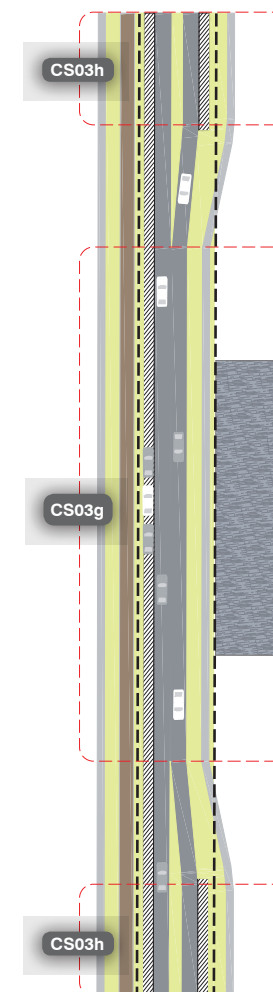
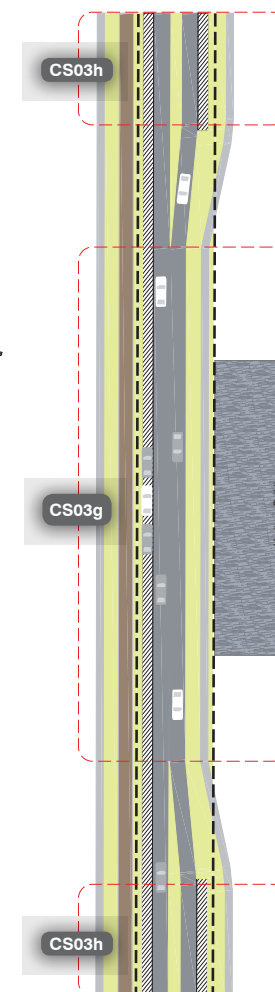
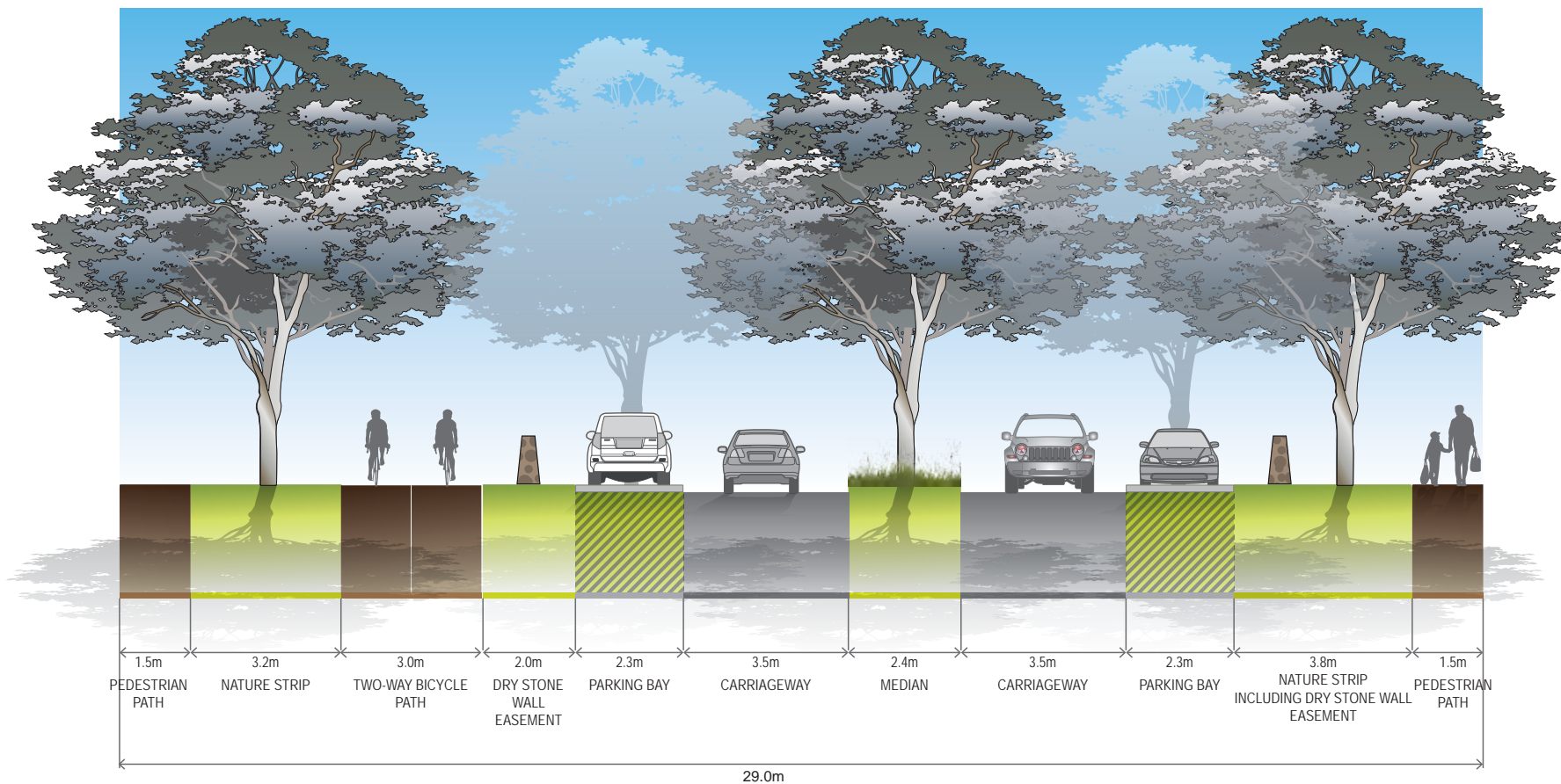


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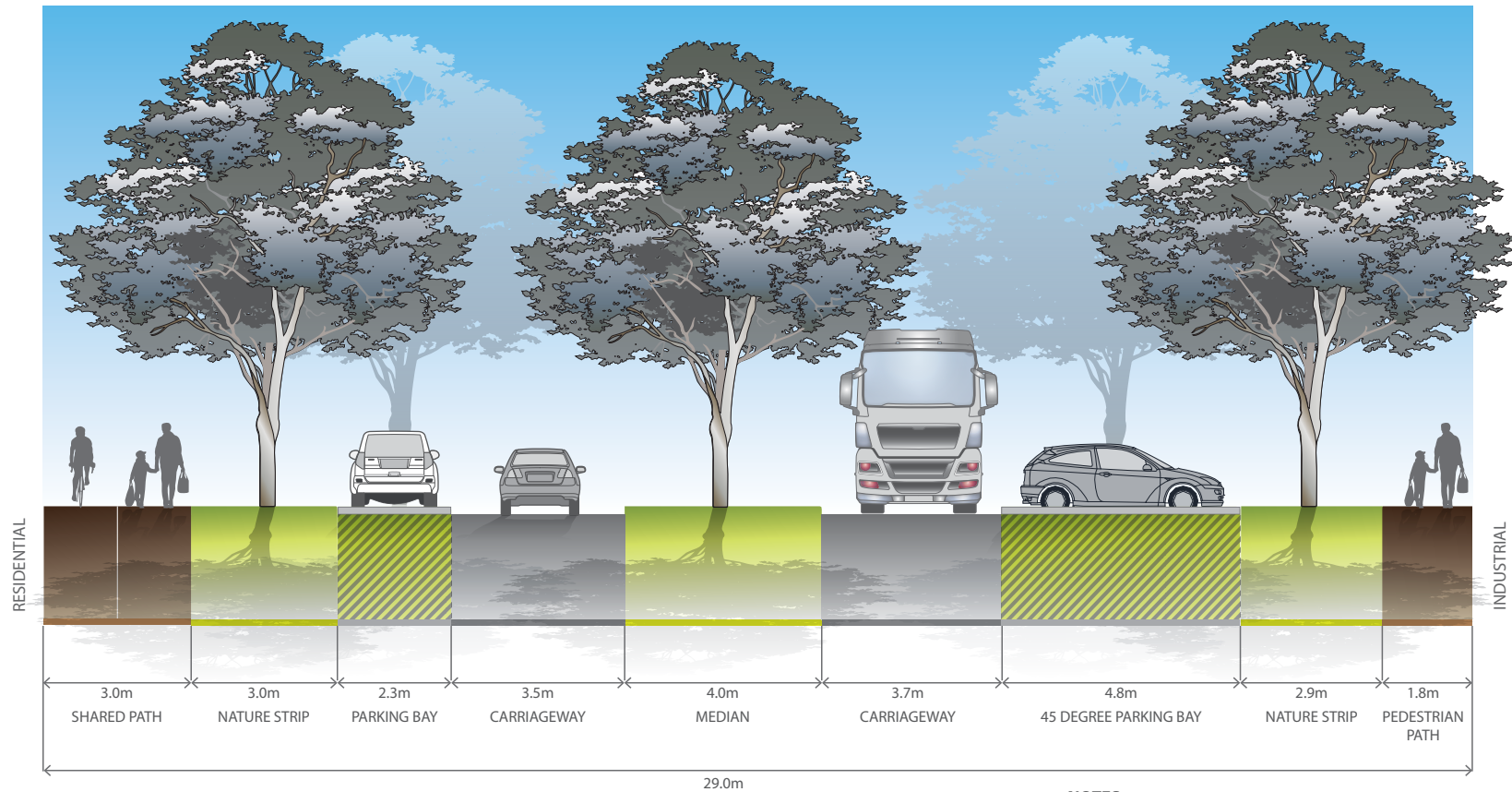
- Includes typical residential interface both sides
- Street to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Cross section designed for speeds of 50km/h or less
- Street located within 200m of the outer edges of town centres and schools are designed for a target speed of 30km/h
- Vehicle crossovers to be limited to allow retention of existing dry stone wall





