELOPMENT CONTRIBUTIONS

A general DCP applies to the whole of the ODP area of 118 hectares, applying levies for arterial road and major pathways, community and other infrastructure;

PART B – SEPARATE LEVY FOR WOOTTEN ROAD CONSTRUCTION

A specific plan for Wootten Road has been created because it is a fair, and probably the most readily implemented means to share costs of upgrading this road. Wootten Road is only a collector road, so was not included in the calculations of contributions towards the arterial road network. All properties that have direct frontage to the existing Wootten road reservation are included in the plan.

The objectives of development contributions include:

- to ensure that new communities are provided with adequate road access, and recreational and community infrastructure,
- to establish a means of costing the basic infrastructure needs and funding by the new communities that generate the needs, and
- to establish a transparent, consistent process to fairly share costs between developers.

5.2 Statutory Context

Development Contributions may be required under Part 3B of the Planning and Environment Act.

The Minister for Planning has issued Guidelines on application of development contributions via Development Contributions Plans, and a Direction on the distinction between "Community Infrastructure", for which contributions are capped by legislation at \$900 per dwelling, and "Other Development Infrastructure".

The Municipal Strategic Statement, Wyndham's Urban Growth Framework (Clause 21.03-2) and local policies of Infrastructure Financing Policy and Open Space Policy (Clauses 22.03

and 22.07) of the Wyndham Planning Scheme provide the broad strategic context for the collection of development contribution levies.

The release of the State Government's "A Plan for Melbourne's Growth Areas" in November 2005, has recently introduced development contributions for State infrastructure. The development contribution levies of the State are separate from those levied by Councils, but applied under the same legislation, the Planning and Environment Act 1987.

State development contributions will be used to fund State infrastructure, including major roads, public transport, environmental facilities and State supported elements of community infrastructure. Local development contributions are used to fund local community infrastructure, public open space improvements and major roads and pathways. State and local development contributions will generally fund different infrastructure. However, both may apply to certain roads if 'declared' by VicRoads where they have greater network significance.

5.3 Components of Local Requirements in Wyndham

Local development contributions fall into three categories for local infrastructure, as follows:

- The contributions towards roads and major pathways are calculated on a dollar basis per hectare of net development area, and are to be used to upgrade the sub-arterial road network and provide major connecting pathways;
- The 'Other Development infrastructure' items to be funded include preschools, maternal and child health centres and meeting spaces, and basic development of open space areas, including playgrounds and the basic playing fields proposed in active open space.
- The 'Community infrastructure' items include general community meeting and activity areas (community centres), libraries, and enhanced sporting facilities, tennis courts and sports change facilities, as needs are defined. These are the contributions that are currently 'capped' in the Planning and Environment Act, at \$900 per lot/dwelling.

Council also requires that 7.5% of the gross developable area be set aside for neighbourhood parks and sporting open space as land in lieu of the 5% default requirement in the Subdivision Act. In the circumstances where land is unable to be provided, the equivalent cash contribution in lieu of land may be acceptable.

5.3 Development Contributions Levy

5.3.1 DEVELOPMENT CONTRIBUTIONS

Item	Levy (per ha)	Comments
Arterial road network	<p>\$75,971.40 per net developable ha</p> <p>*Based upon land value of \$500,000 per hectare</p> <p>Subject to CPI from September 07 quarter.</p>	Includes acquisition of land for widenings, construction of arterial roads and intersection treatments in accordance with the Wyndham North Concept Plan (1996).
Community Infrastructure	<p>\$782.05 per lot/dwelling</p> <p>(\$11,730.75 per hectare based upon density of 15 lots/dwellings per hectare).</p> <p>Subject to CPI from September 07 quarter.</p>	Includes community centres and meeting rooms.
Other development Infrastructure	<p>\$937.06 per lot/dwelling</p> <p>(\$14,955.90 per hectare based upon density of 15 lots per hectare).</p> <p>Subject to CPI from September 07 quarter.</p>	Includes maternal and child healthcare centres, kindergartens and development of sportsground facilities.
Public Open space (7.5%)	Will be based upon current land value to be defined by a panel of valuers.	Will be taken as land or cash in lieu, dependent upon location, see Appendix F.

