

Wollert

Precinct Structure Plan

June 2017
(Amended February 2022)



**City of
Whittlesea**

vpa
Victorian Planning Authority



Amended
by C210

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Amended by C210 *Note: Any reference to the Victorian Planning Authority (VPA) in this document is a reference to the Growth Areas Authority (GAA) as defined under the Planning & Environment Act 1987.*

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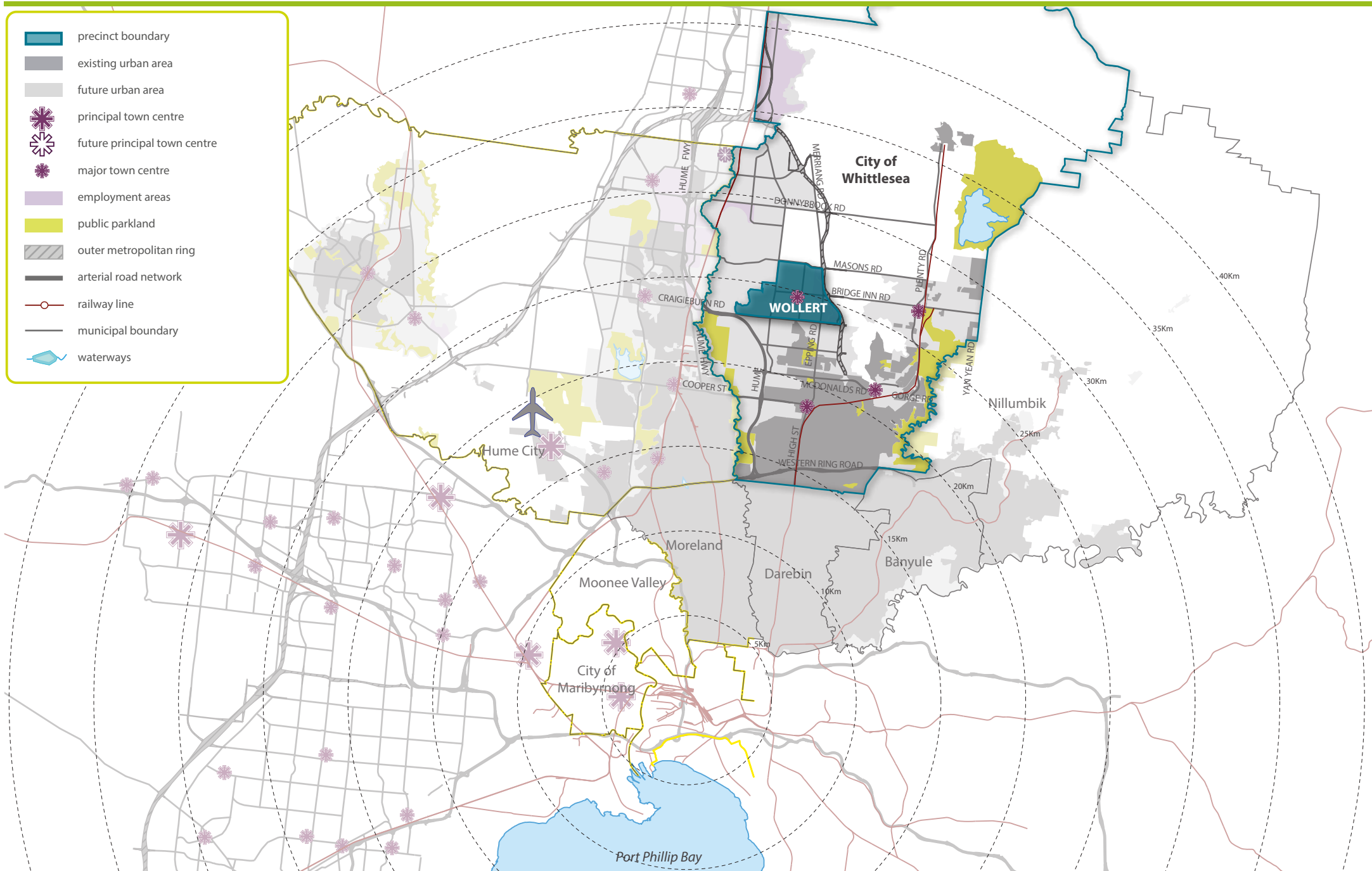
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Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	December 2016	C187	N/A
2	June 2017	C210	Correct anomalies throughout PSP
3	February 2022	C247wsea	Amend Table 1 & correct anomalies throughout PSP



1.0 INTRODUCTION

The Wollert Precinct Structure Plan (the PSP) has been prepared by the City of Whittlesea (Council) and the Victorian Planning Authority (VPA), with assistance from Government agencies, service authorities and major stakeholders.

The Wollert Development Contributions Plan (DCP) has been prepared concurrently with this document. It requires development proponents to make a contribution toward the infrastructure required to support the development of the Precinct.

The PSP is a long-term plan for urban development. It describes how the land is expected to be developed, and how and where services are planned to support development.

The PSP is a set of directions about how the land is to be developed. The PSP:

- Sets out plans to guide the delivery of quality urban environments in accordance with the Victorian Government guidelines;
- Enables the transition of non-urban land to urban land;
- Sets the vision for how the land should be developed and the outcomes to be achieved;
- Outlines the projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality and affordable lifestyle;
- Sets out objectives, requirements and guidelines for land use, development and subdivision;
- Provides Government agencies, the Council, developers, investors and local communities with certainty about future development; and
- Addresses the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999) in accordance with an endorsed program under part 10*.

* On 5 September 2013 an approval under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.

Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

The PSP is informed by:

- The *State Planning Policy Framework* set out in the *Whittlesea Planning Scheme*;
- *Growth Corridor Plans: Managing Melbourne's Growth* (Growth Areas Authority, June 2012);
- The *Local Planning Policy Framework* of the *Whittlesea Planning Scheme*;
- The *Biodiversity Conservation Strategy and Sub Regional Species Strategies for Melbourne's Growth Areas* (Department of Environment, Land, Water and Planning, June 2013);
- The *Precinct Structure Planning Guidelines*.

The following planning documents have been developed in parallel with the PSP to inform and direct the future planning and development of the Precinct:

- The *Wollert Development Contributions Plan* (DCP) which requires development proponents to make a contribution toward infrastructure required to support the development of the Precinct; and
- The *Wollert Background Report* (Background Report).

1.1 How to read this document

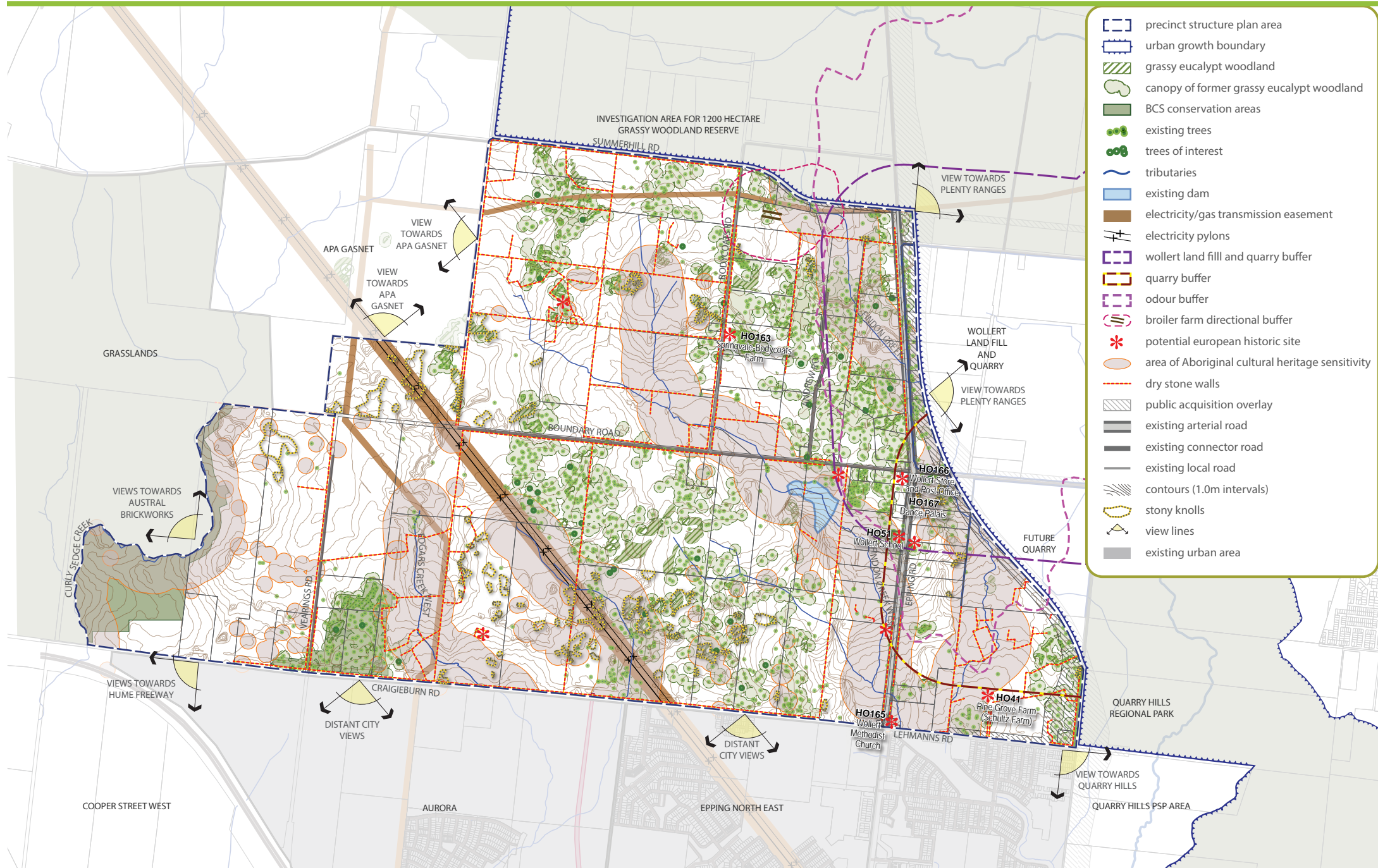
This precinct structure plan (PSP) guides land use and development where a planning permit is required under the Urban Growth Zone (Clause 37.07 of the Whittlesea Planning Scheme), or any other provision of the planning scheme that references this structure plan.

A planning application and a planning permit must implement the outcomes of the PSP. The outcomes are expressed as the **VISION** and **OBJECTIVES**.

Each element of the PSP contains requirements and guidelines as relevant.

REQUIREMENTS must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in this structure plan. A requirement may reference a plan, table or figure in the PSP.

GUIDELINES express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline implements the outcomes the responsible authority may consider the alternative. A guideline may include or reference a plan, table or figure in the PSP.



Development which meets these requirements, guidelines will implement the outcomes of the PSP.

Development must also comply with other Acts and approvals where relevant e.g. the *Environment Protection and Biodiversity Conservation Act 1999* in the case of biodiversity, or the *Aboriginal Heritage Act 2006* in the case of Aboriginal cultural heritage, amongst others.

Not every aspect of the land's use, development or subdivision is addressed in this PSP. A responsible authority may manage development and issue permits as relevant under its general discretion.

1.2 Land to which this PSP applies

The Wollert PSP area is located within Melbourne's North Growth Corridor, as identified in the growth corridor plans (Growth Areas Authority, June 2012).

The precinct is located in the City of Whittlesea, approximately 25 kilometres north of Melbourne's Central Business District. The site is located to the east of the Hume Freeway–Craigieburn Bypass, and approximately 10 kilometres north of the Metropolitan Ring Road (refer to [Plan A](#)).

The Wollert PSP area continues the existing Epping North urban growth front, north from the established area of Epping. The PSP area itself covers a total land area of approximately 1,434 hectares, and is bound by Summerhill Road in the north, the reservation for the future E6 to the east, Craigieburn Road East in the south and Curly Sedge Creek in the west. The precinct's waterways, stony rises and views to the foothills of the Great Dividing Range, Melbourne's CBD and the Quarry Hills provide a distinctive landscape framework, with significant numbers of River Red Gums as the precinct's defining landscape feature. The dry stone walls and heritage structures provide a direct link to historic rural land use and add to the visual interest and cultural identity of the area.

[Plan 1](#) identifies the precinct features.