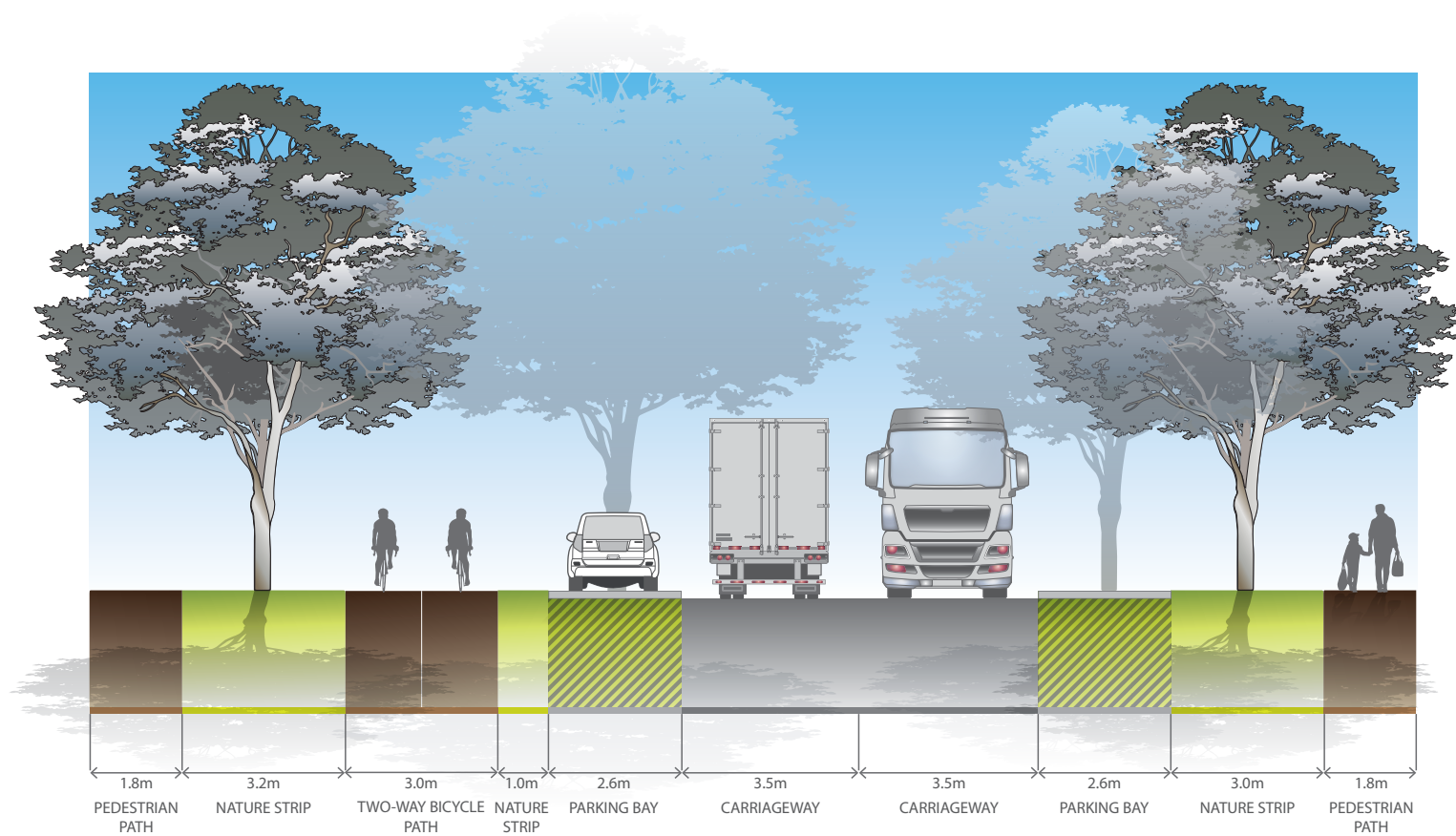
NOTES:

- Includes typical residential interface both sides
- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Cross section designed for speeds of 50km/h or less
- Street located within 200m of the outer edges of town centres and schools are designed for a target speed of 30km/h
- Vehicle crossovers to be limited to allow retention of existing dry stone wall



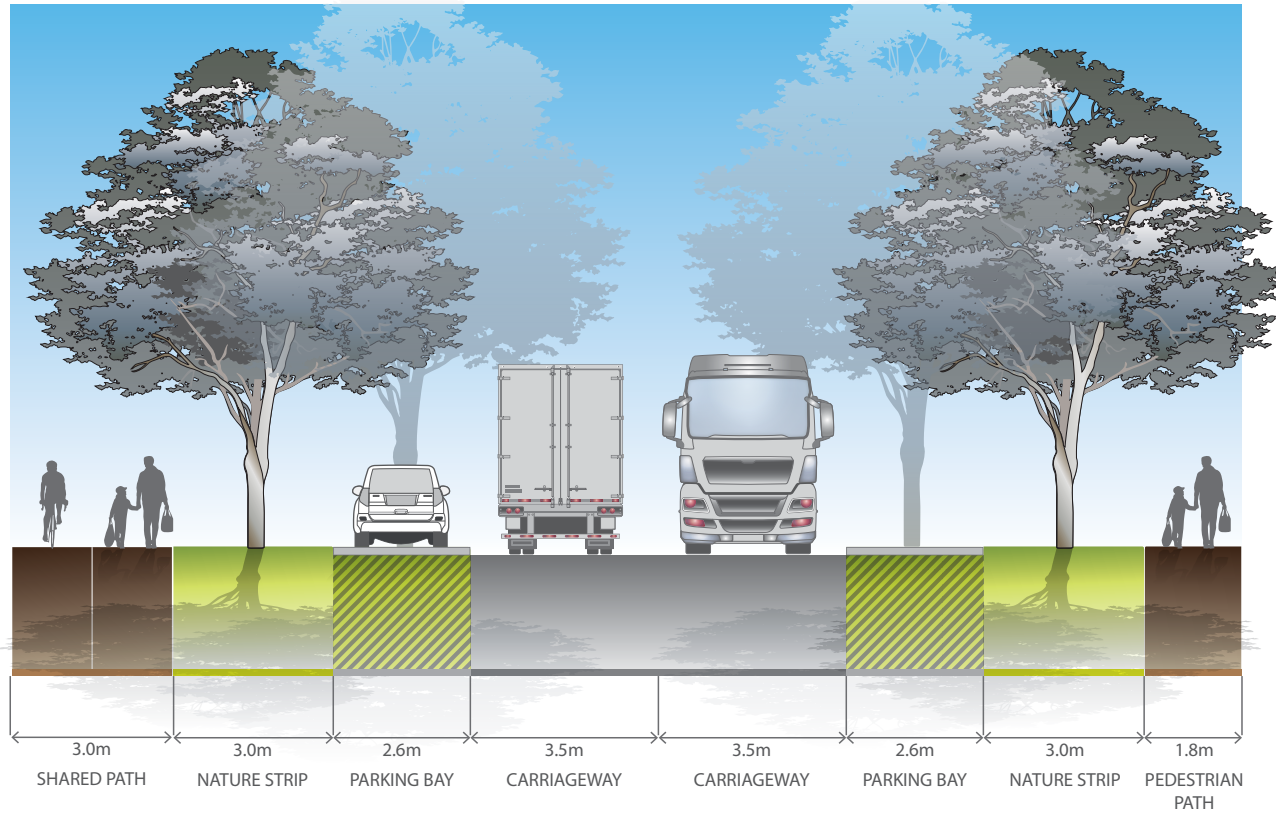
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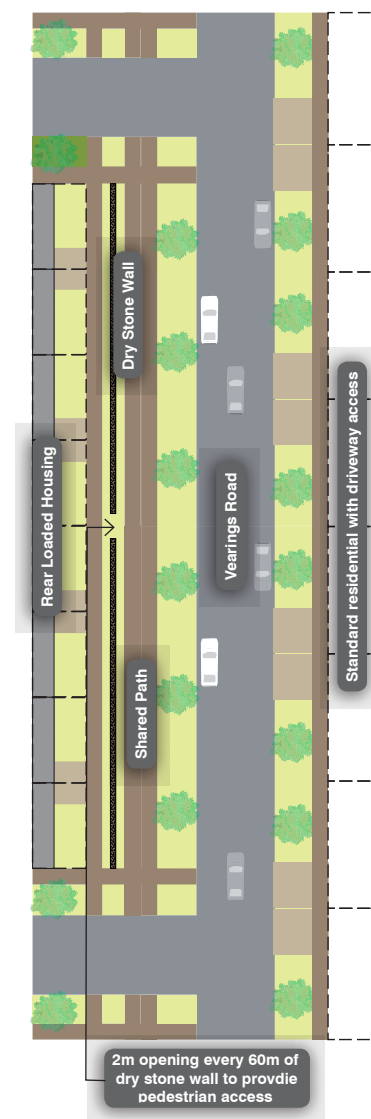
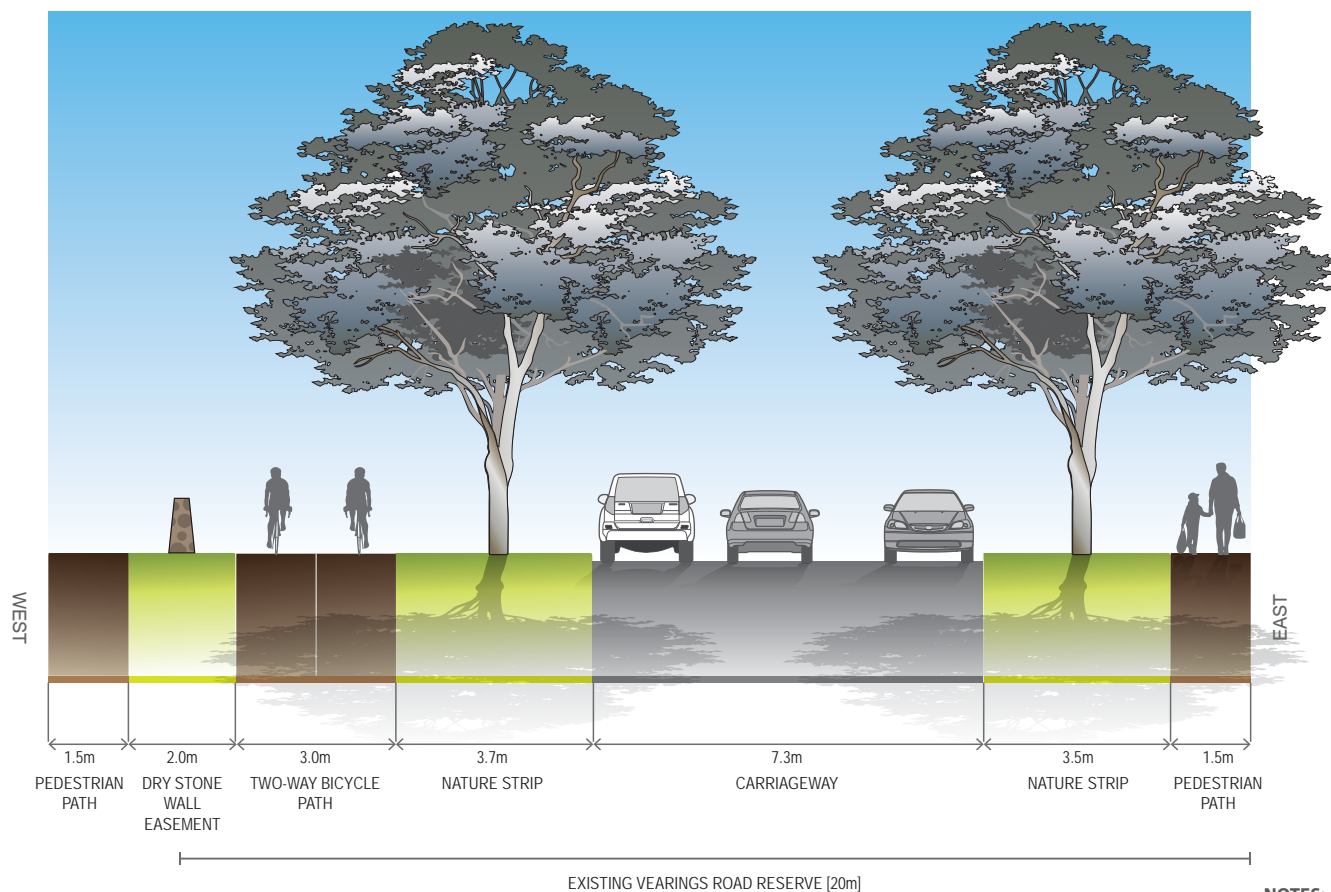
NOTES:

- Street trees to meet requirements of the Responsible Authority
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- Cross section designed for speeds of 50km/h or less



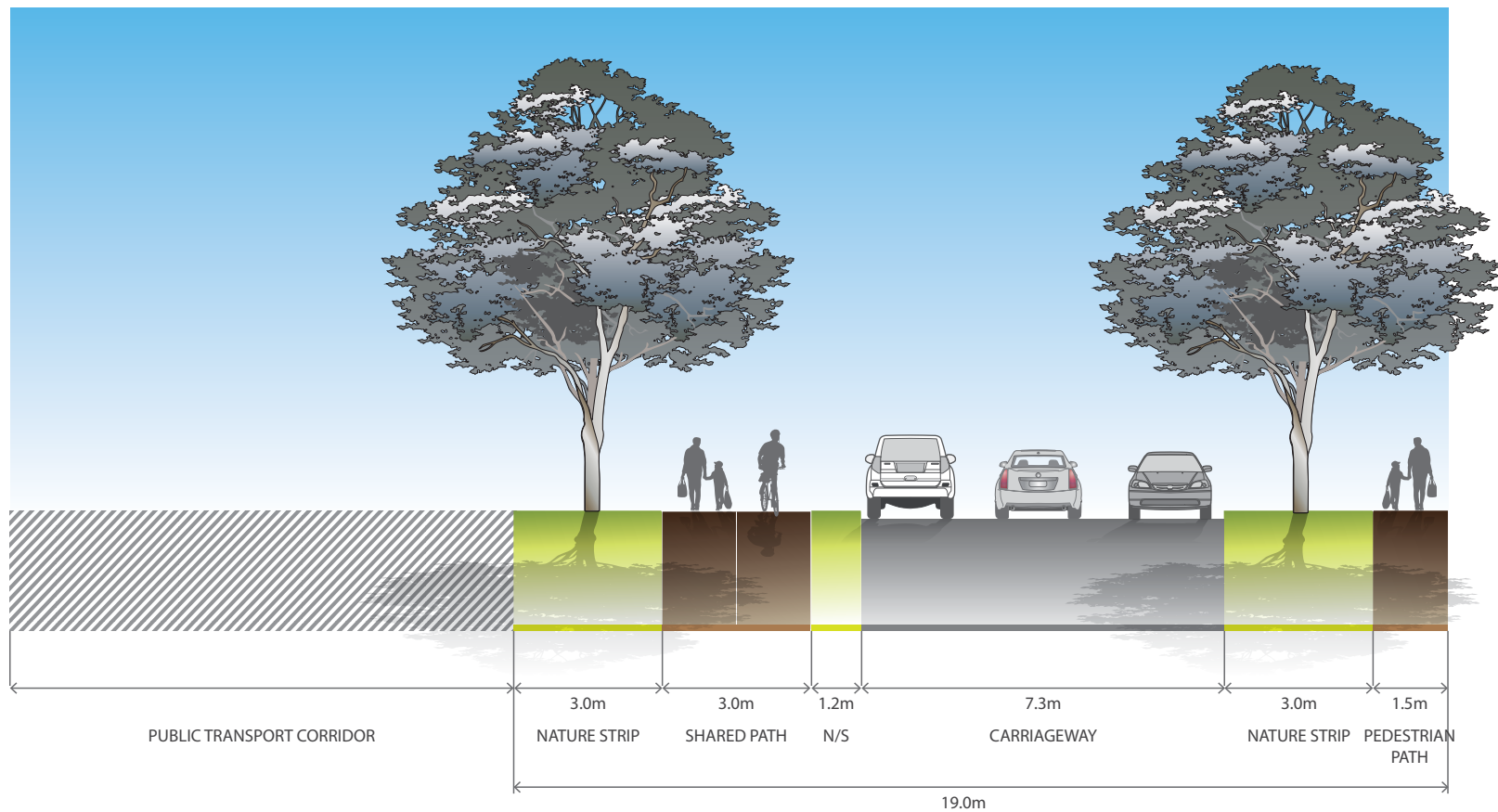
NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Cross section designed for speeds of 50km/h or less



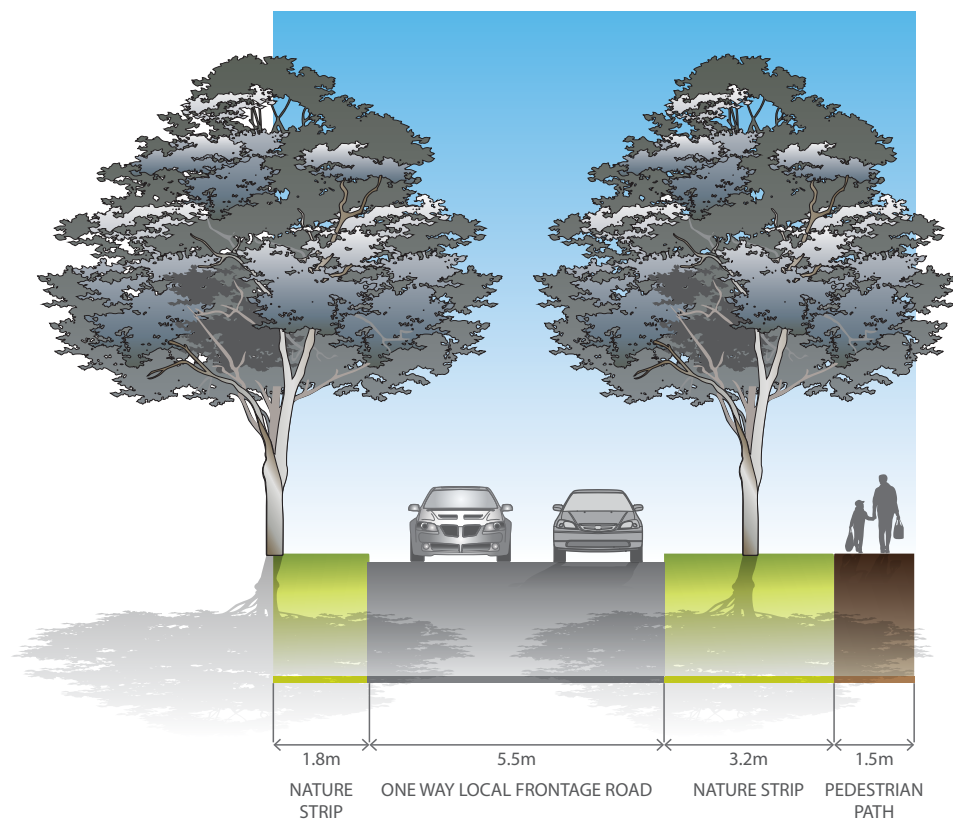
NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Designed for a target speed of 30km/h for a low speed environment
- Vehicle crossovers to be limited to allow retention of existing dry stone wall



NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Street located within 200m of the outer edges of town centres and schools are designed for a target speed of 30km/h
- Carriageway width may be reduced to a minimum of 5.5m subject to the approval of the Responsible Authority.



NOTES:

- Street trees to meet requirements of the Responsible Authority
- Dimensions labelled from face of kerb
- Cross section treatment subject to detailed design approval by the Responsible Authority
- Street located within 200m of the outer edges of town centres and schools are designed for a target speed of 30km/h

4.3 Service placement guidelines

STANDARD ROAD CROSS SECTIONS

The Engineering Design and Construction Manual for Subdivision in Growth Areas, outlines the placement of services for a typical residential street environment. This approach is appropriate for the majority of the 'standard' road cross sections outlined in [Appendix 4.2](#).

NON-STANDARD ROAD CROSS SECTIONS FOR TOWN CENTRES

To achieve greater diversity of streetscape outcomes, which enhances character and amenity of these new urban areas, non-standard road cross sections are required. Nonstandard road cross sections will also be necessary to address local needs, such as fully sealed verges for high pedestrian traffic areas in town centres and opposite schools. This PSP contains suggested non-standard 'variation' road cross sections (refer [Appendix 4.2](#)), however other non-standard outcomes are encouraged.

For non-standard road cross sections where service placement guidance contained within the Engineering Design and Construction Manual for Subdivision in Growth Areas is not applicable, the following service placement guidelines will apply.

General principles for service placement are as follows:

- Place gas and water on one side of road, electricity on the opposite side;
- Place water supply on the high side of road;
- Place services that need connection to adjacent properties closer to these properties;
- Place trunk services further away from adjacent properties;
- Place services that relate to the road carriageway (eg. drainage, street light electricity supply) closer to the road carriageway;
- Maintain appropriate services clearances and overlap these clearances wherever possible; and
- Services must be placed outside of natural waterway corridors or on the outer edges of these corridors to avoid disturbance to existing waterway values.

4.4 Scattered tree retention in the City of Whittlesea

RETENTION AND PROTECTION OF EXISTING TREES

In addition to their heritage and environmental attributes, remnant and existing trees contribute significantly to the landscape amenity of an area and provide instant visual impact in new developments. Where possible, existing trees shall be retained, protected and incorporated into the design of new developments. The retention of juvenile trees is considered equally as important as the preservation of mature specimens.

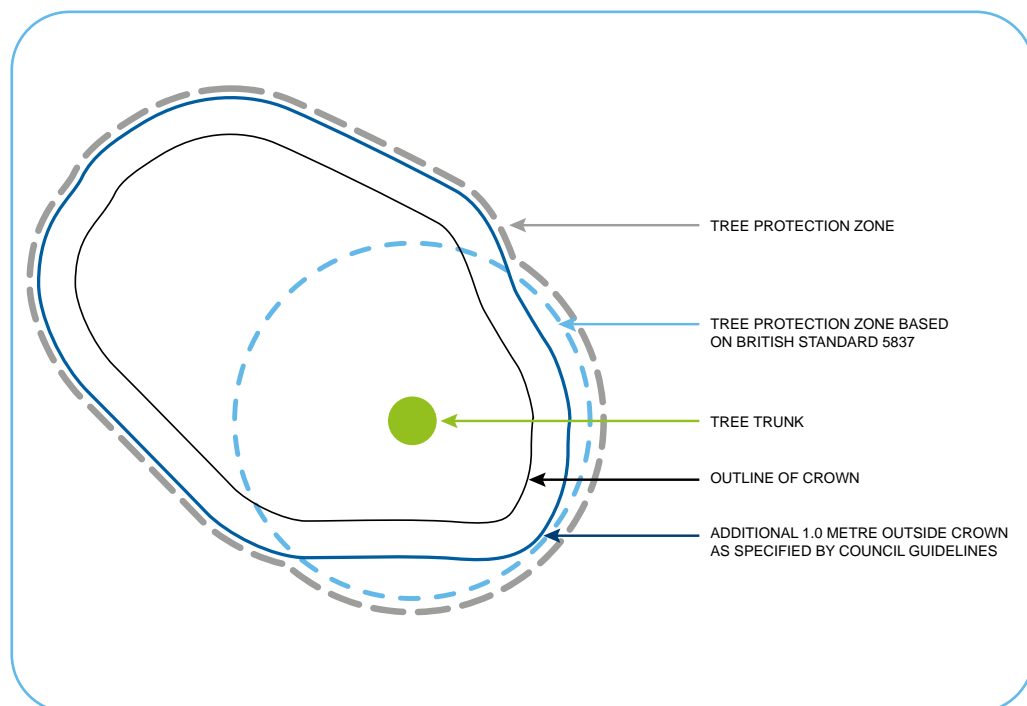
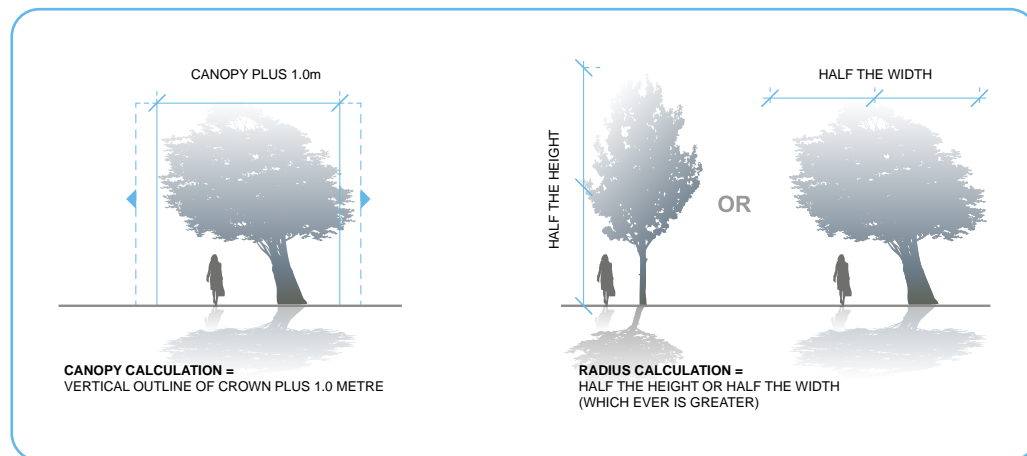
The following guidelines apply, where appropriate, to the retention of scattered trees and may, where appropriate, be applied as conditions of planning permits.

Tree protection zones (TPZs) are exclusion zones designed to protect all trees and stags identified for retention in a development.

CALCULATING TREE PROTECTION ZONES

A tree protection zone is defined by a circle or polygon, the centroid point of which is the centre point of the tree at ground level and whose radius is equal to half the height of the tree or half the crown width (whichever is the greatest) plus the tree canopy plus one metre (refer to SDL.2.01).

The tree protection zone is to be determined by a consulting arborist to the satisfaction of the responsible authority.



AS4970–2009 TREE PROTECTION ZONES ON DEVELOPMENT SITES

The tree protection zone as set out in this appendix should be applied in preference to AS4970–2009 and/or any other tree protection zone standard/calculation.

The tree protection zone as set out in this appendix considers both the ongoing health of the tree and has been developed to protect people, infrastructure and property (ie the shape considers the impact of falling limbs and delineates a pedestrian deterrent zone) whereas AS4970–2009 only considers the impact of works on the ongoing health of the tree.

CONDITION: TREE PROTECTION ZONES

No works are to be undertaken within a tree protection zone unless:

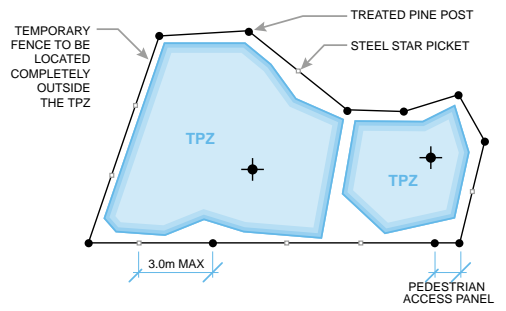
- Council determines that the works proposed within the tree protection zone will not adversely impact on the tree or damage any part of the tree including its canopy, branches, trunk and roots; or
- Council determines that the variation is required to minimise risk to the public and/or property; or
- Council otherwise consents.