5.3.2 SEPARATE LEVY FOR WOOTTEN ROAD CONSTRUCTION

Wootten Road Reconstruction (698.15 linear metres long)

FACILITY	Rate (Sept 07)	TOTAL
TOTAL	<p>\$9,381.84 / ha</p> <p>\$989.46 / L metre</p> <p>Total</p>	<p>\$286,803</p> <p>\$690,789</p> <p>\$977,592</p>

6.0 Implementation

6.1 Rezoning Requirements

The following studies must be completed to support rezoning requests:

- An **environmental assessment** of the land, including a flora and fauna survey, which identifies existing vegetation to be protected and enhanced through the design of development.

The preparation of a Management Plan to aid in the protection and management of any identified environmental assets may be required at the Development Plan stage.

- The **archaeological survey** to locate record and assess Aboriginal sites and post-settlement places and objects of cultural and historical significance on the subject land.

The recommendations of the survey will guide subdivision design to ensure the findings of the survey are implemented and any significant features are preserved, protected and enhanced by the subdivision layout and design. The archaeological survey is to be undertaken to the satisfaction of Aboriginal Affairs Victoria in addition to the Responsible Authority.

- A preliminary **soil assessment** may be required where potentially contaminated soil is suspected.

If detected, a more detailed assessment outlining the location of the contaminated soil, the types of contaminants detected, and strategies and procedures required to de-contaminate affected areas should be completed.

- A **traffic report** is recommended, though not essential.

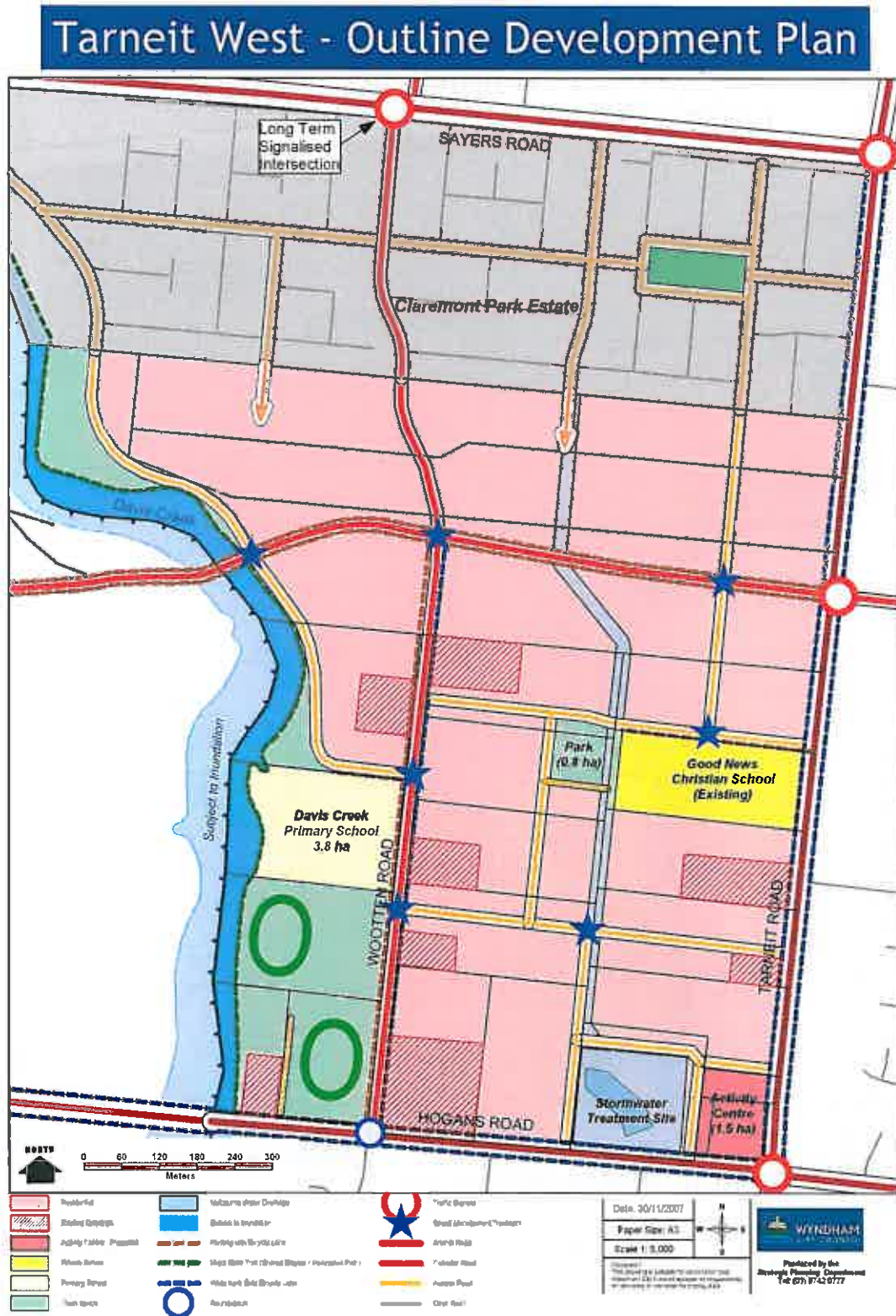
For further information on the documentation required for rezoning, please contact Council's Town Planning department