1.3 Development contributions plan (DCP)

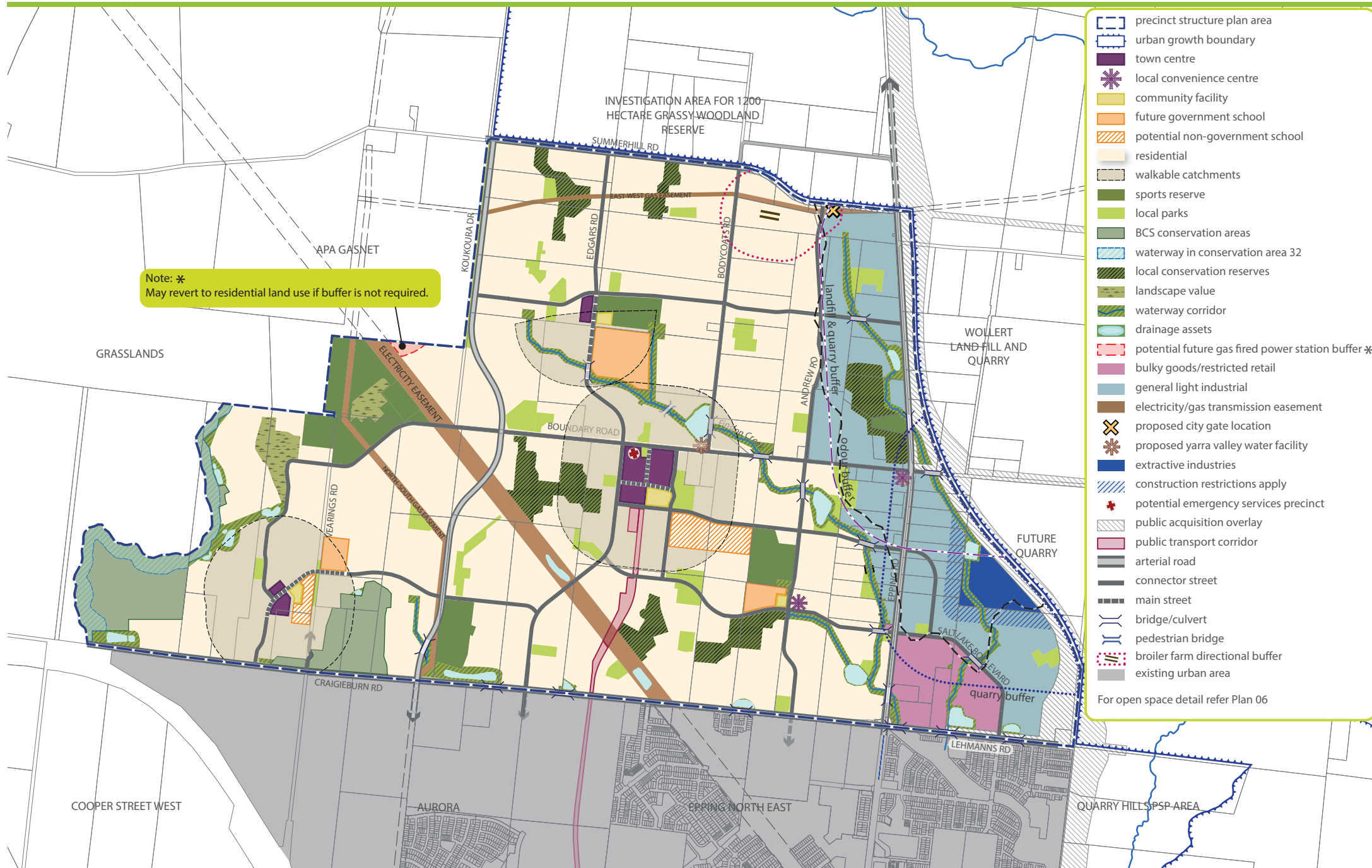
The Wollert DCP sets out requirements for infrastructure funding across the Wollert PSP area. The DCP is a separate document incorporated in the *Whittlesea Planning Scheme* and implemented through a Development Contributions Plan Overlay (Schedule 16).

1.4 Background information

The preparation of this PSP was informed by a number of background studies covering the local and metropolitan context, which have been summarised in the separate Wollert Precinct Background Report. Studies undertaken include:

- Historic (European) and Aboriginal Cultural Heritage assessment,
- Visual character, landform and topography,
- Land contamination,
- Integrated water management,
- Utilities servicing,
- Transport modelling,
- Economic and retail provision
- Community infrastructure, and
- Risk assessment.

Note: ✱
 May revert to residential land use if buffer is not required.



- precinct structure plan area
 - urban growth boundary
 - town centre
 - local convenience centre
 - community facility
 - future government school
 - potential non-government school
 - residential
 - walkable catchments
 - sports reserve
 - local parks
 - BCS conservation areas
 - waterway in conservation area 32
 - local conservation reserves
 - landscape value
 - waterway corridor
 - drainage assets
 - potential future gas fired power station buffer ✱
 - bulky goods/restricted retail
 - general light industrial
 - electricity/gas transmission easement
 - proposed city gate location
 - proposed yarra valley water facility
 - extractive industries
 - construction restrictions apply
 - potential emergency services precinct
 - public acquisition overlay
 - public transport corridor
 - arterial road
 - connector street
 - main street
 - bridge/culvert
 - pedestrian bridge
 - broiler farm directional buffer
 - existing urban area
- For open space detail refer Plan 06

2.0 OUTCOMES

2.1 Vision

Plan 2 identifies the future urban structure for the precinct.

Embracing natural and cultural heritage features, Wollert will be a self-sustaining community. The precinct will be defined by its urban villages, each providing a focal point for surrounding neighbourhoods, strong green networks will provide connectivity and recreation opportunities.

Development in Wollert will incorporate existing significant River Red Gums, waterways, stony rises and other cultural heritage features. Residential and commercial developments will actively incorporate these features into the urban environment to provide people with diverse environments with their own distinctive character. A range of lot sizes and housing types will encourage diverse residential neighbourhoods and provide housing choice and a sense of identity for future communities. Comfortable, sustainable buildings and infrastructure will provide high quality living for residents.

Integrating retail, commercial, education and other community facilities within one Major Town Centre and two Local Town Centres will create convenient and vibrant hubs. Each centre will have its own distinct character, incorporating existing natural features to create unique places for people to gather.

The PSP will provide the opportunity to deliver strong and diverse employment uses within the precinct which, over time, will deliver local jobs and provide separation of the residential areas from the existing landfill and existing and proposed quarries to the east of the Precinct.

The development will facilitate the future delivery of an integrated public transport network. The opportunity to provide high-capacity public transport into the Precinct in the future has been protected through the extension of the Epping North public transport corridor. A strong network of off-street walkways and cycle paths along creek corridors, utilities easements and proposed green links will provide a choice of active travel options in an attractive and safe environment, helping to deliver a healthy and connected community.

2.2 Key objectives

The development outcomes of the Wollert PSP area are to be guided by the following set of key development objectives:

OBJECTIVES

Image and character

- | | |
|-----------|---|
| O1 | To create a strong sense of place and diverse neighbourhoods throughout Wollert by ensuring subdivision design, development and public spaces integrate key natural, historic and cultural heritage elements. |
| O2 | To provide attractive and comfortable public streets, cycle networks and spaces as the centre of community life by encouraging the retention and planting of large canopy trees. |
| O3 | To create a high-amenity, indigenous landscape corridor along the Findon Creek heritage corridor, other waterways and utilities easements. |
| O4 | To promote a diversity of dwelling choice to meet the needs of future residents. |
| O5 | To encourage environmentally sustainable design principles across residential, commercial and industrial development. |
| O6 | To create opportunities for future redevelopment by encouraging the retention of larger sites in strategic locations and discouraging the under development of strategic sites. |

Town centres, community facilities and employment

- | | |
|------------|---|
| O7 | To create town centres with a sense of place, local character and identity that will evolve to meet the needs of the future community. |
| O8 | To provide high amenity and vibrant major and local town centres with a variety of uses that cater for residents various shopping, service, employment, entertainment and accommodation needs. |
| O9 | To ensure convenient access to a range of facilities, services and opportunities for social interaction by locating local centres, within walking distance of their primary catchment, to create community hubs. |
| O10 | To create 'main street' focused town centres with high quality and accessible pedestrian environments that provide safety and comfort for pedestrians of all ages and abilities, and which encourage community interaction. |
| O11 | To pursue development of commercial and residential uses above ground-floor uses to support town centre activity and provide for optimal land use opportunities. |
| O12 | To encourage development of shared use facilities by co-locating schools and community facilities with sporting reserves and town centres where possible. |
| O13 | To design town centres to ensure they can adapt and evolve over time as the population grows and local needs change. |

O14

To develop diverse local employment opportunities to meet the varied needs of existing and future residential populations and encourage counter-cyclical travel patterns to alleviate city-bound congestion.

O15

To deliver local employment opportunities while maintaining adequate separation distances between residential and extractive land uses to enable the continued operation of the existing landfill and quarry, and future quarry to the east of the precinct.

O16

To provide flexible community facilities and infrastructure to accommodate the delivery of education, health, recreation, cultural, and other support services in order to meet the needs of the future community

O17

To encourage the timely provision of local community infrastructure and convenience retail to meet the daily needs of residents within the precinct.

O18

To provide for non-government school sites to meet a strategically justified need for Catholic primary and secondary education in the area.

Open space, heritage and natural systems

O19

To encourage creation of unique place-making opportunities where natural and heritage features and values overlap.

O20

To provide an integrated and accessible public open space network offering attractive active and passive recreation opportunities that cater for people of all ages, genders, cultures and abilities.

O21

To link the public open space network via attractive pedestrian and cycling trail networks.

O22

To maximise the retention of scattered River Red Gums and other remnant indigenous trees through responsive subdivision design.

O23

To plan sensitive urban interfaces to historic and Aboriginal Cultural Heritage and natural assets such as retained stony rises, dry stone walls and heritage buildings, local conservation reserves, the Grassy Eucalypt Woodland and Curly Sedge Creek reserves.

O24

To orientate development towards open spaces to maximise their activation and passive surveillance, and create a catalyst for architectural diversity.

Biodiversity and threatened species

O25

To provide protection for areas of regionally significant Northern Plains Red Gum Grassy Woodland and locally significant clusters of River Red Gums through provision of a local conservation reserve network.

O26

To retain and protect the environs of the Curly Sedge Creek, Edgars Creek and Findon Creek.

O27

To provide for the protection of native grasslands that contain a range of biodiversity values of national significance within Conservation Area 31 and Area 32.

Transport and movement networks

O28

To establish an integrated and permeable transport network to encourage walking and cycling, reduced car dependency and maximise safety and connectivity for all road users.

O29

To encourage a high-amenity street network by considering natural and heritage features in street alignments and design.

O30

To create a range of off-street pedestrian and cycle links that promote the use of existing utility easements and waterways as green transport links.

O31

To maximise accessibility of the precinct by connecting to the surrounding public, private and active transport networks and providing direct links between key destinations located within and external to the precinct.

O32

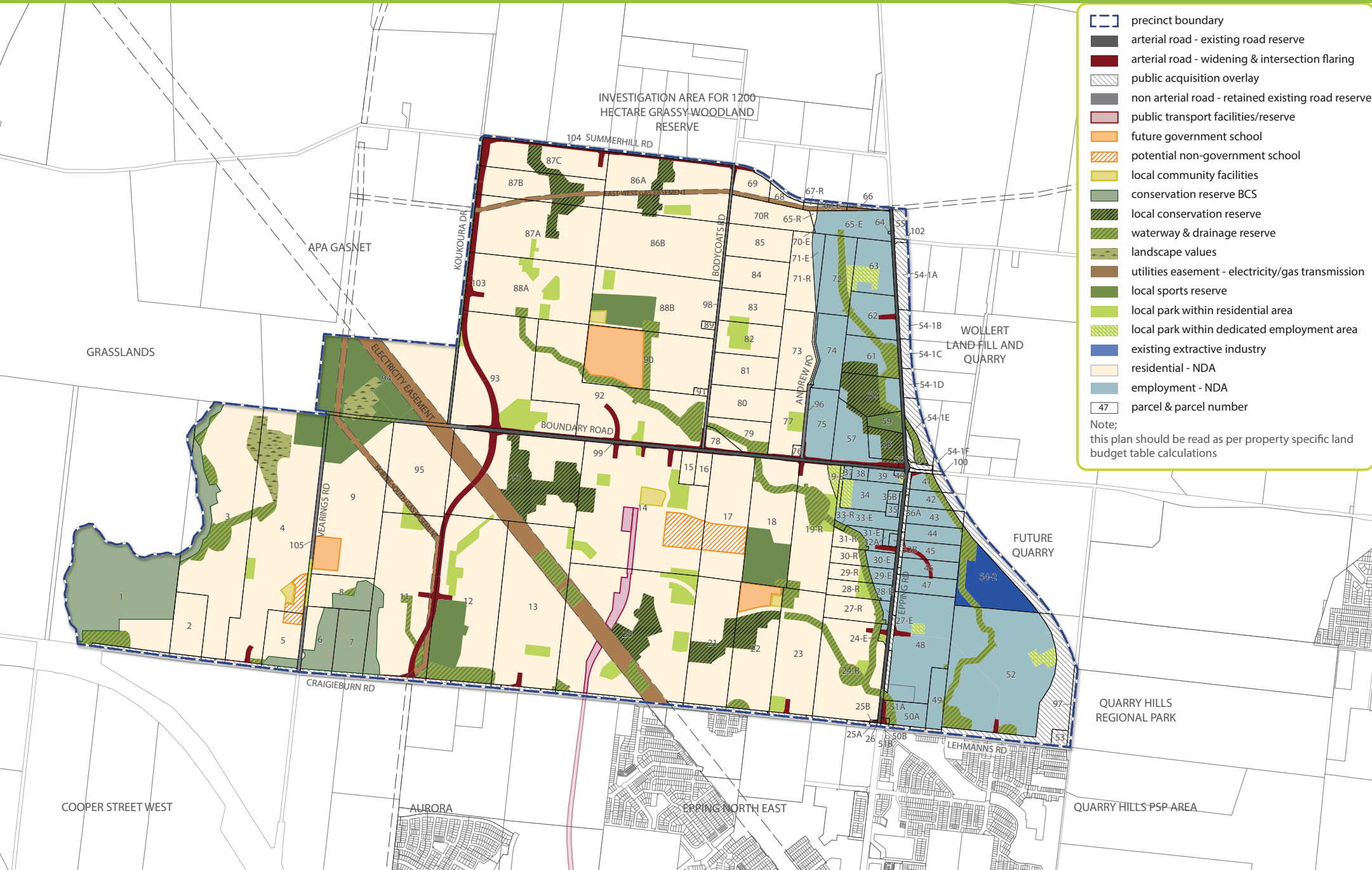
To reserve the land for required to facilitate the Epping North Wollert transport corridor.