All works located in or in close proximity to a tree protection zone must be supervised by a suitably qualified and experienced consulting arborist.

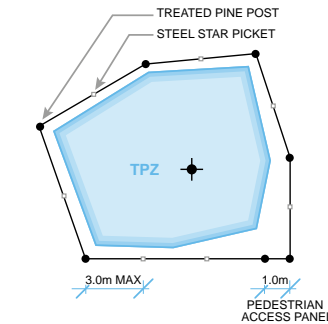
CONDITION: WORKS WITHIN TREE PROTECTION ZONES

With council consent, works may encroach into a tree protection zone, including (where appropriate):

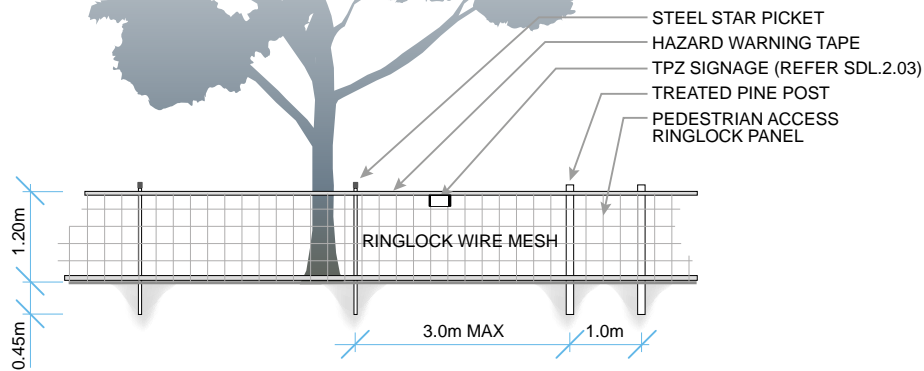
- “no dig” footpaths, mulching and limited soft landscaping provided all footpaths are first pegged on site and confirmed by the responsible authority prior to construction and all works are undertaken by hand to minimise disturbance to surface roots; and
- boring for services where all other alternative alignments have been investigated and determined unfeasible to the satisfaction of Council.



LAYOUT PLAN - MULTIPLE TEMPORARY TPZ
SCALE: 1:200 @ A4



LAYOUT PLAN - SINGLE TEMPORARY TPZ
SCALE: 1:200 @ A4



ELEVATION - TEMPORARY TREE PROTECTION FENCING
SCALE: 1:100 @ A4

CONDITION: DOCUMENTATION OF WORKS WITHIN TREE PROTECTION ZONES

All works proposed to occur within a tree protection zone must be documented in the civil infrastructure drawings and landscape plans, or otherwise approved in writing, to the satisfaction of the responsible authority.

CONDITION: TREE PROTECTION ZONE FENCING

The tree protection zone as calculated by the consulting arborist must be clearly identified on site by an appropriately qualified person.

Temporary tree protection zone fencing (refer to SDL.2.02) must be erected around the perimeter of all tree protection zones and must be inspected by and approved by Council prior to the commencement of any buildings, works or demolition.

Tree protection zone fencing must be to the satisfaction of the responsible authority and should comprise:

- Treated pine posts with a minimum height of 1.8 metres (total post length) at every corner or at a maximum interval of 9.0 metres. These posts shall be sunk 450mm into the ground. Concrete may affect the soil pH level and shall not be used to secure posts;
- Treated pine stays shall be fixed to all corner posts;
- Steel star pickets with a minimum height of 1.8 metres (total picket length) shall be installed between the treated pine posts at a maximum interval of 3.0 metres. These pickets shall be sunk 450mm into the ground and shall include high visibility safety caps;
- Ring lock wire mesh fencing with a minimum height of 1.2 metres shall be securely fixed at each post with wire ties. The fence shall completely enclose the tree protection zone;
- High visibility hazard marker tape shall be securely fixed to the top of the ring lock mesh fencing with wire ties;
- Signage must be attached to the fence at regular intervals. Signage must read "TREE PROTECTION ZONE. NO ENTRY EXCEPT TO AUTHORISED PERSONNEL. FINES SHALL BE IMPOSED FOR REMOVAL OR DAMAGE OF FENCING AND/OR TREES" (refer to SDL.2.03).

Tree protection zone fencing must be regularly maintained and may only be removed after the landscape pre-commencement meeting has occurred or until such date as is approved by the responsible authority in writing.

With the agreement of the responsible authority, tree protection zone fencing may not be required where permanent fencing is introduced prior to construction. The specification of the permanent fencing must be to the satisfaction of Council.

Prior to the removal of tree protection zone fencing, any required landscape planting below existing trees must be completed. The landscape planning must be designed to act as a deterrent to pedestrian access into the tree protection zone, to minimise weed establishment, encourage habitat values and generally improve the visual amenity, to the satisfaction of the responsible authority. Alternative permeable mulching (e.g. oversized gravel) below existing trees may be considered where appropriate.

CONDITION: ENHANCED GROWING ENVIRONMENT WITHIN TREE PROTECTION ZONES

The area within the tree protection zone must be modified to enhance the growing conditions of the tree to help reduce stress or damage to the tree as a direct result of adjacent construction works to the satisfaction of the responsible authority.

Specific improvements may include one or a combination of the following:

- Ground surfaces within tree protection zones must be left intact and a glyphosate-based herbicide mixed in accordance with the manufacturer's recommendations used to remove any weeds or unwanted vegetation;
- The area within the exclusion zone must be mulched with wood chips to a depth of 150mm;
- If required or as directed by the responsible authority, trees are to receive supplementary water. The amount of water is to be determined by the consulting arborist and will be determined by the amount of disturbance the tree has sustained and/or climatic conditions; and
- Where severing of roots (greater than 50mm in diameter) is required directly adjacent to tree protection zones, the roots must be cleanly cut. Where possible this is to be completed at the beginning of the development of the site. Roots are not to be left exposed, they are to be back filled or covered with damp hessian.

The health of retained trees will be recorded prior to the commencement of works and periodically monitored by the consulting arborist and the responsible authority.

CONDITION: TREE PROTECTION ZONE INDUCTION

Prior to any works commencing in proximity to tree protection zone, a consulting arborist must induct all personnel involved in construction in close proximity to and/or involved in works that may impact tree protection zone.

Construction personnel must be advised:

- No party must enter into a tree protection zone or modify the tree protection zone fencing in any way unless authorised by the consulting arborist or as directed by the responsible authority;
- No buildings or works (including loading and unloading, storage of materials, dumping of waste, vehicle access and parking or other construction activity) are to occur in the tree protection zone without the written consent of and to the satisfaction of the responsible authority;
- The storing or disposal of chemicals or toxic material must not be undertaken within 10 metres of any exclusion zone. Where the slope of the land suggests that these materials may drain towards an exclusion zone, the storing or disposal of these materials is strictly forbidden; and
- Any trees that are to be removed next to exclusion zones are to be done so manually under the direct supervision of the consulting arborist (i.e. cut not pushed). Stumps are to be ground and not excavated to prevent damage to trees in close proximity.

CONDITION: TREE PROTECTION BOND

In appropriate circumstances, a tree protection bond may be required as a condition of a permit for subdivision or development where existing trees are required to be retained. Such a condition may, as appropriate, including the following:

- Prior to commencement of the subdivision, a bank guarantee or other security to the satisfaction of the responsible authority for the total amount of \$100,000.00 (or otherwise determined by the responsible authority) must be submitted to the responsible authority as security for the satisfactory observance of the conditions in relation to tree protection zones within that subdivision;
- Upon completion of any buildings or subdivision works to the satisfaction of the responsible authority, the bank guarantee or other security will be returned to the person providing the bank guarantee or security; and
- Where the responsible authority determines that the tree covered by the tree protection zone has been damaged as a result of buildings and works by the applicant or its contractors to an extent that it affects detrimentally the life, health and appearance of the tree or its contribution to the landscape, an amount from

the security is to be paid by the developer for the purchase of trees for planting on the land or the pruning or other arboricultural works to rehabilitate and improve existing trees, all to the satisfaction of the responsible authority.

CONDITION: HAZARD REDUCTION PRUNING

Prior to the issue of practical completion of the landscaping works, all trees that are to be retained must have hazard reduction pruning undertaken by a suitably qualified and experienced arborist to ensure the tree does not present an unreasonable risk. If necessary, pruning works shall include:

- Removal of all dead and diseased branches. Specifically, dead branches greater than 40mm in diameter (measured at the base of the branch) shall be removed from the canopy unless they contain hollows that are clearly being used for habitat. Due care shall be given to ensure the integrity of the tree as habitat for native fauna is not compromised (larger material shall be left on site for its habitat value);
- Weight reduction and canopy thinning (especially for branches overhanging trafficable areas and fixed infrastructure). No live branches greater than 200 mm in diameter shall be removed from the tree without authorisation from the responsible authority. Remove no more than 20% of live foliage from any tree; and
- Removal of epiphytic plant material, wire and any attached debris/rubbish.

Prior to any pruning works being undertaken, the arborist engaged to undertake the works shall arrange a site meeting with a representative from Council's Parks and Open Space Department.

All pruning works shall be to approved arboricultural practices and have regard to AS4373–2007.