6.2 Monitoring and Review

It is anticipated that this document will require review every five years from adoption, subject to the rate of development.

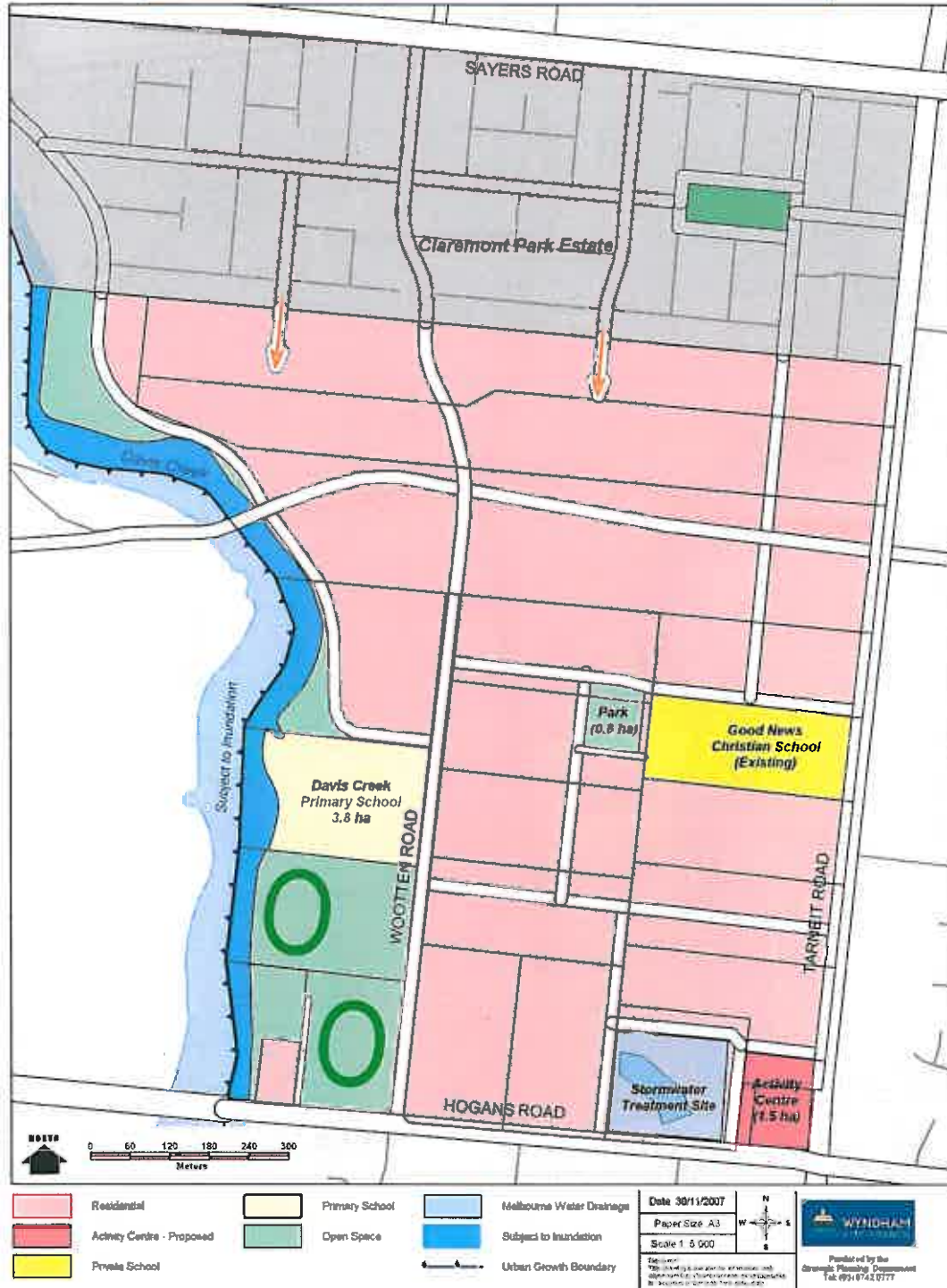
This process would involve the participation of local stake holders, and would be advertised widely.