Sustainable water management, utilities and energy

- | | |
|------------|---|
| O33 | To ensure all lots have timely access to potable water, recycled water, electricity, reticulated sewerage, drainage, gas and telecommunications infrastructure. |
| O34 | Deliver an integrated and resilient water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water, minimises flood risk, ensures the environmental health of waterways and Bays, protects public health, delivers affordable essential water services and contributes towards a liveable and green urban environment. |
| O35 | To maximise the amenity benefits of water assets and utilities easements by integrating them into the urban landscape. |
| O36 | To allow for the future delivery of State-significant energy production infrastructure to the west of the precinct. |

Precinct infrastructure plan and staging

- | | |
|------------|---|
| O37 | To ensure that development staging is co-ordinated with the delivery of key local and state community, utilities and transport infrastructure. |
| O38 | To install essential services in a way that does not impede the ability to plant canopy trees in streets and along major transmission easements and minimises impact on retained scattered River Red Gum trees. |
| O39 | To ensure pre-development property structures do not impede the realisation of cohesive and integrated neighbourhoods. |



2.3 Summary land use budget

The Wollert PSP land use budget set out in [Plan 3](#) and [Table 1](#) provides a summary of the land required for major streets, services, community facilities, schools and open space and identifies the total area of land available for development.

For the purposes of this PSP, net developable area (NDA) is defined as the total precinct area, less land requirements for high order transport networks, education and community facilities, utilities transmission easements, Melbourne Water waterway corridors, wetlands and retarding basins, State and local conservation reserves, open space (sports reserve and local parks), and land identified for future quarrying activities.

The estimated NDA for the Wollert precinct is 950.89 hectares representing approximately 66% of the PSP area. Of the total NDA, residential and town centres account for 782 hectares, and employment uses 169 hectares.

The average household size of 2.8 persons for conventional density housing (based on *Victoria in Future 2012*) is used to estimate the future population of the PSP area. On this basis the PSP is estimated to have a population of approximately 34,888 residents.

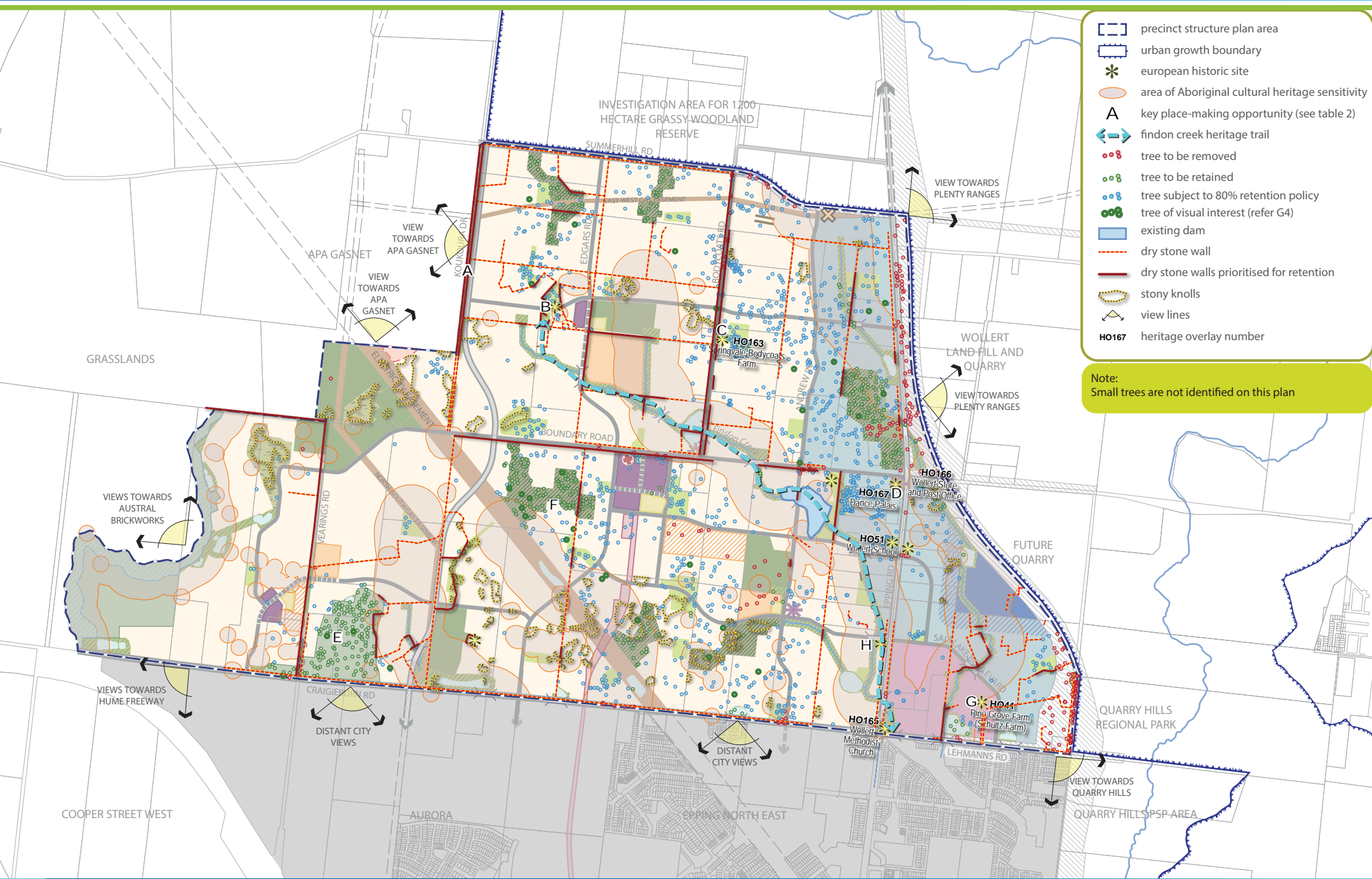
The PSP is also expected to yield 8,040 jobs (refer to [Table 7](#) for a breakdown of anticipated employment creation against specific land uses).

A detailed property specific land use budget is in [Appendix 4.1](#).

Table 1 Summary land use budget

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C247wsea

DESCRIPTION	PSP 1170		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (HA)	1,434.79	100%	
TRANSPORT			
Arterial road – existing road reserve	14.04	0.98%	1.48%
Arterial road – public acquisition overlay	50.81	3.54%	5.34%
Arterial road – widening and intersection flaring (DCP land)	27.53	1.92%	2.89%
Road reserve – landscape buffer adjoining	2.07	0.14%	0.22%
Non-arterial road – existing road reserve	7.92	0.55%	0.83%
Public transport facilities – future rail reserve	5.30	0.37%	0.56%
SUB-TOTAL TRANSPORT	107.67	7.5%	11.32%
COMMUNITY & EDUCATION			
Potential government school	18.93	1.32%	1.99%
Potential non-government school	13.02	0.91%	1.37%
Local community facility (DCP land)	3.80	0.26%	0.40%
SUB-TOTAL EDUCATION	35.75	2.5%	3.8%
OPEN SPACE			
UNCREDITED OPEN SPACE			
Conservation reserve – BCS	41.57	2.90%	4.37%
Local conservation reserve	69.34	4.83%	7.29%
Waterway and drainage reserve	71.76	5.00%	7.55%
Utilities easements	40.99	2.86%	4.31%
Existing sports reserve	2.02	0.14%	0.21%
Landscape values	11.34	0.79%	1.19%
SUB-TOTAL UNCREDITED OPEN SPACE	237.02	16.52%	24.93%
CREDITED OPEN SPACE			
Local sports reserve (DCP land) – residential	50.42	3.50%	5.30%
Local network park (via Clause 53.01) – residential	34.98	2.40%	4.47%
Local network park (via Clause 53.01) – employment	7.49	0.50%	4.44%
Local network park – existing road reserve	0.30		
SUB-TOTAL CREDITED OPEN SPACE	93.19	6.50%	9.80%
TOTAL ALL OPEN SPACE	330.22	23.0%	34.73%
OTHER			
Existing developed land	10.27	0.72%	1.08%
SUB-TOTAL	10.27	0.72%	1.08%
TOTAL NET DEVELOPABLE AREA (NDA) HA	950.89	66.27%	
NET DEVELOPABLE AREA – RESIDENTIAL (NDA-R) HA	782.21	54.52%	
NET DEVELOPABLE AREA – EMPLOYMENT (NDA-E) HA	168.68	11.76%	



3.0 IMPLEMENTATION

3.1 Image, character, heritage and non-residential interfaces

3.1.1 Image and character

REQUIREMENTS

R1	Subdivision design must actively respond to the landscape character and view lines throughout the Precinct by aligning streets, lots, open space and public spaces to retain visual character elements such as River Red Gums, stony rises, dry stone walls, heritage places and waterways, and planned significant buildings such as in town centres, to the satisfaction of the responsible authority.
R2	All trees shown as 'trees to be retained' on Plan 4 must be retained, except with the written consent of the responsible authority.
R3	<p>Except with the written consent of the responsible authority, a minimum of 80 per cent of river red gums classified as Medium, Large, or Very Large (per DSE publication 'Guide for Assessment of Referred Planning Permit Applications') must be retained on each parcel for their landscape and amenity value. The retention of trees on Plan 7b shown as 'tree to be retained' and 'tree subject to 80% retention policy' will contribute to the attainment of this requirement. Where multiple contiguous parcels are owned or controlled by a single entity and planned to be developed in an integrated manner, this requirement may be applied and met across those contiguous parcels.</p> <p>Note: trees shown as 'tree to be removed' on Plan7b are excluded from the total number of trees used to determine tree retention calculations by parcel. However, where voluntarily retained, these trees will contribute to retention percentage.</p>
R4	Retained River Red Gums, wind rows and significant trees must be located within the public domain, including parks and street reserves, unless otherwise agreed by the responsible authority.
R5	Where trees are retained, applications for subdivision and/or development must apply tree protection zones as identified within Appendix 4.4 of the Wollert Precinct Structure Plan.

R6	Streets, pedestrian and cycle networks must connect to sporting reserves and local parks, local conservation reserves and conservation areas, waterways and utilities transmission easements, through the provision of perimeter streets, access ways and path networks.
R7	Streetscapes must be of a high quality, incorporating public art, plantings and furniture into the broader subdivision layout.
R8	Planting of streetscapes, parks and other public spaces must comprise a mix of native and indigenous plantings and other locally appropriate species, to the satisfaction of the responsible authority.
R9	<p>Street trees must be provided on both sides of all streets (excluding laneways) at regular intervals appropriate to tree size at maturity and not exceeding:</p> <ul style="list-style-type: none"> 8–10 metre intervals for trees with a canopy of less than 10 metres 10–12 metre intervals for trees with a canopy of between 10 and 15 metres 12–15 metre intervals for trees with a canopy greater than 15 metres. <p>Note: Site specific design responses will be considered where subdivision design accommodates retention of remnant trees in the road reserve, to the satisfaction of the responsible authority.</p>
R10	<p>Canopy trees in parks, streets and town centres must, to the satisfaction of the responsible authority:</p> <ul style="list-style-type: none"> Be suitable for local conditions including scale of the street and surrounding land uses, Be strategically and frequently located in streets and along pedestrian and cycle pathways so as to provide shade and cooling to reduce the Urban Heat Island, Be the largest canopy appropriate for the space so as to provide maximum shading and cooling effects, and Be planted in modified and improved soil where required (such as in instances where trees are to be surrounded by hard paving) to support tree longevity.
R11	Subdivision, engineering, landscape design and buildings and works must provide a sensitive response to current landforms and minimise the need for excavation and cut and fill earthworks.