CONDITION: TREE REMOVAL

Where a tree is permitted to be removed:

- Each tree nominated for removal shall be suitably marked prior to its removal and an inspection arranged with an appropriate Council Officer to verify that the tree marked accords with the permit and/or endorsed plans;
- Prior to removal, the tree to be removed shall be inspected by an appropriately qualified and experienced zoologist to determine the presence of any native animals living or nesting in the tree. Should any native animals be detected they must be caught and relocated to a site deemed appropriate by the zoologist;
- Tree removal is to be undertaken in a safe manner;

- All services either above or below ground are to be located prior to the commencement of any works;
- Stumps and any surface roots are to be ground down below ground level. Ground and chipped material to a depth of 50mm is to be removed from site at the direction of the project manager. The project manager must supply and place suitable topsoil and seed the area making certain that the reinstated ground surface is level, even and safe;
- Stumps shall be removed within 14 days of removal of the tree. All stumps not removed immediately after removal of the tree are to be paint marked with a suitable bright yellow reflective marking paint;
- Where ever possible and appropriate, native trees to be removed should be retained for use in core conservation areas for habitat purposes or reused in open space as urban art, park furniture and/or other use determined appropriate by the responsible authority;
- After a tree has been fallen, the tree must be protected from firewood harvesting via temporary fencing and signage to the satisfaction of council until such time as the tree has been relocated for habitat or mulched;
- All timber greater than 300mm in diameter that cannot be reused as habitat, furniture or another use determined appropriate by the responsible authority shall be hammer milled and shredded for reuse as mulch within the site; and
- All timber less than 300mm in diameter and branch/leaf material shall be shredded for reuse as mulch within the subject site.

4.5 Local parks treatment & management guidelines

TREATMENT AND MAINTENANCE

Table 12 identifies embellishment requirements for Local Parks Classifications as identified for each park in **Table 8 Open Space Delivery**.

In addition to **Table 12**, to the satisfaction of the responsible authority, special treatment may be required where the following apply:

- **Stony rise** – The stony rise landscape should be sensitively treated to allow integration with the passive function of the park whilst at the same time appropriately separating users from direct impact on the area. For example, inclusion of knoll in garden bed area.
- **Trees (scattered or within patch)** – Trees in open space are to be retained, to the satisfaction of the responsible authority. Paths and seating/other furniture is to be located outside tree protection zones.
- **Dry stone walls and other significant cultural heritage site/artefact** – Sensitive treatment of feature, preservation, integration with passive function of park and use as place-making opportunity where possible. Interpretive signage should also be provided, in accordance with any Cultural Heritage Management Plan applicable to the Heritage Place.
- **Water body (creek corridor, retarding basins and wetlands)** – Local Parks identified along creek corridors are to be utilised as rest spots along trails.

These spaces also have a potential role in urban heat mitigation where they are capable of supporting shade trees, with natural green features interspersed in higher density neighbourhoods. Natural green features, large canopy trees and water bodies can significantly reduce local temperatures and are particularly important in providing areas of respite for community during heat waves.

Table 13 Local park and open space embellishment guidelines

CATEGORY	SIZE	PURPOSE & POTENTIAL EMBELLISHMENT
Small Local	0.03Ha–0.25Ha (Min. width 10m)	<p>Generally able to accommodate a single use. For example, seats in a small park or garden, or a small play area.</p> <p>Potential embellishment may include a selection of:</p> <ul style="list-style-type: none"> • Garden beds (to mitigate urban heat); • Paths (shared; pedestrian); • Playground (minor); • Seating; • Trees (large canopy shade); • WSUD features and infrastructure (including sustainable water supply); and • Drinking fountain.
Local	0.03Ha–0.25Ha (Min. width 10m)	<p>Large enough to support two activities in one open space reserve. For example a playground and an open grassed area with seats.</p> <p>Potential embellishment may include a selection of:</p> <ul style="list-style-type: none"> • Dog off-lead areas (unfenced); • Garden beds (feature/decorative; to mitigate urban heat); • Large open grassed areas for unstructured recreational use; • Paths (shared; pedestrian); • Picnic/shade shelters; • Playground (minor); • Seating; • Trees (large canopy shade); • WSUD features and infrastructure (including sustainable water supply); and • Drinking fountain.

CATEGORY	SIZE	PURPOSE & POTENTIAL EMBELLISHMENT
Neighbourhood	Min. 1Ha	<p>Provides for neighbourhood-scale use within walking distance of home or workplace with a range of facilities on the larger area of land.</p> <p>Potential embellishment may include a selection of:</p> <ul style="list-style-type: none"> • Public toilets; • Barbecues; • Dog off-lead areas (unfenced); • Drinking fountains; • Water features; • Large open grassed areas for unstructured recreational use; • Garden beds (feature/decorative; to mitigate urban heat); • Lighting (key linking paths and spot facilities only); • Paths (shared; pedestrian); • Picnic/shade shelters; • Playground (medium to large); • Play elements such as half courts, hit up walls; • Rubbish bins; • Seating; • Trees (large canopy shade able to provide safe shade source); and • WSUD features and infrastructure (including sustainable water supply).
Conservation	As identified in Table 7	<p>These areas have been nominated for their ability to provide both passive and conservation functions.</p> <ul style="list-style-type: none"> • Treatment will ensure clear separation between areas managed for conservation and areas for general, passive use; • Passive areas with lower biodiversity value will be managed as pocket-style local parks with mown grass and only paths, signage, tree and shrub planting and seating. Facilities will be sympathetic to the broader purposes of conservation;

CATEGORY	SIZE	PURPOSE & POTENTIAL EMBELLISHMENT
Conservation (cont.)	As identified in Table 7	<ul style="list-style-type: none"> • Activity in the conservation zones will limited with thoroughfare actively discouraged including through planted buffers; • Sensitive environmental values will be protected and enhanced, with signage and other treatments used to engage with and highlight values. For example, rises and ridgelines will warrant a higher-order treatment such as a viewing platform or raised boardwalk. Examples can be found in Summerhill Stage 13 and Aurora Stage 1 (detail provided upon request); • Areas of cultural significance to be protected and managed; • Interpretive signage; • Scattered trees to be protected and managed; and • Grassy eucalypt patches with some trees, managed for conservation.
Transmission Easement	High Pressure Gas Transmission and High Voltage Electricity Easement	<p>Transmission easements are identified as part of the open space network.</p> <p>Potential embellishment may include a selection of:</p> <ul style="list-style-type: none"> • Garden beds (to mitigate urban heat); • Paths (shared; pedestrian); • Playground (minor); • Seating; • Trees (large canopy shade); • Interpretive signage; • Dry stone wall restoration/reconstruction where appropriate; and • Shelters; <p>to the satisfaction of the relevant authority and the responsible authority.</p>

Amended
by C210

4.6 Local conservation reserve treatment & management guidelines

Local conservation reserves have been identified to respond to the locally and regionally significant biodiversity and landscape values of the River Red Gum Grassy Woodland area of the Northern Plains, in which the precinct lies.

Local conservation reserves have been prioritised in instances where multiple values overlap, for example biodiversity, arboricultural, landscape and historic Post Contact and Aboriginal cultural heritage significance.

The following treatment and maintenance requirements apply to Local Conservation Reserves identified in [Table 8 Local conservation reserves](#), and as shown on [Plan 7](#):

- Sites to be treated and managed as conservation reserves;
- Signage at entry points will note that the visitor is entering a conservation reserve which has associated rules. Signage will point out significant environmental features and will be accompanied by pathways with rest nodes;
- If paths are within a TPZ then the path will be concrete, no-dig, constructed to SD309 standard;
- TPZs shall be mulched, with thin periphery planting around the TPZ to delineate the exclusion zone;
- Access to reserves to be managed with lockable gates;
- Associated streetscape treatment must be sympathetic to the conservation reserve, with use of indigenous trees with a planted understorey. Where a street intersects the conservation area, the treatment of the conservation area should spill out on to the nature strip through appropriate indigenous streetscape planting. Vehicular exclusion fencing around the periphery is appropriate;
- At streets, the traditional standard nature strip and path will act as a buffer with vehicle exclusion fencing one metre from the curb (as opposed to one metre offset park edge treatment);
- Buffer zones around the site periphery, and additional to the area shown on [Plan](#) will allow slashing for fire management;
- Stony rises should be protected. Where stony rises interface with street and residential do not consider slashing or fire treatment, rather protect the knoll. Prevalent rock wall interface appropriate. In any relevant landscape works, the developer is to plant out pockets with some landscape-type rocks. Address as part of stage landscape plan condition in the permit;
- High points shall be utilised for lookouts and destination paths, providing visual links from one cultural place to another. Access through the site is to be provided through raised boardwalks to ensure minimal disturbance to significant environment. Lookouts are to be provided at high points; and
- Treat stony rises for both environmental and cultural significance. Treatments for Aboriginal cultural heritage conservation should be complementary to the ecological conservation outcomes.

4.7 Precinct infrastructure plan

The following table is to be read in conjunction with [Section 3.9.1](#) of this PSP.