Appendix A – Tarneit West Outline Development Plan



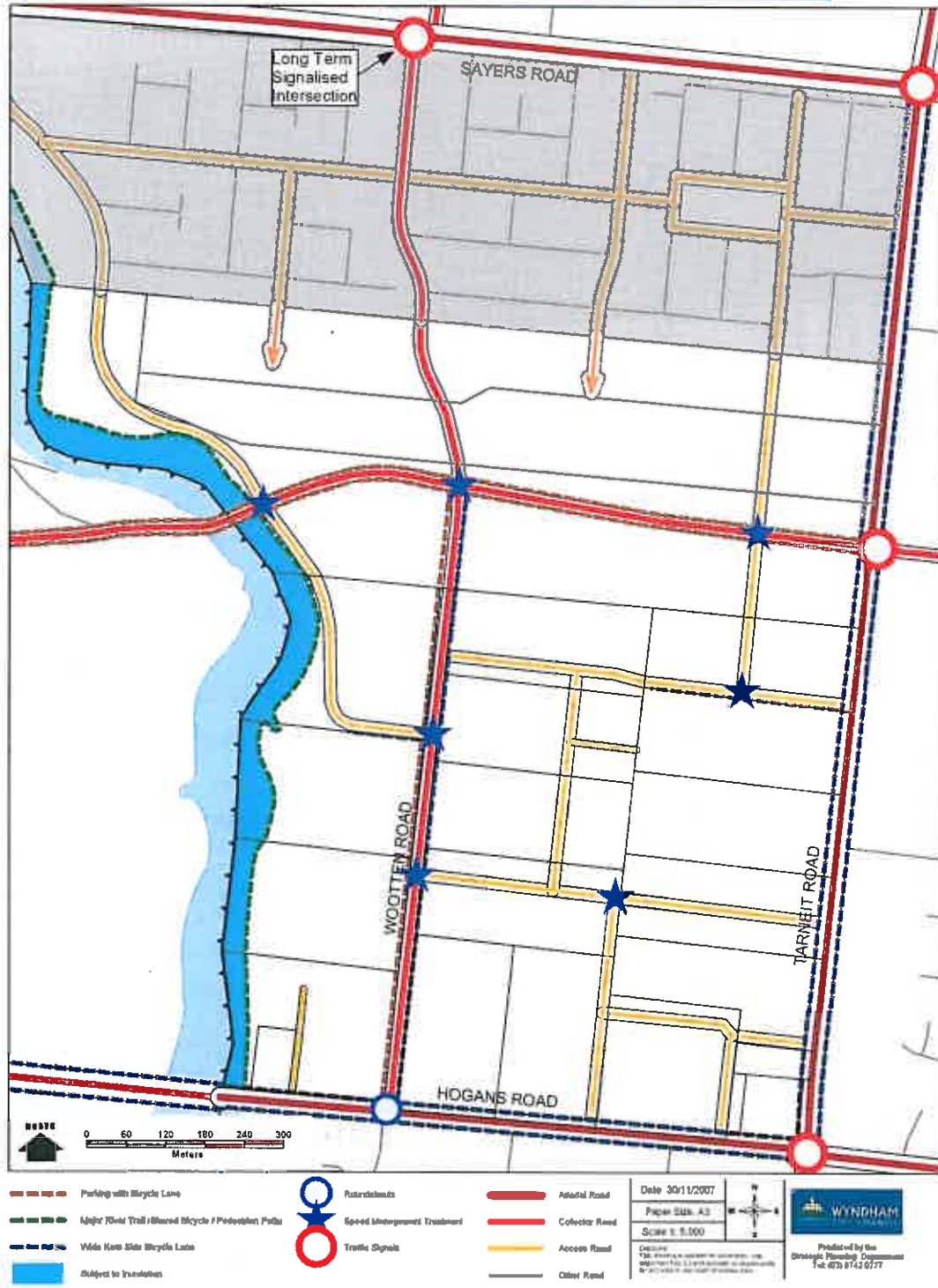
Appendix B – Tarneit West Open Space Plan