GUIDELINES

G1	Drainage and stormwater management should be designed and incorporated into the overall street network as a visual feature and build on the existing landscape features of the precinct to the satisfaction of the responsible authority and Melbourne Water.
G2	Feature street trees should be selected to provide local landmarks and definition to key nodes, local town centres, park frontages, and key intersections and entrances.
G3	Small River Red Gum and other indigenous trees should be considered for retention where located with other trees identified for retention in the open space network.
G4	Trees with high visual character, including those that have been identified as a 'trees of visual interest' on Plan 4 , or where identified as significant in any Heritage Overlay, should be prioritised for retention. If retained, these trees will be contributory towards the 80% retention target.
G5	Trees with high visual character or those that have been identified as a 'trees of visual interest' on Plan 4 , should be considered for retention.
G6	Hard landscaped areas within open space should incorporate local materials, natural colours and finishes to complement the landscape to the satisfaction of the responsible authority.
G7	Landscaping of development and streets should integrate with the adjoining open space design.
G8	A consistent suite of lighting and furniture should be used across individual subdivisions and the wider precinct, appropriate to the type and role of streets or public space, to the satisfaction of the responsible authority. Such infrastructure should be located to maximise the impact of retained natural features and to provide sheltered rest opportunities for pedestrians.
G9	Identified place-making opportunities shown on Plan 4 and identified in Table 2 should be retained where practicable, to create focal points and add variety and interest. Refer to the Wollert Visual Character Assessment for further guidance on specific opportunities.

Table 2 Key placemaking opportunities

KEY PLACEMAKING OPPORTUNITY	PLAN REF.	DESCRIPTION
Historic road reservation, Koukoura Drive	A	Existing historical road reserve lined with dry stone walls on each side could provide a lineal park (LP-01) and key north-south pedestrian/cycle link. This road reservation may also be used for planting to screen infrastructure at the APA GasNet site to the west.
71–75 Bodycoats Road	B	The heritage buildings and shed require further assessment as to their heritage significance, but combined with the surrounding natural features they have value for their visual character. A peppercorn tree and dry stone wall sit at the top of a stony rise that also features River red gums. Dry stone walls define the site edges. The site elevation results in panoramic views in most directions.
Springvale – Bodycoats Farm	C	The cluster of bluestone buildings along Bodycoats Road could provide a focal point for local heritage. The buildings appear to be in good condition increasing opportunities for adaptive re-use. Widening of Bodycoats Road should occur the west to protect this site.
Dance Palais, General Store and Post Office	D	This cluster of buildings on the corner of Boundary and Epping Roads mark the historic Wollert township. A local convenience centre is proposed to utilise these existing heritage buildings to service the convenience needs of workers in the employment area. New development in the area should sensitively respond to the historic buildings scale and materiality. Retaining the woodland to the north of Boundary Road will assist in capturing the historic rural context and also strengthen the character of this potential gateway site.
Craigieburn Road Woodland	E	This large River Red Gum Woodland is a key character feature in the area. Extensive dry stone walling along the edges of this woodland provides opportunities for physically defining its boundaries and also locating shared paths along the wall edge. This area is nominated as a conservation area (CA31) within the Biodiversity Conservation Strategy.
Boundary Road Woodland	F	This extensive River Red Gum is one of the key visual character areas of the Wollert PSP due to its location, scale and outlook. It represents opportunities for co-locating with passive open space, shared paths and housing. This area is nominated as a Local Conservation Reserve (LCR04) and features River Red Gum woodland on a large stony rise complex, Native vegetation, Aboriginal Cultural Heritage and dry stone walls.

KEY PLACEMAKING OPPORTUNITY	PLAN REF.	DESCRIPTION
Shultz 'Pine Grove Farm'	G	This heritage place is linked to the nearby creek and woodland by a series of dry stone walls. The driveway features dry stone walls and mature pine trees and has a strong presence. Its location on the edge of the plan and panoramic views of the Quarry Hills could be an ideal opportunity to build on the local identity.
Inverlochie – 395 Epping Road	H	A bluestone cottage, drystone walls and peppercorn trees along the Findon Creek and visible from Epping Road, co-located with a local park, provides opportunity for historic gateway into the residential precinct west of Epping Road. Views of this heritage place from Epping Road should be maintained.
Heritage Trail Findon Creek west branch		A potential heritage trail along Findon Creek's west branch could physically link many of the identified heritage places in the precinct. Visual character elements along this trail should be prioritised for retention. The precinct wide scale of this link has the potential to greatly add to the character of the Wollert PSP.

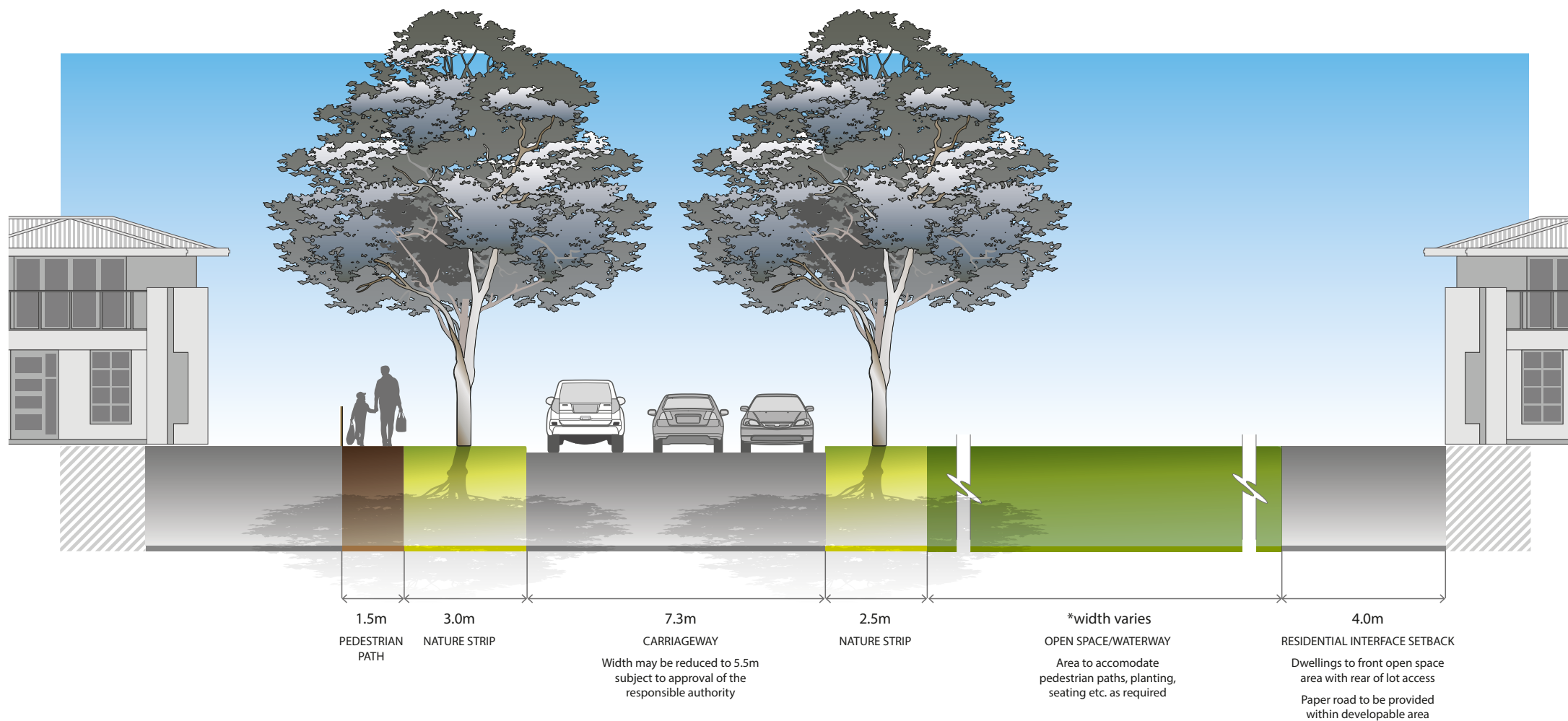
3.1.2 Heritage

REQUIREMENTS

R12	Development of land close to retained heritage places identified on Plan 4 must ensure that historic and Aboriginal Cultural Heritage features become prominent components of the urban structure and are accessible to the wider community.
R13	Conservation Management Plans (CMPs) must be undertaken for heritage places nominated on Plan 4 to ascertain cultural value/ significance, appropriate site boundaries, required restoration works, possible future uses, and interpretive signage.
R14	The heritage-listed Dance Palais, General Store and Post Office, and Bodycoats Farm must be retained and adaptively re-used.
R15	Heritage places not able to be adaptively reused but able to be retained within the open space network must be made safe and robust and appropriately integrated with other open space functions, to the satisfaction of the responsible authority.
R16	Sites of Aboriginal Cultural Heritage significance conserved within the PSP area must be incorporated into the development to the satisfaction of the Registered Aboriginal Party, and in accordance with any future Cultural Heritage Management Plan.
R17	Dry stone walls identified as prioritised for retention on Plan 4 must be retained as part of any future development, unless otherwise agreed to by the responsible authority after consideration of overall design response and following receipt of advice from a suitably qualified professional regarding the condition of the wall.
R18	<p>Dry stone walls that are retained must:</p> <ul style="list-style-type: none"> • Be situated within public open space or street reserves to the satisfaction of the responsible authority • Be incorporated into subdivision design to minimise disturbance to the walls (e.g. utilise existing openings for vehicle and pedestrian access) • Have a suitable landscape interface to minimise maintenance requirements (e.g. mulch, garden bed or gravel) and which does not encourage public access immediately adjacent to the retained walls • Be assessed by a suitably qualified professional to determine works required to appropriately preserve or restore the structural integrity of the wall. • Retain any post and wire or post and rail elements, with any wire protruding beyond the vertical face of the wall reinstated to its original position or removed.

R19	<p>Any reinstatement or repair of dry stone walls must be undertaken by a suitably qualified professional and is to be consistent with the construction style of the original wall, with edges around wall openings made secure (cemented) to the satisfaction of the responsible authority.</p> <p>Reinstatement is to use stone from (in order of priority):</p> <ul style="list-style-type: none"> • The original wall in that location (including fallen stone adjacent to the wall). • A nearby section of the wall approved to be removed. • Any adjacent land containing wall parts which can be recovered. • Walls approved for removal in the nearby area (including any stone which has been stockpiled by Council). <p>A list of suitably qualified professionals can be obtained from Council and the Dry Stone Walls Association of Australia.</p>
R20	<p>Where dry stone wall removal is proposed, land owners/applicants must consult with Council to determine the most suitable relocation and reconstruction opportunity for the removed wall and appropriate arrangements for relocation and reuse of removed stones where reconstruction is not possible.</p>