Table 14 Precinct infrastructure plan

PIP ITEM NO.	PROJECT GROUP	CATEGORY	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING*	INCLUDED IN DCP	DCP PROJECT NO.
ROAD INFRASTRUCTURE								
1	Transport	Road	Craigieburn Road	Land and construction required for duplication of road reservation	VicRoads	S–M	No	N/A
2	Transport	Road	Epping Road	Land and construction required for duplication of road reservation	VicRoads	S–M	No	N/A
3	Transport	Road	Summerhill Road (Masons Road realignment)	Land required for Summerhill Road realignment reflecting E6 PAO	VicRoads	M	No	N/A
4	Transport	Road	Lehmanns Road – Epping Road to west edge of PAO for E6 interchange	Land and construction required for duplication of road reservation	VicRoads	S–M	No	N/A
5	Transport	Road	Koukoura Drive – between Craigieburn Road and northern edge of gas transmission easement	Land for creation of road reserve of 34m for 4 lane arterial east of gas transmission easement (ultimate) and construction of first carriageway (interim)	CoW	S–M	Yes	RD-01
6	Transport	Road	Koukoura Drive – between northern edge of gas transmission easement and east–west connector near northern boundary of 220 Boundary Road	Land for creation of road reserve of 34m for 4 lane arterial (ultimate) and construction of first carriageway (interim)	CoW	M	Yes	RD-02
7	Transport	Road	Koukoura Drive- east–west connector near northern boundary of 220 Boundary Road and Summerhill Road	Land for creation of road reserve of 34m for 4 lane arterial (ultimate) and construction of first carriageway (interim)	CoW	L	Yes	RD-03
8	Transport	Road	Summerhill Road – between Koukoura Drive and Bodycoats Road	Land for creation of road reserve of 34m for 4 lane arterial (ultimate) to the south and upgrade of existing road to urban standard (interim)	CoW	L	Yes	RD-04
9	Transport	Road	Bodycoats Road – between Summerhill Road and Summerhill Road	Upgrade of existing road to urban standard (ultimate) within existing road reserve	CoW	L	Yes	RD-05a
10	Transport	Road	Summerhill Road – existing alignment between Bodycoats Road and Epping Road	Upgrade of existing road to urban standard (interim) within existing road reserve	CoW	L	Yes	RD-05b
11	Transport	Road	Boundary Road – between Epping Road and Koukoura Drive	Land for extension north of existing road reserve for a boulevard connector road of 29m width (ultimate) and replacement of existing company with boulevard connector/connector road (ultimate)	CoW	M	Yes	RD-06

PIP ITEM NO.	PROJECT GROUP	CATEGORY	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING*	INCLUDED IN DCP	DCP PROJECT NO.
12	Transport	Road	Local road – between local sports reserve (SR01) and north potential government primary and secondary school	Design and construction of campus style street, including indented parking bays – school interface	CoW	L	Yes	RD-07
13	Transport	Road	Local road – between east potential government primary school and conservation reserve	Design and construction of connector road – school interface including indented parking bays	CoW	M	Yes	RD-08
14	Transport	Intersection	Epping Road / Craigieburn Road	Apportionment to interim intersection works already undertaken – upgraded from interim planned in Epping north-east local structure plan (interim intersection constructed by Stockland)	CoW	S–M	Yes	IN-01
15	Transport	Intersection	Craigieburn Road / Andrew road	Land for intersection treatment (ultimate) and construction of arterial to connector 4-way signalised intersection (pre-interim plus interim upgrade)	CoW	S	Yes	IN-02
16	Transport	Intersection	Craigieburn Road / Edgars Road	Land for intersection treatment (ultimate) and construction of construction of arterial to connector 4-way signalised intersection (pre-interim plus interim upgrade)	CoW	S	Yes	IN-04
17	Transport	Intersection	Craigieburn Road / Koukoura Drive	Land for intersection treatment (ultimate) and construction of arterial to connector 4-way signalised intersection (pre-interim plus interim upgrade)	CoW	S–M	Yes	IN-05
18	Transport	Intersection	Craigieburn Road / connector (west of Vearings Road)	Land for intersection treatment (ultimate) and construction of arterial to connector 4-way signalised intersection (pre-interim plus interim upgrade)	CoW	S–M	Yes	IN-06
19	Transport	Intersection	Epping Road / Saltlake Boulevard	Land for intersection treatment (ultimate) and construction of arterial to connector 4-way signalised intersection (pre-interim plus interim upgrade)	CoW	M	Yes	IN-07
20	Transport	Intersection	Epping Road / connector	Land for intersection treatment (ultimate) and construction of arterial to industrial connector 4-way signalised intersection (pre-interim plus interim upgrade)	CoW	M	Yes	IN-08
21	Transport	Intersection	Epping Road / Boundary Road	Land for intersection treatment (ultimate) and construction of arterial to connector 4-way signalised intersection (interim)	CoW	M	Yes	IN-09
22	Transport	Intersection	Epping Road / connector	Land for intersection treatment (ultimate) and construction of arterial to industrial connector bicycle priority signalised T-intersection (interim)	CoW	L	Yes	IN-10
23	Transport	Intersection	Summerhill Road / Bodycoats Road	Land for intersection treatment (ultimate) construction of unsignalised T-intersection treatment (interim)	CoW	L	Yes	IN-13
24	Transport	Intersection	Summerhill Road / connector road (Edgars Road)	Land for intersection treatment (ultimate) and construction of unsignalised T-intersection treatment (interim)	CoW	L	Yes	IN-14
25	Transport	Intersection	Summerhill Road / Koukoura Drive	Land for intersection treatment (ultimate) and construction of arterial unsignalised T-intersection treatment (interim)	CoW	L	Yes	IN-15

PIP ITEM NO.	PROJECT GROUP	CATEGORY	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING*	INCLUDED IN DCP	DCP PROJECT NO.
26	Transport	Intersection	Koukoura Drive / connector (to northern local town centre)	Land for intersection treatment (ultimate) and construction of signalised T-intersection treatment (interim)	CoW	M	Yes	IN-18
27	Transport	Intersection	Koukoura Drive / Boundary Road	Land for intersection treatment (ultimate) and construction of arterial to boulevard connector 4-way signalised intersection treatment (interim)	CoW	M	Yes	IN-20
28	Transport	Intersection	Koukoura Drive / connector	Land for intersection treatment (ultimate) and construction of arterial to connector 4-way signalised intersection treatment (interim)	CoW	S–M	Yes	IN-21
29	Transport	Intersection	Boundary Road / Edgars Road (north–south connector west edge of Wollert major town centre)	Land for intersection treatment (ultimate) and construction of boulevard connector 4-way signalised intersection treatment (ultimate)	CoW	M	Yes	IN-22
30	Transport	Intersection	Boundary Road / north–south connector east edge of Wollert major town centre	Land for intersection treatment and construction of boulevard connector signalised T-intersection treatment (ultimate)	CoW	M	Yes	IN-23
31	Transport	Intersection	Boundary Road / Bodycoats Road	Land for intersection treatment and construction of boulevard connector signalised T-intersection treatment (ultimate)	CoW	M	Yes	IN-24
32	Transport	Intersection	Boundary Road / Andrew Road	Land for intersection treatment and construction of boulevard connector to industrial/ residential interface connector 4-way signalised intersection treatment (ultimate)	CoW	M	Yes	IN-26
33	Transport	Intersection	Lehmans Road / Saltlake Boulevard	Land for intersection treatment (ultimate) and construction of arterial to connector 4-way – signalised intersection treatment (ultimate)	CoW	L	Yes	IN-31
34	Transport	Intersection	Epping Road / Summerhill Road – existing alignment to north of PSP area	Design and construction of arterial to connector signalised intersection (interim treatment) within existing road reserve	CoW	M	Yes	IN-32
35	Transport	Intersection	Boundary road / north–south main street	Land for intersection treatment (ultimate) and construction of signalised T-intersection treatment (interim)	CoW	M	Yes	IN-33
36	Transport	Pedestrian crossing	Pedestrian/cyclist operated signalised crossing – Koukoura Drive / electricity transmission easement	Construction of a signalised pedestrian / cycle crossing	CoW	S–M	Yes	IN-PED-01
37	Transport	Pedestrian crossing	Pedestrian/cyclist operated signalised crossing – Craigieburn Road at electricity transmission easement	Construction of a signalised pedestrian / cycle crossing	CoW	S–M	Yes	IN-PED-02
38	Transport	Pedestrian crossing	Pedestrian/cyclist operated signalised crossing – Edgars Road / Findon creek (near potential government school)	Construction of a signalised pedestrian / cycle crossing	Developer	M	No	N/A
39	Transport	Pedestrian crossing	Pedestrian/cyclist operated signalised crossing – Andrew Road (near east potential government school)	Construction of a signalised pedestrian / cycle crossing	Developer	M	No	N/A