Tarneit West - Open Space Plan



Appendix C – Tarneit West Road Network Plan

Tarneit West - Road Network Plan



Appendix D – Tarneit West Drainage Plan

Tarneit West - Proposed Hogans Road Drainage Scheme



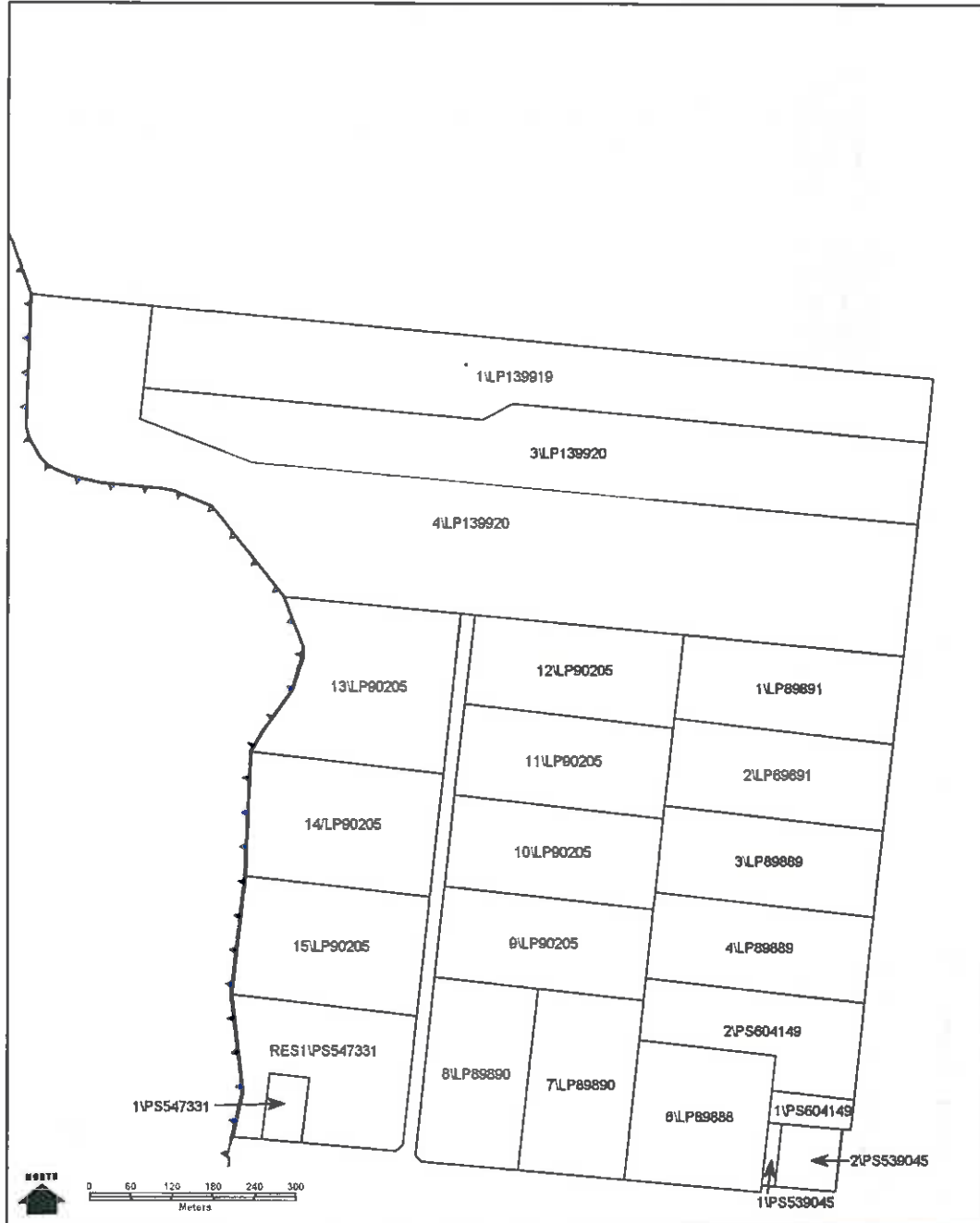
Existing Site Boundary
 Proposed Retarding Basin
 Proposed Floodway Alignment
 Point of Discharge

Date: 30/11/2007
 Paper Size: A3
 Scale: 1:5,000
 Prepared by the Strategic Planning Department
 Tel: 039 5742 0777



Appendix E – Allotment and Title Plan

Tarneit West - Title Details Plan



- Tarneit West Properties
- Public Boundaries
- 10m Sewer Boundary

Date 30/11/2007
 Paper Size A3
 Scale 1:5,000

Not to be used for any other purpose without the written consent of the Council. The Council is not responsible for any errors or omissions in this plan.