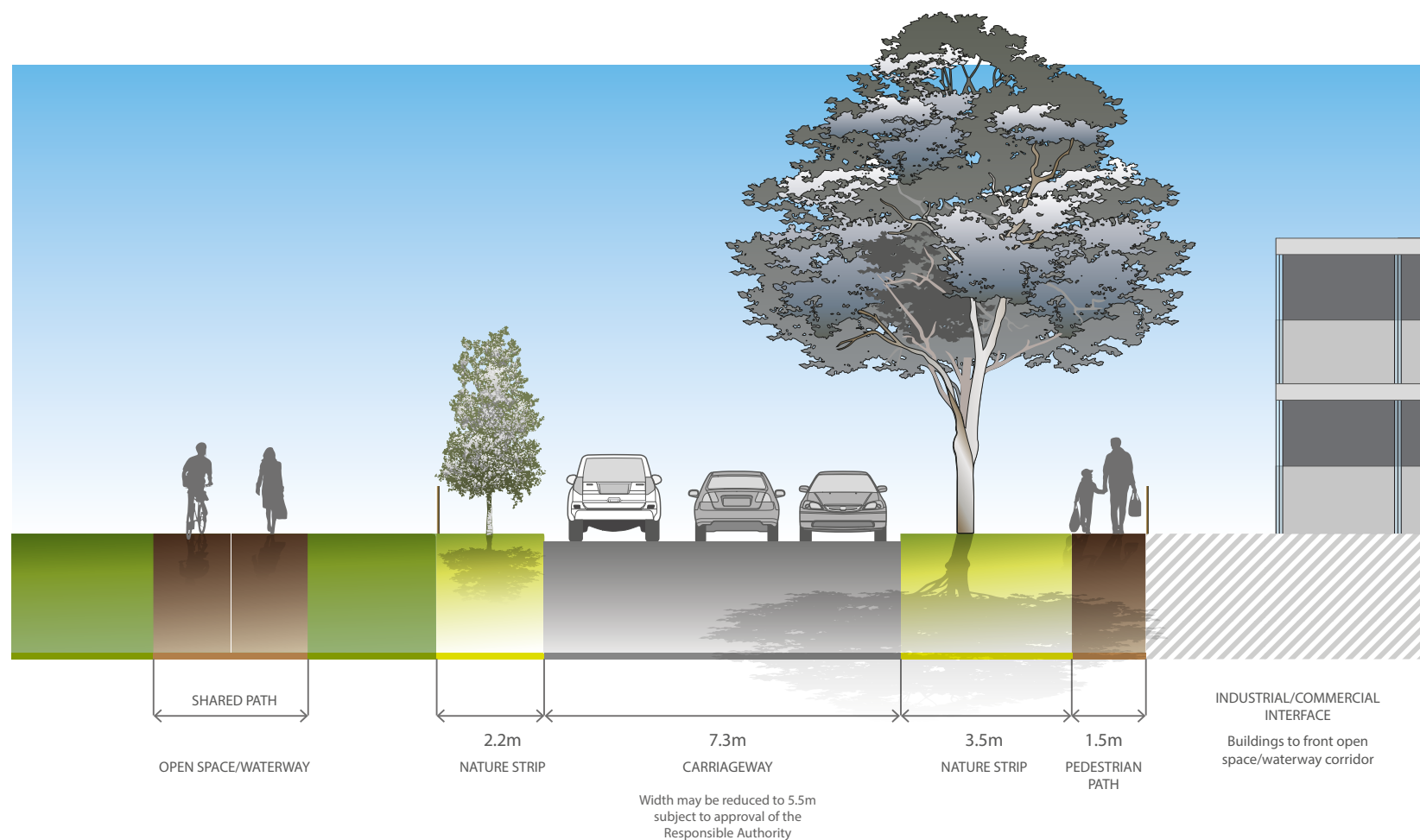
GUIDELINES	
G10	A heritage trail incorporating interpretive elements should be established along the west branch of the Findon Creek to link heritage places and dry stone walls throughout the precinct, as shown on Plan 4 .
G11	The historic context of retained historic or cultural heritage places should be preserved through the provision of public open space adjacent to the heritage place and/or through sufficient on-site landscape setbacks, and provision of interpretive signage and/or representative public art, in accordance with any applicable Conservation Management Plan or Cultural Heritage Management Plan and to the satisfaction of the responsible authority.
G12	Heritage places, where located adjacent to local conservation reserves or local parks, should be considered for public or commercial uses.
G13	Built form should respond to the scale, proportion and materials of adjacent or nearby heritage places in a contemporary manner.
G14	Historic heritage places should be protected from street widening. Where protection of a heritage place from street widening is not possible, the relocation of the building should be fully investigated.
G15	<p>Opportunities for relocation and reconstruction of removed dry stone walls, should be prioritised in high profile and/or strategic locations in the public realm for their place-making value. Appropriate locations include public space and streetscapes within town centres, within the open space network, BCS conservation areas or local conservation reserves.</p> <p>Where removed stones are not proposed for wall relocation and reconstruction or maintenance or landscaping, stones should be provided to council for re-use.</p>
G16	Development should be orientated towards retained dry stone walls wherever possible to encourage retention of the wall as an entrance feature. Where this is not possible, sympathetic integration of dry stone walls should be considered in the layout of developments and in landscape plans.
G17	Materials salvaged from removed dry stone walls not to be relocated and reconstructed should be utilised for landscape features, to be shown on landscape plans and to the satisfaction of the responsible authority.



NOTES:

- Where active interfaces to waterways are not provided, waterway corridor widths will be increased in order to ensure maintenance access, to the satisfaction of Melbourne Water
- Where a 2.5m nature strip adjacent to the open space/waterway is not needed for tree planting and/or provision of services, the width may be reduced, to the satisfaction of the Responsible Authority
- Public access will be provided along the 'paper road'
- Indented parking required adjacent to sporting reserves

Figure 1



NOTES:

- Where active interfaces to waterways are not provided, waterway corridor widths will be increased in order to ensure maintenance access, to the satisfaction of Melbourne Water
- Where practical, landscaping within any private lot should provide canopy trees and shrubs to help minimise the visual impact of industrial buildings from the conservation area and residential interface

Figure 2

3.1.3 Development interfaces

REQUIREMENTS

R21

Development must provide for active frontages to waterways, local conservation reserves and other open space areas, the E6 reservation as well as to gas and electricity transmission easements. See [Figures 1, 2 and 3](#) for open space and waterways interface guidance.

R22

Development with a direct interface to BCS conservation areas or local conservation reserves must seek to enhance and protect the viability of the conservation area or reserve in accordance with [Figure 11](#) and to the satisfaction of the responsible authority or the Department of Environment, Land, Water and Planning, as appropriate.

R23

Subdivision designs must provide for streets separating development from waterways, BCS conservation areas, local conservation reserves, sporting reserves and local parks, E6 reservation, electricity and gas transmission easements.

Where a street frontage is not possible, design and layout options must demonstrate:

- Lots directly fronting open space (excluding BCS and local conservation) should be set back at least 4.0 metres from the waterway corridor and open space,
- Lots directly fronting open space should allow for vehicular access via a rear laneway,
- A “paper road” should be provided as the primary point of access from a footpath or shared path with a minimum width of 1.5 metres along the lot frontage,
- Subdivision design should avoid side or rear fence treatments fronting open space,
- Subdivision design should maximise opportunities for informal passive surveillance.

All to the satisfaction of the responsible authority and Melbourne Water where adjacent to a waterway.

See [Figures 2 and 3](#) for open space interface guidance.

GUIDELINES

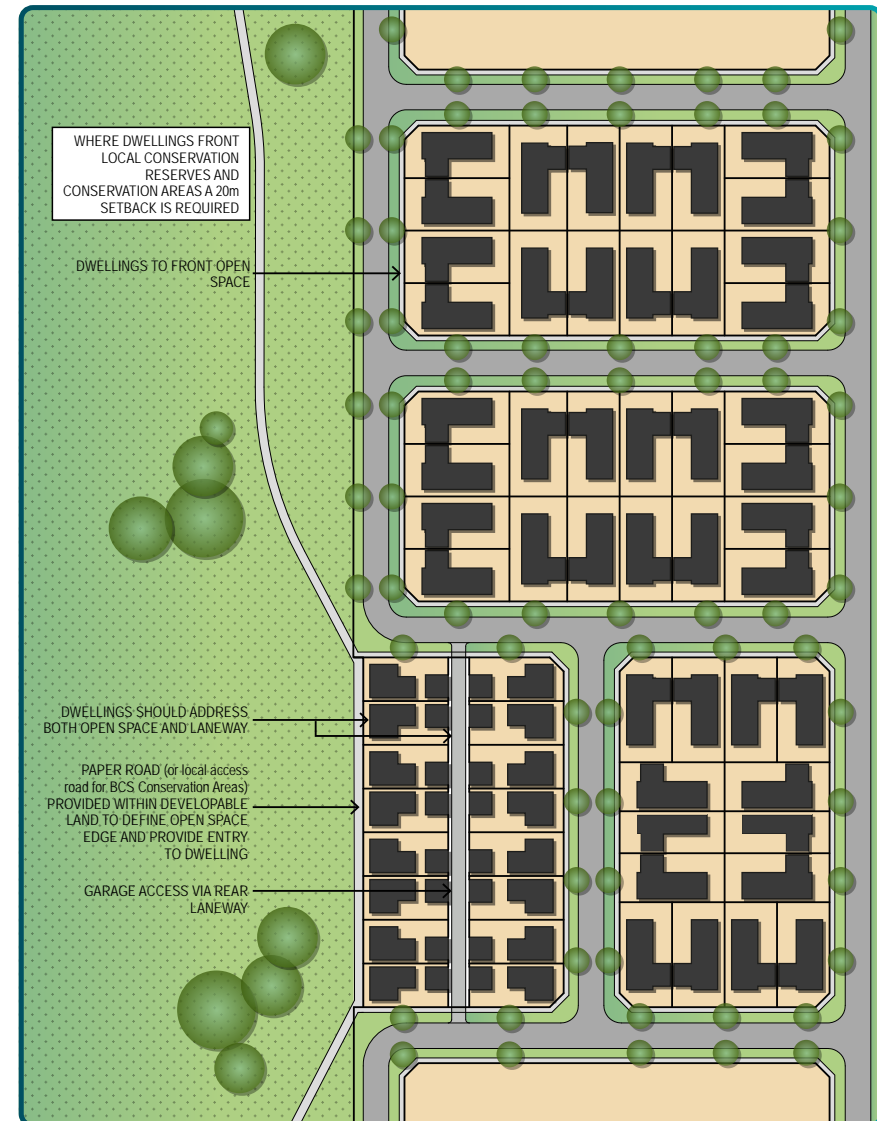
G18

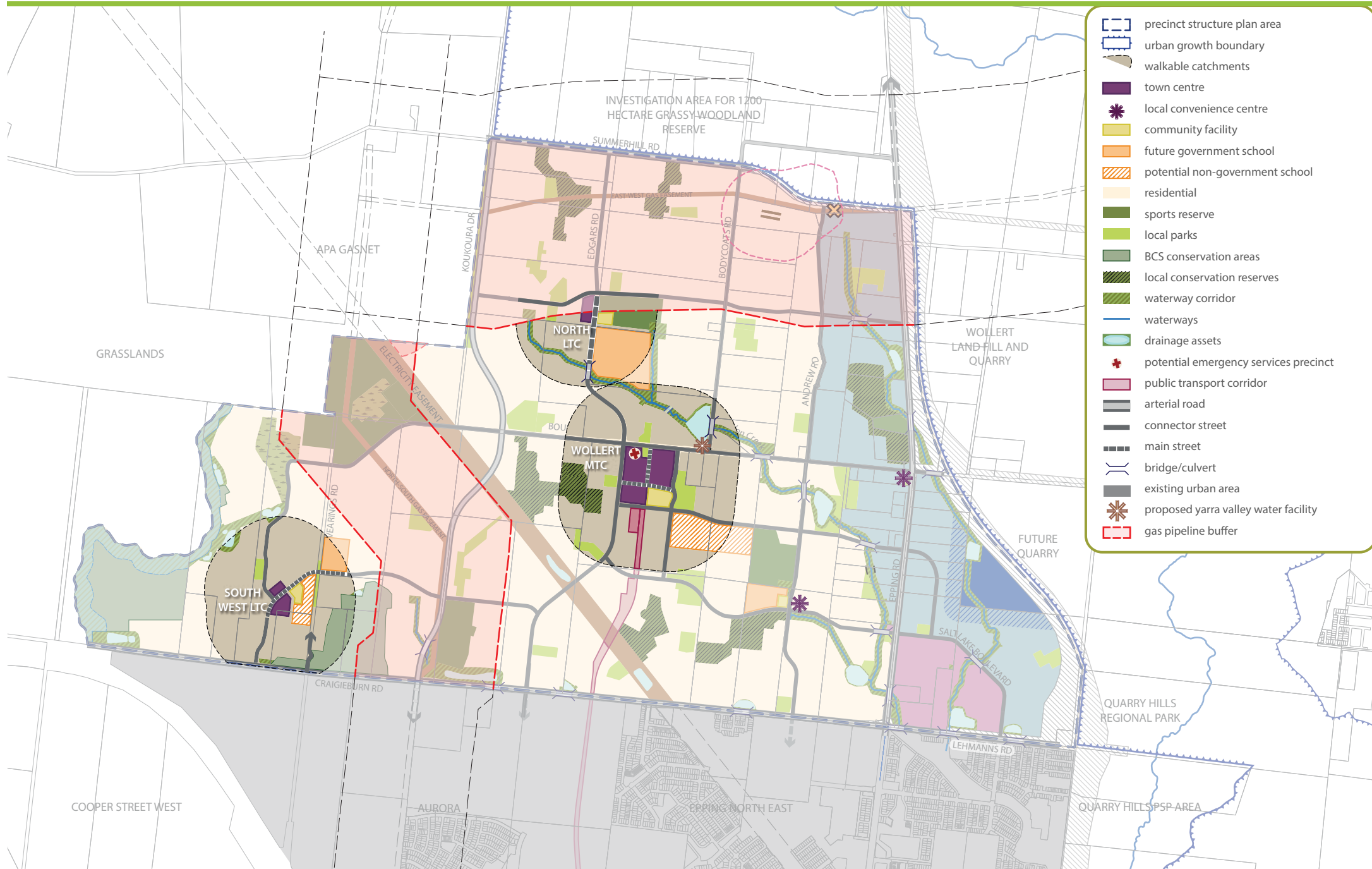
Development abutting open space should be well articulated and facilitate passive surveillance from windows, balconies, and pedestrian access points.

