

Precinct Structure Plan Assessment

Planning Permit Application 50 Galvin Road, Werribee Assessment against Alfred Road PSP Requirements and Guidelines

The following is a response to the Alfred Road PSP ('the PSP') demonstrating how the application addresses the relevant *Requirements* and *Guidelines*.

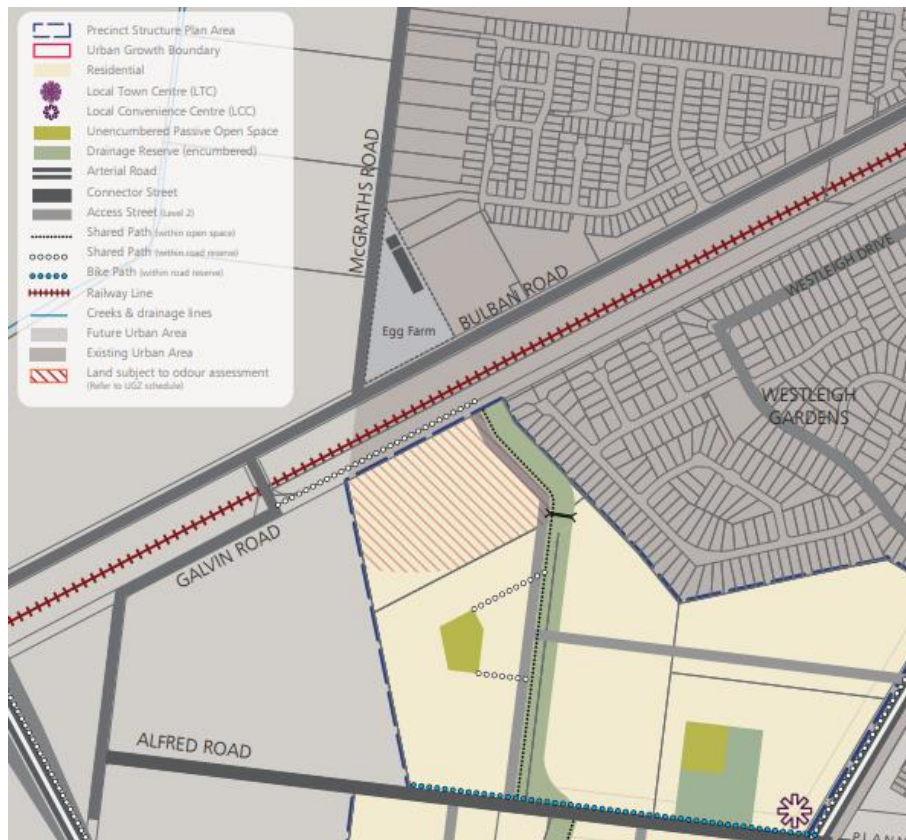


Figure 1: Plan 2 – Future urban structure (Alfred Road PSP 2013)

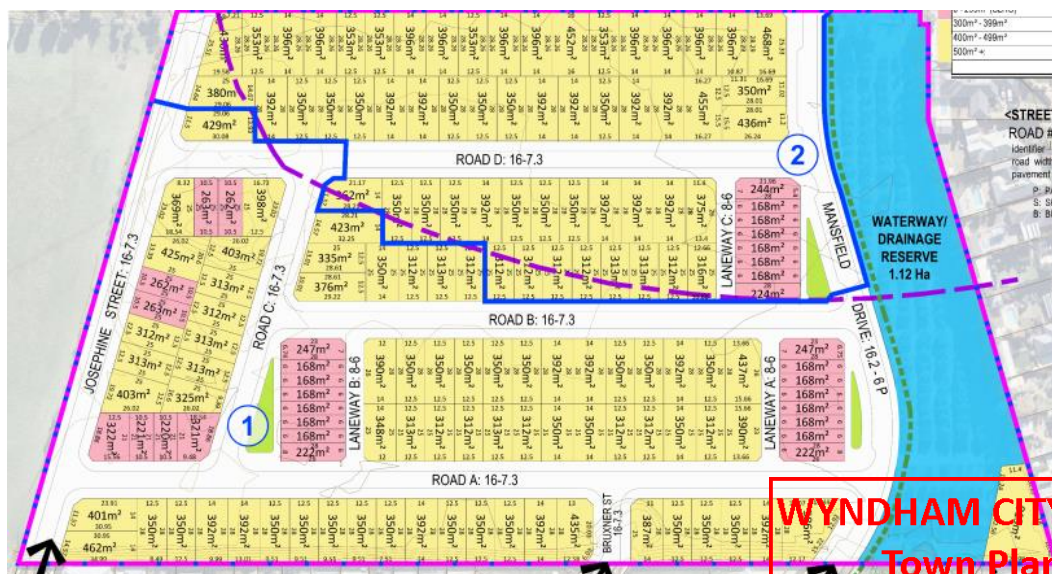


Figure 2: Proposed Subdivision Masterplan (Taylors 2022)