PIP ITEM NO.	PROJECT GROUP	CATEGORY	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING*	INCLUDED IN DCP	DCP PROJECT NO.
40	Transport	Pedestrian crossing	Pedestrian/cyclist-operated signalised crossing – major town centre / future station location	Construction of a signalised pedestrian / cycle priority crossing	Developer	M	No	N/A
41	Transport	Intersection	Wollert major town centre – south-west corner– connector / connector	Construction of a signalised intersection – town centre pedestrian priority	Developer	M	No	N/A
42	Transport	Intersection	Major town centre – south-east corner– connector / connector	Construction of a signalised intersection – town centre pedestrian priority	Developer	M	No	N/A
43	Transport	Intersection	Major town centre – north–south Main Street and east–west Main Street	Construction of a signalised intersection – town centre – pedestrian priority Barnes crossing	Developer	M	No	N/A
44	Transport	Intersection	North town centre – connector / connector	Construction of a signalised intersection – town centre pedestrian priority	Developer	M	No	N/A
45	Transport	Intersection	South-west town centre – connector / connector	Construction of a signalised intersection – town centre pedestrian priority	Developer	M	No	N/A
46	Transport	Intersection	Epping Road – future Summerhill Road / Masons Road	Land and construction of signalised intersection	VicRoads	L	No	N/A
PUBLIC TRANSPORT INFRASTRUCTURE								
47	Transport	Public transport	Epping North – Wollert Public Transport corridor	Land for public transport corridor	PTV	S	No	N/A
48	Transport	Public transport	Bus interchange	Provision of bus interchange in major town centre	PTV	M	No	N/A
49	Transport	Public transport	Bus services	Progressive extension of local bus services and priority bus services to service the precinct	PTV	S–L	No	N/A
50	Transport	Public transport	Bus stops	Provision of bus stops to be delivered with local street system as part of subdivision and construction approvals	Developer	S–L	No	N/A
CULVERT / BRIDGE INFRASTRUCTURE								
51	Transport	Culvert	Findon Creek – east branch – Connector Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	No	N/A
52	Transport	Culvert	Findon Creek – east branch – Epping Road	Upgrade of a culvert crossing over waterway (interim treatment)	VicRoads	As required	No	N/A
53	Transport	Culvert	Findon Creek- east branch – Bridge Inn Road	Construction of a culvert crossing over waterway (interim treatment)	Melbourne Water	As required	No	N/A
54	Transport	Culvert	Findon Creek – east branch – Saltlake Boulevard	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	No	N/A
55	Transport	Culvert	Findon Creek – west branch – Epping Road	Construction of a culvert crossing over waterway (interim treatment)	VicRoads	As required	No	N/A
56	Transport	Culvert	Findon Creek – west branch – Connector Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	No	N/A

PIP ITEM NO.	PROJECT GROUP	CATEGORY	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING*	INCLUDED IN DCP	DCP PROJECT NO.
57	Transport	Culvert	Findon Creek – west branch – Connector Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	No	N/A
58	Transport	Culvert	Findon Creek – west branch – Andrew Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	No	N/A
59	Transport	Culvert	Findon Creek – west branch – Boundary Road	Construction of a culvert crossing over waterway (interim treatment)	CoW (31%) / Melbourne Water (69%)	As required	Yes	BR-01
60	Transport	Culvert	Findon Creek – west branch – Bodycoats Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer (48%) / Melbourne Water (52%)	As required	No	N/A
61	Transport	Culvert	Findon Creek – west branch – Edgars Road	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	No	N/A
62	Transport	Culvert	Findon Creek- west branch – Andrew Road	Construction of a culvert crossing over waterway	Developer	As required	No	N/A
63	Transport	Culvert	Edgars Road (connecting RBWL10)	Construction of a culvert crossing over waterway (ultimate treatment)	Developer	As required	No	N/A
64	Transport	Culvert	Edgars Creek – Koukoura Drive	Construction of a culvert crossing over waterway (interim treatment)	CoW	As required	Yes	BR-02
65	Transport	Culvert	Edgars Creek east – Vearings Road	Construction of a culvert crossing over waterway	Developer	As required	No	N/A
66	Transport	Culvert	Edgars Creek east – Craigieburn Road	Construction of a culvert crossing over waterway	VicRoads / Melbourne Water	As required	No	N/A
67	Transport	Culvert	Edgars Creek east – Craigieburn Road	Construction of a culvert crossing over waterway	Melbourne Water	As required	No	N/A
68	Transport	Culvert	Edgars Creek east – Craigieburn Road	Construction of a culvert crossing over waterway	Melbourne Water	As required	No	N/A
69	Transport	Culvert	Edgars Creek east – Craigieburn Road	Construction of a culvert crossing over waterway (ultimate treatment)	VicRoads / Melbourne Water	As required	No	N/A
70	Transport	Culvert	Findon Creek – west branch – Lehmanns Road	Construction of a culvert crossing over waterway (interim treatment)	VicRoads / Melbourne Water	As required	No	N/A
71	Transport	Culvert	Findon Creek – east branch – Lehmanns Road	Construction of a culvert crossing over waterway (interim treatment)	VicRoads / Melbourne Water	As required	No	N/A
72	Transport	Pedestrian bridge	As identified on Plan 8 and as required in R91	Construction of pedestrian / cycle bridge over waterway	Developer	As required	No	N/A

PIP ITEM NO.	PROJECT GROUP	CATEGORY	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING*	INCLUDED IN DCP	DCP PROJECT NO.
EDUCATION INFRASTRUCTURE								
73	Education	School	Wollert – north potential government primary school	Land and construction of a potential primary school	DET	M	No	N/A
74	Education	School	Wollert – north secondary school	Land and construction of a potential secondary school	DET	M	No	N/A
75	Education	School	Wollert – east primary school	Land and construction of a potential primary school	DET	S–M	No	N/A
76	Education	School	Wollert – west primary school	Land and construction of a potential primary school	DET	S–M	No	N/A
COMMUNITY BUILDING INFRASTRUCTURE*								
77	Community building	Community Centre	North Wollert level 2 multi-purpose community centre	Land and construction of multi-purpose community centre; possible inclusions: community hall, community meeting rooms, outdoor space and community garden, community workshop, service approved early years / kindergarten spaces, maternal and child health facilities	CoW	M	Yes	CI-01
78	Community building	Community Centre	East Wollert level 1 children's centre	Land and construction of licensed kindergarten space – early learning centre with licensed kindergarten spaces	CoW	S–M	Yes	CI-02
79	Community building	Community centre	West Wollert level 2 multi-purpose community centre	Land and construction of multi-purpose community centre; possible inclusions: community hall, community meeting rooms, outdoor space and community garden, community workshop, service approved early years	CoW	S–M	Yes	CI-03
78	Community building	Community centre	Wollert major town centre facility – multi-purpose community centre component	Land for multi-storey multi-purpose community facility including library and indoor leisure centre and construction of maternal and child health facilities, youth services, NGO consulting, planned activity group facility, community hall, multi-purpose community meeting rooms, central shared kitchen & associated outdoor space, community garden, community workshop, arts space, events space	CoW	M–L	Yes	CI-04a
79	Community building	Library	Wollert MTC level 3 facility – library component	Construction of library within Wollert MTC level 3 facility	CoW	M–L	Yes	CI-04b
80	Community building	Library	Wollert MTC level 3 facility – library component	Construction of library within Wollert MTC level 3 facility	CoW	L	Yes	CI-05
81	Community building	Performing arts centre	Wollert performing arts centre (Level 3)	Construction of performing arts centre	CoW	L	Yes	CI-06
OPEN SPACE INFRASTRUCTURE*								
82	Open space	Local active	North Wollert – sports reserve	Land and construction of sporting reserve	CoW	M	Yes	SR-01/ AR-02
83	Open space	Local active	East Wollert – sports reserve	Land and construction of sporting reserve	CoW	S–M	Yes	SR-02/ AR-04

PIP ITEM NO.	PROJECT GROUP	CATEGORY	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING*	INCLUDED IN DCP	DCP PROJECT NO.
84	Open space	Local active	Central Wollert – sports reserve	Land and construction of sporting reserve	CoW	S–M	Yes	SR-03/ AR-06
85	Open space	Local active	Wollert multi-purpose sports reserve	Land and construction of sporting reserve	CoW	S–L	Yes	SR-04/ AR- 07/ AR-10/ AR-12/ AR- 14/ AR-16/ AR-17
86	Open space	District active	Wollert multi-purpose recreation centre (indoor)	Land and construction of multi-purpose recreation centre (indoor)	CoW	M	Yes	AR-08/ AR-09
87	Open space	District active	Criterium track	Construction of criterium track in Wollert multi-purpose sports reserve	CoW	M	Yes	AR-16
88	Open space	District active	Wollert major town centre level 3 facility – leisure centre component	Construction of aquatic centre and gymnasium facility within Wollert major town centre level 3 facility	CoW	L	Yes	AR-18
89	Open space	Local active	Wollert precinct playground	Construction of Wollert precinct playground in Ip-20	CoW	M	Yes	AR-19
90	Open space	Local active	Wollert major town centre urban youth recreation space	Construction of urban youth active recreation space at Wollert MTC level 3 facility site	CoW	M	Yes	AR-20
91	Open space	Local active	Wollert – pavilions	Construction of pavilions	CoW	M	Yes	AR-02/ AR- 04/ AR-06/ AR08/ AR- 11/ AR-13/ AR-15/ AR-21
92	Open space	Local	Construction of local passive parks	Earthworks, drainage works, landscape construction, trail development and passive parks development works	Developer	S–L	No	N/A
93	Open space	Local	Linear paths in utilities transmission easements	Landscape construction, trail development	Developer	S–L	No	N/A
94	Open space	Drainage	Linear waterways and associated wetlands	Earthworks, drainage works, landscape construction, trail development and passive parks development works	Developer/ Melbourne Water	S–L	No	N/A

NOTES:

* Community and Open Space infrastructure subject to refinement at delivery stage depending on assessment of community need at time of delivery.

* S = 2017-21 M = 2022-31 L = 2032 +



Wollert Precinct Structure Plan – June 2017 (Amended February 2022)