G19

Where fencing is required it should be less than 1.5 metres in height and semipermeable to facilitate public safety and surveillance.

Figure 3 Active interface to open space





- precinct structure plan area
- urban growth boundary
- walkable catchments
- town centre
- local convenience centre
- community facility
- future government school
- potential non-government school
- residential
- sports reserve
- local parks
- BCS conservation areas
- local conservation reserves
- waterway corridor
- waterways
- drainage assets
- potential emergency services precinct
- public transport corridor
- arterial road
- connector street
- main street
- bridge/culvert
- existing urban area
- proposed yarra valley water facility
- gas pipeline buffer

3.2 Housing

Table 3 Estimated housing yield and distribution

RESIDENTIAL DENSITY	RESIDENTIAL AREA (M2)	MINIMUM AVERAGE DWELLING/ HA (NDA)	APPROX. DWELLINGS
Standard density	591.72	17	10,059
Medium-high density	166.69	30	5,001
TOTAL DWELLINGS			15,060
ANTICIPATED POPULATION (PER DWELLING)		2.8	
TOTAL POPULATION			42,168

Density based on average of medium densities applied to town centre walkable catchments in [Plan 5](#)
Housing Catchments
Density based on total Residential NDA (i.e includes local and connector roads)

3.2.1 Housing density

The overall housing density target for the precinct is based on the residential net developable area (NDA). Residential NDA is defined as the total amount of land within the precinct that is available for the development of housing and town centres. It includes lots, local streets and connector streets.

Table 3 is intended to provide statutory planners with guidance on the required densities and lot yields across the precinct to underpin the viability of town centres and support the broader town centre objectives. **Table 3** should be read in conjunction with [Plan 5](#). Further direction on suitable housing types for each town centre catchment is provided in [Table 5](#).

It is noted that subdivision applications must be tailored to the context of each individual site. Subdivision plans must take into consideration local environmental features, interfaces and distance from services and amenities, and seek to innovatively respond to these features, providing diversity in lot sizes and dwelling types.

3.2.2 Housing delivery

REQUIREMENTS

R24

Subdivision of land within a preferred higher density area of town centres or designated public transport routes must create a range of lot sizes suitable for medium or high density housing types listed in [Table 4](#) and in accordance with guidance provided in [Table 5](#).

Single dwelling covenants must not be pursued in these locations.

R25

Dwellings must front (in order of priority where a lot fronts multiple elements):

- Waterways and public open space
- BCS Conservation areas and local conservation reserves
- Local access streets
- Connector streets
- Utility easements
- Public transport corridor
- Arterial streets.

R26

Specialised housing forms such as retirement living or aged care must be:

- Integrated into the wider urban structure, with dwellings fronting the public street network,
- Located in close proximity to community hubs,
- Accessible by public transport
- Outside of the Gas Transmission Pipeline Measurement Length as identified on [Plan 11](#), and
- Minimise disruptions to key movement networks by including public thoroughfares and siting so as to maintain the identified urban structure.

GUIDELINES

G20	Subdivision of land should create an overall average net density greater than the minimum average densities specified for the relevant town centre catchments specified in Table 3 .
G21	Where a subdivision proposal represents a single stage or limited number of stages, proponents should demonstrate how the subdivision will contribute to the eventual satisfaction of this guideline.
G22	Subdivisions should, for each stage, provide three or more dwelling types listed in Table 4 , as appropriate, or demonstrate an alternative lot size and configuration range that achieves the housing diversity objectives.
G23	Lots capable of supporting standard and lower density housing are encouraged closer to the BCS Conservation Area 32 and local conservation reserves south of Summerhill Road.
G24	Subdivision of land should maximise north–south orientation of street blocks to improve energy efficiency of homes and enable good solar access to private open space, unless otherwise depicted in the future urban structure.
G25	Different lot arrangement/configuration (e.g. Battleaxe or Fouplex) should be investigated to provide appropriate built form along sensitive interfaces and to allow for tree retention where conventional configurations do not support this, to the satisfaction of the responsible authority.
G26	Rear loaded terraces should be considered where housing fronts open space or retained dry stone walls or where it is considered advantageous to limit vehicle cross overs, to the satisfaction of the responsible authority.
G27	Double storey and rear loaded dwellings are encouraged on key streets and boulevards to provide a strong built form edge and enclose the street.
G28	Where fences front a street or non-residential interface, fencing must be low scale and visually permeable to facilitate public safety and increased passive surveillance.
G28	Affordable and social (subsidised) housing is encouraged and should be: <ul style="list-style-type: none"> • Located in close proximity to community hubs, • Accessible by public transport, • Integrated with standard housing, and • Integrated into the wider urban structure.

Initiatives proposed under these categories must be supported with evidence that they meet an appropriate performance standard, and each must be reflected on other application documentation, including development drawings and implementation plans.

[Table 4](#) is intended to provide guidance on the achievement of housing diversity objectives by providing an example of how variation in lot sizes supports the delivery of a broad range of housing types.

Table 4 Housing type by lot size

INDICATIVE HOUSING TYPE	TYPICAL LOT SIZE (M ²)			
	0–150	150–300	300–450	450+
Standard detached housing			✓	✓
Small detached housing		✓	✓	
Semi-detached duplexes		✓	✓	
Row houses		✓		
Terraces/town houses	✓	✓		
Walk up flats			✓	✓
Apartments				✓
Shop-tops and maisonettes	✓	✓	✓	✓
STANDARD DENSITY		MEDIUM DENSITY	HIGH DENSITY	

Table 5 is intended to provide statutory planners with guidance on suitable housing types for town centre walkable catchments and the broader residential area in each sub-precinct. It should be read in accordance with [Plan 5](#).

Table 5 Housing delivery guide

SUB-PRECINCT	HOUSING TYPES
Central Major Town Centre	The most significant opportunity for the delivery of high and medium density housing options across the corridor. Residential development within the town centre should consist of apartments, shop top and other high density options with a mixture of high and medium densities in the surrounding catchment.
North Town Centre	Opportunity to locate medium density housing close to town centre and community facilities with larger lots towards Summerhill Road and the interface with the APA GasNet site to the west.
South-West Town Centre	Predominantly detached housing with opportunities for terraces and row houses in areas with increased amenity including areas fronting waterways, retained trees, open space and community facilities. Medium density housing should be provided in the area surrounding the neighbourhood activity centre. Larger lots with detached housing are encouraged towards the Curly Sedge Conservation Area.
Remaining catchment	Predominantly detached housing with opportunities for medium density in areas with increased amenity including areas fronting waterways, retained trees, open space and community facilities.

3.3 Town centres and employment

The Wollert PSP provides for a Major Town Centre, two Local Town Centres, and two Local Convenience Centres.

Concept Plans are provided for the Major Town Centre and Local Town Centres at [Figures 4–6](#). These identify key design elements for each centre, and are to be read in conjunction with the Objectives, Requirements and Guidelines relevant to this section.



Public space network

Amended
by C210

- main streets
- east-west 'green' spine
- local parks (unencumbered)
- local conservation reserves (encumbered)
- urban public space
- active frontage
- existing trees
- built form
- potential non-government school
- public transport corridor



Movement network

Amended
by C210

- bicycle priority
- pedestrian priority
- priority traffic flow
- public transport interchange (on street)
- public transport corridor
- bus priority
- car park
- car park entry
- local parks (unencumbered)
- local conservation reserves (encumbered)
- existing trees
- potential non-government school

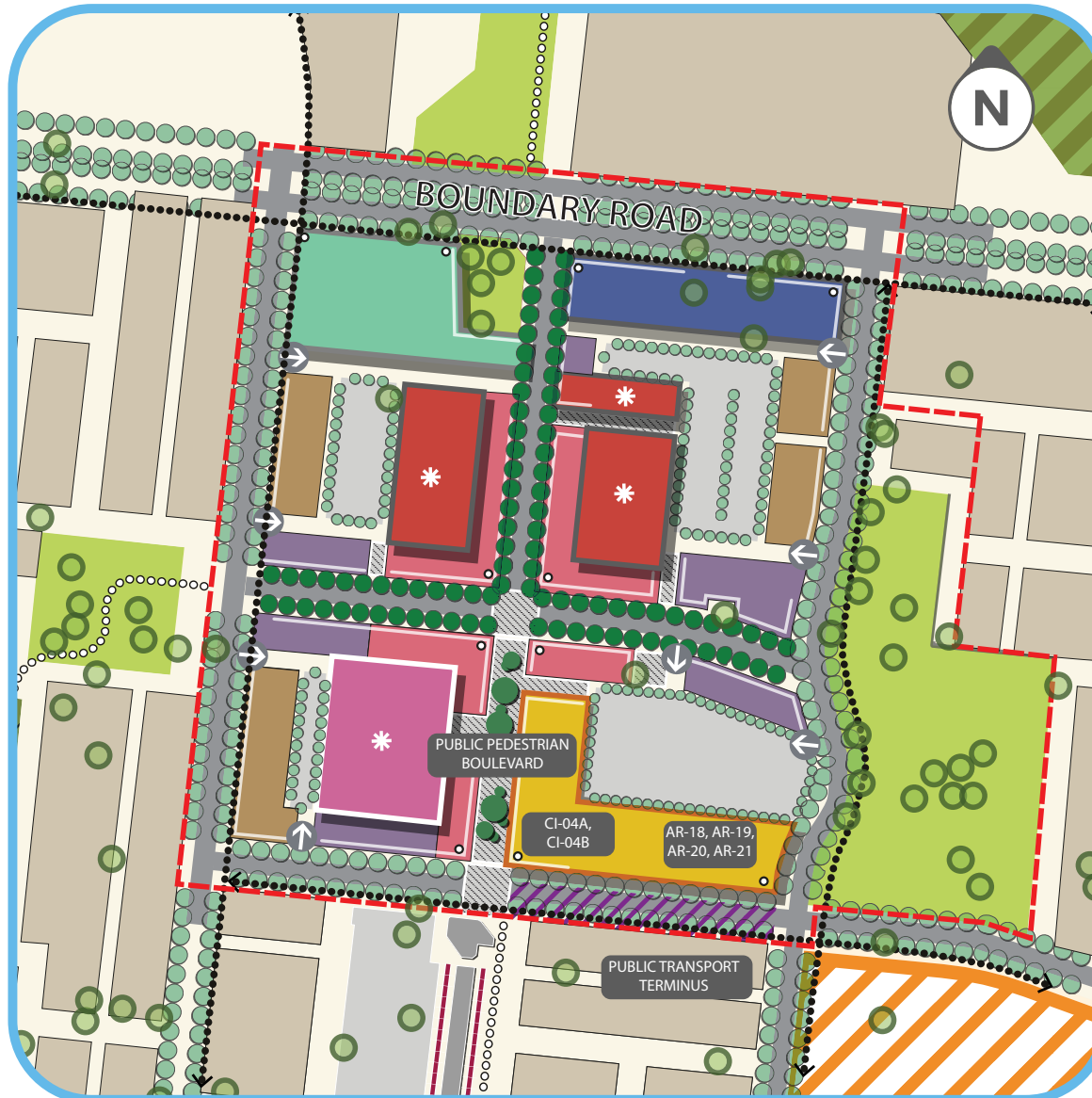


Land use

Amended
by C210

- supermarket retail
- specialty retail
- mixed use
- commercial
- discount department store
- emergency services precinct
- community facility
- public space/square
- high density residential
- medium density residential
- car park
- public transport corridor
- local parks (unencumbered)
- local conservation reserves (encumbered)
- existing trees
- potential non-government school

Amended by C210 **Figure 4** Wollert Major Town Centre



Key components:

- Two full line and a mid-sized supermarket and discount department store.