Appendix F – Tarneit West Public Open Space Contribution Plan

Title Details	Tarneit West - Public Open Space Contribution							
	Land Area (ha)	Land Subject to Inundation (ha)	Melbourne Water Drainage (50m wide)	Road Widening, Tarneit & Hogans (12m widening)	GROSS DEVELOPABLE AREA (ha)	Public Open Space (Development Plan)	Public Open Space (7.5% Requirement)	Land / Cash Contribution to Public Open Space
660 Tarneit Road, Lot 1 LP139919	12.14		0.20	0.11	11.83		0.89	Cash
Tarneit Road, Lot 3 LP139920	12.00		0.25	0.14	11.60		0.87	Cash
Tarneit Road, Lot 4 LP139920	24.10	2.64	0.50	0.23	20.72		1.55	Cash
Tarneit Road, Lot 1 LP89891	4.03		0.15	0.15	3.73		0.28	Cash
580 Tarneit Road, Lot 2 LP89891	4.08		0.16	0.15	3.77		0.00	Not applicable - Good News Lutheran School
570 Tarneit Road, Lot 3 LP89889	4.06		0.16	0.15	3.75		0.28	Cash
560 Tarneit Road, Lot 4 LP89889	4.03		0.15	0.15	3.73		0.28	Cash
550 Tarneit Road, Lot 1 PS604149	0.55			0.05	0.50		0.04	Cash
550 Tarneit Road, Lot 2 PS604149	3.55		0.11	0.17	3.27		0.25	Cash
Tarneit Road, Lot 1 PS539045	0.21			0.02	0.18		0.01	Cash
Tarneit Road, Lot 2 PS539045	1.04			0.23	0.81		0.06	Cash
Hogans Road, Lot 6 LP89888	4.04		2.69	0.24	1.11		0.08	Cash
Tarneit Road, Lot 7 LP89890	4.07		0.09	0.19	3.79		0.28	Cash
500 Hogans Road, Lot 8 LP89890	4.03			0.18	3.85		0.29	Cash
30 Wootten Road, Lot 9 LP90205	4.05		0.16		3.89		0.29	Cash
50 Wootten Road, Lot 10 LP90205	4.08		0.16		3.92		0.29	Cash
70 Wootten Road, Lot 11 LP90205	4.06		0.16		3.91	0.72	0.29	Land & Cash reimbursement
90 Wootten Road, Lot 12 LP90205	4.05		0.16		3.89	0.08	0.29	Land & Cash
85 Wootten Road, Lot 13 LP90205	5.62	1.05			4.58		0.34	Cash
65 Wootten Road, Lot 14 LP90205	4.95	0.79			4.16		0.00	Not applicable - Davis Creek Primary School
25 Wootten Road, Lot 15 LP90205	4.67	0.56			4.12	4.00	0.00	Not applicable - Sporting Oval
Hogans Road, Reserve No.1 PS547331	4.73	0.57		0.23	3.93	3.93	0.00	Not applicable - Sporting Oval
530 Tarneit Road, Lot 1 PS547331	0.62			0.07	0.55		0.04	Cash
	118.76	5.61	5.09	2.48	105.59	8.73	6.72	

A 7.5% public open space contribution will be required from the gross developable area of each title. Figures contained in this table may be subject to adjustment when a permit for a plan of subdivision has been issued.

References

Barlow, T (1989)	Site of Significance for Nature Conservation in the Werribee Corridor
Department of Infrastructure (2000)	Out Western Suburbs Transport Strategy
Department of Sustainability and Environment (2002)	Melbourne 2030: Planning for Sustainable Growth
Du Cros, H (1991)	Werribee Corridor: An Archaeological Survey
Wyndham City Council (1994)	Cell A Framework Development Plan
Wyndham City Council (1996)	Wyndham North Concept Plan
Wyndham City Council (2003)	Open Space Strategy
Wyndham City Council (2007)	Activity Centres Strategy draft
Wyndham City Council (1999)	Multi-Purpose Community Centre Strategy (Draft)
Wyndham City Council (2003)	Wyndham Waterways Strategy
Wyndham City Council (2004)	Strategy for Environmental Sustainability