Key design elements:

- A north-south main street anchors the MTC between the potential future Wollert public transport interchange and Boundary Road. Key public spaces are located at each end of the street; an entry park incorporating River Red Gums at the north and an outdoor pedestrian mall at the southern end, providing integration with the entrance to the transport interchange.
- An east-west main street provides a visual and physical 'green' link between the eastern Local Park and western conservation reserve.
- River Red Gums retained within the centre and in open space reserves edging the centre provide high quality amenity and local character.
- North-south and east-west main streets form highest-order pedestrian and cyclist focused shared zone thoroughfares that integrate the major town centre core with the surrounding neighbourhoods, public transport and community facilities.
- A sense of enclosure and activity is to be provided on main streets through adoption of minimum three-storey building equivalent height
- Main streets designed with character including dense canopy shade tree provision, outdoor dining and pedestrian activity and on-street parking.
- Permeable layout of flexible blocks to suit a variety of land uses and allow viable short-term development as well as efficient long-term evolution and adaptation.
- Specialty retail and mixed use to sleeve the supermarket and other large format retail.
- Parking to be sleeved behind buildings on main streets. Views to car parks from Boundary Street and edges of the centre to be shielded by built form and landscaping.
- Integrated community facilities in a key location within the major town centre, proximate to the public transport interchange and non-government secondary school.
- High density residential/office uses at upper storeys along main streets to provide vitality and diversity.
- All buildings to have main entrance/access point to streets.

 	area subject to urban design framework (UDF)	 	medium density residential
	active frontage and increased building height	 	car park
	built form feature	 	car park entry
*	supermarket retail	 	public transport corridor
*	specialty retail	 	public transport interchange (on street)
*	mixed use	 	local parks (unencumbered)
*	commercial	 	local conservation reserves (encumbered)
*	discount department store	 	existing trees
*	potential emergency services precinct	 	potential non-government school
*	community facility	 	shared path within road cross section (off road)
*	public space/square	 	shared path network (off road)
*	high density residential	 	

Amended by C210 **Figure 5** Wollert Northern Local Town Centre



Key components:

- One small supermarket retail anchor, specialty retail, cafés, mixed use, office, secondary school and community centre, kindergarten, public space/plaza, diverse housing.

Key design elements:

- North-south main street to provide a high quality, pedestrian-focused centre promoting activity and safe connections between the open space reserve, schools/community facilities and retail core in a low-speed environment.
- Retail primarily addressing the north-south main street.
- North-south main street defined by strong built form edge with primary retail entries to the street.
- A hard surface plaza or forecourt provided at the corner incorporating the irregular geometry of the site and activated by specialty retail, supermarket entry and bus stop opportunity. This space also provides further opportunities for canopy tree planting to create shade and enhance amenity.
- Strong retail and built form presence at the north-east corner of the retail core with opportunities for upper level residential / SOHO / commercial uses.
- Medium density residential housing and office uses along the main street to extend main street condition beyond the retail core.
- Land forms, natural character and existing vegetation incorporated into the character of the centre.
- Conservation reserves connected to the town centre via walking and cycling networks.
- Sleeving of car parks and loading bays with tall, dense canopy shade trees.
- Non standard cross section between government P-12 school and the sporting reserve to provide low speed pedestrian prioritised environment for pick up and drop off.

- | | |
|----------------------------|--|
| main street | car park |
| active frontage | car park entry |
| built form feature | supermarket loading |
| supermarket retail | local parks (unencumbered) |
| specialty retail | local conservation reserves (encumbered) |
| mixed use | retarding basin |
| community facility | existing trees |
| public space/square | future government school |
| medium density residential | shared path within road cross section (off road) |
| | shared path network (off road) |

Amended by C210 **Figure 6** Wollert South West Local Town Centre



Key components:

- One full line supermarket retail anchor, specialty retail, cafés, mixed use, office, government and non-government primary schools and community centre, kindergarten, public space/ plaza, diverse housing on upper storeys.

Key design elements:

- Diagonal north-south main street to provide a high quality, pedestrian-focused centre promoting activity and safe connections between the schools/community facilities, retail/commercial core and housing in a low-speed environment.
- Distribution of land uses to enable positive street-based relationship between uses.
- Creation of physical and visual link from the main street to passive open space.
- Community Activity Centre to provide a prominent built form presence to address the main street and serve as a civic landmark within the town centre
- Plaza/open space at central connector road junction to anchor town centre and create a central meeting place for the town centre and opportunity for high quality housing.
- Diverse housing opportunities provided above commercial (retail and office), and potentially above community uses.
- Locate parking and loading bays behind retail and mixed use components and no direct conflict with surrounding uses.
- Feature planting and/or other landscaping treatment along the main street to reinforce local character and define the town centre precinct.
- Connector streets to incorporate streetscape elements that create a sense of arrival to the centre.
- Vearings Road to provide activation, passive surveillance and form a principal place making opportunity into the centre and extended as linear open space between the schools. Dry stone walls and cycle paths to be incorporated.
- School and public buildings should be oriented to the main street and other connector streets as well as Vearings Road.
- Design of housing along the northern side of the main street school should continue an active built form presence to continue the rhythm of the main street.
- Retail/mixed use should be located on both sides of the main street to provide an activated streetscape edge to enclose the main street.

	main street		car park
	active frontage		car park entry
	built form feature		supermarket loading
	supermarket retail		local parks (unencumbered)
	specialty retail		local conservation reserves (encumbered)
	mixed use		existing trees
	community facility		future government school
	public space/square		potential non-government school
	medium density residential		shared path within road cross section (off road)
			shared path network (off road)

3.3.1 Town centres

Table 6 Town centre hierarchy

ANTICIPATED RETAIL FLOOR SPACE	ANTICIPATED COMMERCIAL FLOOR SPACE	REQUIRED RESIDENTIAL CATCHMENT	LOCATION & ANCILLARY USES
Wollert Major Town Centre			
25,000m ²	10,700m ²	4,000	Located in the centre of the PSP area, between the termination of the proposed Public Transport Corridor and Boundary Road. Expected to service the higher order retail and community needs of future residents as well as providing opportunities for entertainment, employment and accommodation.
North Local Town Centre			
2,200m ²	400m ²	2,750	Co-located with a government primary and secondary school, community facility and local sporting reserves to cater to the everyday shopping and local service needs of residents in the north of the precinct. It is envisaged this town centre will be of a local scale which will complement the uses within the MTC and has the potential for residential or commercial uses above retail and community facilities.
South-west Local Town Centre			
5,000m ²	600m ²	2,750	Co-located with a government primary school, non-government primary school and a community facility to cater to the everyday shopping and local service needs of residents in the south-west of the precinct. Potential for residential or commercial uses above retail and community facilities.
Local Convenience Centre			
500m ²	500m ²	750	Located opposite the government Primary School in the south-east of the precinct to service the convenience needs of the local residents and people visiting the school and sporting reserves. Cafés and small offices encouraged. Residential or office uses are encouraged on upper floors.
Employment Area Convenience Centre			
500m ²	---	N/A	Located at the corner of Epping Road and Boundary Road, to utilise existing heritage buildings to service the convenience needs of workers in the employment areas.

REQUIREMENTS

An Urban Design Framework Plan (UDF) for the Wollert Major Town Centre must be prepared in consultation with the responsible authority, and approved by the responsible authority. The UDF applies to land within the boundary shown in [Figure 4](#).

- A response to the Major Town Centre Concept ([Figure 4](#)), related information included [Table 6](#), and the vision and objectives set out in this PSP,
- Inclusion of land use appropriate to the centre's role and function including retail, commercial, office, medium and high density residential, entertainment, education and community space,
- Integration of the potential future Wollert public transport interchange into the wider centre,
- Connection to and relationship with the local conservation reserve to the west (LCR04),
- Connection to and relationship with the Wollert precinct playspace and Local Park to the east,
- Staging of development across multiple parcels, and
- Any relevant activity centre strategy or design guidelines prepared by the Victorian Government or the City of Whittlesea.

R27

Specifically, the UDF must:

- Demonstrate how the design of the centre:
 - Contributes to the achievement of traditional main-street pedestrian-focussed town centre principles,
 - integrates and connects with the surrounding residential neighbourhood, allows for long-term evolution and growth,
 - maximises the opportunities of its location within the northern growth corridor and incorporates the principles of Transit-Oriented Development.
- Outline the intended staging and indicative timing of development.
- Set out clear and specific strategies, actions and guidelines for the development of the centre that may be used as an assessment tool for future development applications within the centre.
- Set out provisions for car parking including the location and design of parking areas and demonstration of how off-street car parking has been minimised through efficiencies in the shared use of off-street facilities.
- Set out arrangements for the provision of service areas for delivery and waste disposal, including access for larger vehicles and measures to minimise the impact on adjoining neighbourhoods and safe use of car park areas by vehicles and pedestrians.

	<ul style="list-style-type: none"> Include an overall landscape concept which includes provision for mitigation of the urban heat island effect through use of tall, dense canopy shade trees. <p>All to the satisfaction of the responsible authority.</p>
R28	Subdivision and development within each Local Town Centre must respond to the relevant concept plan and key design elements shown in Figure 5 (North) and Figure 6 (south-west).
R29	Buildings must front, and have main entries accessed from, the main streets with high levels of facade activation to provide vibrant and safe 'main street' focused centres.
R30	View lines between main streets and key natural features must be preserved.
R31	Car parking and loading bays must be sleeved behind buildings fronting the main street to limit the impact of vehicles on the pedestrian environment of the main street.
R32	Supermarkets / large format retail must be sleeved by single-fronted small retail shops at the main edge that fronts the main street. Internal malls must be avoided.
R33	A continuous built form edge with fine grain development and outward facing built form must be provided on the main street.
R34	<p>Continuous lengths of blank walls must be avoided. Visual interest should be provided through:</p> <ul style="list-style-type: none"> Breaking up the length with windows and doors, Strong vertical and horizontal elements, Façade articulation, or Varied facade materials.
R35	All retail must directly address the main street or town square.
R36	All retail must have the primary entry point opening to the main street.
R37	Development proposals must take into account the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines.
GUIDELINES	
G29	Land uses should be located to generate activity and act as destinations in key locations along the main street to enhance pedestrian activity along the main street.
G30	Key corner sites within town centres should be articulated by a higher built form or, include architectural features of interest to provide visual prominence. These are ideal sites for upper-storey commercial or residential developments.

G31	Supermarket/s and retail anchors should be located in key positions to promote convenient access to car parks while maximising activity within the main street and public spaces.
G32	A high visual standard and quality of development should be provided along street frontages.
G33	A fine-grained mix of uses and built form should be provided.
G34	Development of any Local Convenience Centre should be proximate to open space or a community hub.
G35	Local Convenience Centres may be developed in the locations shown on Plan 2 and in accordance with guidance provided in Table 6 , or other locations directly addressing a connector road, to the satisfaction of the responsible authority.
G36	<p>The design of any Local Convenience Centre should:</p> <ul style="list-style-type: none"> Provide for a mix of tenancies. Incorporate a range of uses including retail, offices and medium and high density residential where practical. Locate any servicing infrastructure or car parking to the rear or centre of the allotment in a manner that protects the amenity of the surrounding neighbourhood.
G37	<p>As required as above, Sustainable Design Assessments and Sustainability Management Plans should address the following ten categories:</p> <ul style="list-style-type: none"> Energy efficiency Transport Climate change adaptation Integrated water management Waste management Urban ecology Indoor environment quality Building materials Site and ongoing building management Innovation

Initiatives proposed under these categories must be supported with evidence that they meet an appropriate performance standard, and each must be reflected on other application documentation, including development drawings and implementation plans.

3.3.2 Town centre character

REQUIREMENTS

- R38** Landscape and cultural heritage features, including significant trees, topography, stony rises and views must be integrated as part of the urban structure of town centres to define local character and identity.

GUIDELINES

- G38** Views from the centre to parkland or natural features should be provided to connect the centre to the natural context.
- G39** Early delivery of high quality, key community and small scale retail buildings should be provided where possible to establish an identity for the town centre and assist community development objectives

REQUIREMENTS

- R39** A high quality pedestrian environment must be provided within town centres to encourage community interaction and offer safety and comfort for pedestrians.
- R40** A public town square of no less than 400m² must be provided at high intensity nodes where core uses are concentrated to promote activity and use, and so as to act as the central meeting place within town centres
- R41** Public spaces/town squares and main streets must incorporate:
- shading and cooling measures using both tall, dense canopy shade trees, canopies and free-standing shelters for the comfort of pedestrians,
 - a range of seating opportunities/rest points sheltered from sun, wind and rain,
 - drinking water fountains/ water bottle refill stations, and
 - public art,
- All to the satisfaction of the responsible authority.

GUIDELINES

- G40** Main streets should be designed to provide a high quality environment and allow for a range of activities including outdoor dining zones and walking.
- G41** A hierarchy of community spaces should be provided to encourage flexibility of programmed events at different times of day and night.
- G42** Public spaces should be designed to function as the identifiable centre or heart with a distinctive local character.
- G43** Public art should be incorporated into the design of the public realm.

3.3.3 Town centre transport, access and connectivity

REQUIREMENTS

- R42** Loading and delivery areas must be located to the rear of development and avoid direct interaction with main streets.
- R43** The north-south and east-west main streets in the Major Town Centre are not to be utilised for the bus network.
- R44** Main streets must be designed for a low speed environment of 40km/h or less, unless identified as a shared zone for mixed motorist and cyclist use, in which case shared zone requirements apply.
- R45** Pedestrian movement must be prioritised in the design of main streets while supporting local traffic to assist access and activity.
- R46** Pedestrian entrances must be located on main streets and be visually prominent, well-lit and accessible to people with limited mobility.
- R47** Safe and easy access for pedestrian and cycle trips must be provided to the town centre through the layout and design of the surrounding street network.
- R48** Cycle paths through town centres must be designed for cyclist access and safety without compromising safety of pedestrians to minimise conflict between cyclists and on-street parking.
- R49** Public transport hubs, stops and routes must be located to facilitate access to key destinations and generate activity in town centres.
- R50** Bicycle parking must be provided in highly visible locations in key destinations, to the satisfaction of the responsible authority.

GUIDELINES

- G44** Pedestrian links should be prioritised between the key destinations within town centres, with shared zones encouraged to promote low-speed environments.
- G45** Car parking efficiencies should be provided through use of shared, consolidated parking areas
- G46** "Filtered" pedestrian permeability, accessibility and walkability through centres should be encouraged.

3.3.4 Town centre land use and activity

REQUIREMENTS

R51	A range of retail and commercial tenancy sizes must be provided to support diverse businesses.
R52	Community facilities and schools located in or near town centres must front main streets with active facades and with minimal setbacks to the main street.
R53	Ensure town centres have the capacity for growth and change to enable adaptation and the intensification of uses as the needs of the community evolve.

GUIDELINES

G47	Diverse local employment opportunities should be encouraged through a broad mix of retail, commercial, leisure and community services.
G48	A mixture of uses within and surrounding centres should be provided to accommodate service businesses, Small Office/Home Office (SOHOs) and home offices.
G49	Vertical mixed use should be provided with retail, restaurant and cafe activities at street level and commercial/residential opportunities above.
G50	A broad range of uses and activities should be provided to satisfy local needs, maximise reasons to visit, length of stay, frequency of visit and provide activity for extended periods every day.
G51	Facilities such as childcare, youth and integrated facilities, medical centres, gyms, dance schools, places of assembly, learn to swim centres, business incubator hubs and Non-Government Organisations (NGOs) should be encouraged to locate within or adjacent to town centres to contribute to the activity of the centre and so these uses are close to the services offered by the centre.
G52	The opportunity for informal places where people can gather and interact should be considered.
G53	Flexibility (including floor to ceiling heights) should be incorporated into building design to enable a range of uses and future adaptability including promoting localised non-retail commercial in town centres.
G54	Opportunities for provision of community facilities at upper storeys of retail and commercial development in town centres should be encouraged.
G55	Opportunities for commercial and residential development above community facilities should be explored and is encouraged.

3.3.5 Employment

The Wollert PSP area directly abuts Epping Road, which separates the PSP area from the State-significant Wollert Landfill and an existing quarry. The eastern boundary of the PSP area is defined by the reservation for the proposed E6 freeway, which will connect Wollert to Melbourne's freight network. This area has been identified for employment uses, to capitalise on its proximity to the proposed E6 and provide a suitable land use buffer between residential and landfill and quarrying activities. This will provide a range of employment opportunities for residents in the local area and broader region.

Areas of light industry have been nominated alongside the future E6 to provide opportunities for logistics and warehousing employment uses, with showroom opportunities along Epping Road and Boundary Road. A bulky goods, "homemaker" style centre has been identified on the key intersection of Epping Road and Lehmanns Road.

The industrial requirements and guidelines apply to areas shown as bulky goods/ restricted retail & general light industry on [Plan 2](#).

REQUIREMENTS

R54	The retention, enhancement and integration of the natural environment must be considered through subdivision design, and, where applicable, building design.
R55	Appropriate transition must be provided with landscape, building height, setbacks and materials to the adjacent residential interfaces, community facilities and/or heritage buildings.
R56	Active building frontages and customer pedestrian entrances must be provided to all highest-order public streets, residential areas, waterways, open space and local conservation reserves as shown on Plan 6 to create visual interest and provide passive surveillance over the public realm.
R57	Secondary street frontages must provide opportunities to activate building edges, such as glazed frontages that enable passive surveillance over the public realm.
R58	Car parks greater than six car spaces must be located behind the front building line, be adequately landscaped and not used for storage, loading or unloading of goods.

R59	Allocation of land uses, building design, and interface treatment must minimise negative impacts on the amenity of adjacent residential areas, to the satisfaction of the responsible authority. More specifically: <ul style="list-style-type: none"> • smaller lots and businesses with office components are encouraged at sensitive interfaces, with larger lots and more industrial uses towards Epping Road and the E6 alignment on the edge of the precinct; • appropriate landscaped interfaces are encouraged at sensitive interfaces; • uses that generate high traffic volumes and utilise large vehicles are discouraged; • frontages must be provided to all highest-order public streets; • buildings must present their front, rather than side or rear to residential areas; • lighting design is to minimise light spill.
R60	Water tanks, service infrastructure and other structures (including plant and equipment) that are not part of the building must be located behind the front building line or where this is not possible, behind constructed screening using durable and attractive materials, to the satisfaction of the responsible authority
R61	Goods and materials storage areas and refuse areas must not be visible from public areas.
R62	Development proposals must take into account the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines.
R63	Safety for cyclists and pedestrians must be ensured by separating pedestrian and cyclist circulation from vehicular movements within proposed developments.
R64	Buildings facing the waterways and BCS conservation areas or local conservation reserves must provide for the outcomes illustrated in Figure 3 .
R65	No permanent structures may be erected on land subject to construction restrictions identified on Plan 2 .

GUIDELINES	
G56	Subdivision designs that create common property should be avoided.
G57	Ancillary offices should be located at the front of buildings and with a façade addressing the street frontage of the lot that enables pedestrian access and engagement with the public domain.
G58	Car parking and loading facilities should be located to the side or rear of any buildings. Any visitor car parking and access areas in the front setback area should be setback a minimum of three metres from the street frontage to enable provision of sufficient landscape strips at the street frontage.
G59	Car parks should be landscaped with canopy trees (minimum of one tree per 6 bays) and have adequate pedestrian paths to provide direct, dedicated access-ways from parking to building entrances.
G60	All loading and unloading should occur within the site screened from the public realm and be separated from pedestrian and bicycle routes.
G61	Buildings should be constructed with a zero setback to side boundaries to make most efficient use of lot space.
G62	Businesses should develop an overall signage strategy incorporating business, directional and temporary signage in an integrated package.
G63	Signage and materials should be treated as an integral part of the building design.
G64	Fences and gates should be visually permeable and unobtrusive, integrated with the design of the buildings and sited behind the building line whereby building becomes part of the security solution.
G65	Areas of landscaped public space should be integrated with places of employment to provide rest spots shaded with large canopy trees or man-made shelters.
G66	Applications for developments of 2,000–5,000m ² of non-residential floorspace should be accompanied by a Sustainable Design Assessment demonstrating achievement of a medium to high level of ESD performance compared to minimum mandatory standards, to the satisfaction of the responsible authority.
G67	Applications for developments of more than 5,000 m ² of non-residential floorspace should be accompanied by: <ul style="list-style-type: none"> • a sustainable design assessment demonstrating achievement of a high level of ESD performance compared to minimum mandatory standards, and • a green travel plan, both to the satisfaction of the responsible authority.

G68	<p>As required above, Sustainable Design Assessments and Sustainability Management Plans should address the following ten categories:</p> <ul style="list-style-type: none"> • Energy efficiency • Transport • Climate change adaptation • Integrated water management • Waste management • Urban ecology • Indoor environment quality • Building materials • Site and ongoing building management • Innovation <p>Initiatives proposed under these categories must be supported with evidence that they meet an appropriate performance standard, and each must be reflected on other application documentation, including development drawings and implementation plans.</p>
G69	Ancillary office uses above ground floor should be investigated where practical.
G70	Seating and continuous awnings should be incorporated in front of bulky goods developments in areas of high pedestrian activity.
G71	Appropriate articulation should be provided to building façades fronting streets to minimise the scale and bulk of buildings.

3.3.6 Anticipated employment generation

Table 7 identifies the anticipated employment creation outcomes for the Wollert PSP area.

Table 7 Anticipated employment creation

LAND USE	MEASURE	JOBS	QTY. IN PRECINCT	EST. JOBS
Major Town Centre – retail	Jobs/35m2	1	25,000m ²	714
Major Town Centre – non-retail	Jobs/20m2	1	12,400m ²	620
Local Town Centres and Convenience – retail	Jobs/35m2	1	6,700m ²	191
Local Town Centres and Convenience – non-retail	Jobs/20m2	1	1,500m ²	75
Homemaker centre	Jobs/50m2	1	30,000m ²	600
Employment area (industrial)	Jobs/Ha	30	139 ha	4,633
Community centres	Jobs/centre	10	4	40
Primary school	Jobs/school	45	5	225
Secondary school	Jobs/school	90	2	180
Home based businesses	Jobs/dwelling	0.05	15,217	761
Total estimated jobs				8,040

3.4 Community facilities & education

The Wollert PSP has been designed to cater for current community infrastructure and service delivery practices, with flexibility to accommodate changes in community service delivery models as new approaches are adopted over time. Specifically, community facility sites have been identified proximate to schools, sporting reserves, and town centres to maximise potential for land use efficiencies (see Figures 4-6). Specific opportunities include:

- Integration of integrated community facilities, or elements of community facilities, within:
 - government and non-government schools,
 - active recreation pavilions,
 - town centre developments (including shop front or upper storey opportunities);
- Integration of active recreation uses within government and non-government schools.
- Investigation of Public Private Partnerships to develop commercial or residential developments on upper storeys of community buildings.

Incorporation of these opportunities may lead to land-use efficiencies. It is expected that council, education and service providers and developers, will work together to investigate opportunities for delivery and management of the facilities and formalise governance processes where necessary.

Anticipated uses for each community facility are identified in [Appendix 4.7 Precinct Infrastructure Plan](#), and on [Plan 7](#) and [Table 7](#) in the Wollert Development Contributions Plan. Whilst every effort has been made to anticipate uses, these may change depending on community needs at time of delivery. Innovative early or interim provision opportunities should be explored between council and other relevant parties.

REQUIREMENTS

R66	Community facilities must reflect a high quality architectural outcome, in keeping with town centre concept design (Figures 4, 5 and 6) and built form outcomes.
R67	Community facility floor plans must be designed to: <ul style="list-style-type: none"> Accommodate the varied needs of people of all ages, genders, cultures and abilities encourage shared use of spaces maximise flexibility in the range of uses which can occur at the site; and allow for future adaptability.
R68	Where the responsible authority is satisfied that land shown as a non-government school site is unlikely to be used for a non-government school, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the applied zone.
R69	Schools and community facilities must be designed in accordance with the applicable town centre objectives, concepts, requirements and guidelines provided elsewhere in this document, to the satisfaction of the responsible authority.
R70	Any connector road or access street abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.
R71	Any educational, community, or civic infrastructure not shown on the Future Urban Structure Plan must be located within or proximate to any town centre or community hub / the local convenience centre or council community building, as appropriate.
R72	The community facility in the Wollert Major Town Centre must: <ul style="list-style-type: none"> Provide services and facilities that support activities adjacent to the centre, including the events space within the public pedestrian boulevard, the urban youth park and the Wollert Central play space; Provide a range of community facilities in a multi-level building in a key location in the Major Town Centre as per the concept plan at Figure 4.

GUIDELINES

G72	School sites should be provided with three street frontages where practicable.
G73	Any educational or community infrastructure not shown on Plan 2 should be located within or proximate to a major town centre, local town centre or an existing community hub, as appropriate and to the satisfaction of the responsible authority.
G74	Design of community facilities should maximise land use efficiency through multi-storey building formats.
G75	Any private childcare, medical centre, or similar facility should be located proximate to the Major Town Centre, any Local Town Centre, Local Convenience Centres, or nominated community hub, as appropriate.
G76	Community facilities which are located in, or adjacent to, a town centre should be designed to maximise efficiency of land use through the sharing and overall reduction of car parking.
G77	Where community facilities, schools, and sporting reserves are co-located they should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure.
G78	Schools and community facilities should be of high architectural quality with active façades where built form fronts the street.