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Image & Character Requirements			Response								
R1	<i>The drainage corridor must be designed and landscaped consistent with its secondary role as a linear open space.</i>	The drainage corridor along the eastern boundary of the site is proposed to be retained as a linear park in accordance with the PSP. Detail design to be undertaken at engineering stage via permit conditions.	✓								
R2	<i>Access streets must be aligned to create views and direct connections to the drainage corridor and other public open spaces, as shown on Plan 3.</i>	The Level 2 Access Street will be designed to create views and connections to the linear park drainage reserve in accordance with the PSP. Detail design to be undertaken at engineering stage via permit conditions.	✓								
R3	<i>Street trees must be planted on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity and not exceeding:</i> <table><tr><td>INTERVAL</td><td>TREE SIZE HEIGHT</td></tr><tr><td>8 – 10 metres</td><td>Small trees (less than 10 metres)</td></tr><tr><td>10 – 12 metres</td><td>Medium trees (10 – 15 metres)</td></tr><tr><td>10 – 15 metres</td><td>Large trees (15 metres or greater)</td></tr></table>	INTERVAL	TREE SIZE HEIGHT	8 – 10 metres	Small trees (less than 10 metres)	10 – 12 metres	Medium trees (10 – 15 metres)	10 – 15 metres	Large trees (15 metres or greater)	Street trees will be planted on both sides of all roads and streets in accordance with this requirement. Detail design to be undertaken at engineering and landscape plan stages via permit conditions	✓
INTERVAL	TREE SIZE HEIGHT										
8 – 10 metres	Small trees (less than 10 metres)										
10 – 12 metres	Medium trees (10 – 15 metres)										
10 – 15 metres	Large trees (15 metres or greater)										
Housing Requirements			Response								
R4	<i>Achieve a minimum of 1170 dwellings in the precinct.</i>	Proposed is 158 residential proposed, positively contributing to the minimum requirement of dwellings within the wider PSP.	✓								
	<i>Lots must front (in order of priority):</i> <ul style="list-style-type: none">• Geelong Road;• The drainage corridor and other public open space areas;• Alfred Road;• Galvin Road;• Ison Road, and;• the precinct's western boundary.	The residential lots have been oriented to front the drainage reserve along the eastern boundary of the site, Galvin Road to the north of the site and precinct's western boundary.									
Image & Character Guidelines			Response								
G1	<i>Anchor key view lines with features such as pavilions and significant trees.</i>	Key view lines along the drainage reserve will be anchored by one-sided	✓								

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		road with lots fronting and future landscaping.	
G2	<i>Streets should be aligned to create views and direct connections to the drainage corridor, as appropriate.</i>	The proposed street network maximises the connection and views to the drainage corridor to the east of the site via one-sided road.	✓
G3	<i>Use street tree species to develop a consistent character across the precinct.</i>	The species of street trees throughout the site will be thoughtfully selected to develop a consistent character across the precinct. Detail design to be undertaken at engineering and landscape plan stages via permit conditions	✓
G4	<i>Use variations in street tree species to create visual cues in appropriate locations such as at the termination of view lines, key intersections and in parks.</i>	The species of street trees throughout the site will be thoughtfully selected to create visual cues in proximity to the drainage reserve. Detail design to be undertaken at engineering and landscape plan stages via permit conditions	✓
Housing Guidelines		Response	
G6	<i>Provide medium density housing (defined in the PSP Guidelines) in areas of high amenity or convenience, including: the convenience centre around public open space; and, along public transport routes.</i>	Proposed is a diversity of housing typologies and densities through the provision of varied lot sizes. The proposal provides for a density of 19.9 per Net Developable Hectare in accordance with the PSP.	✓
Open Space Requirements		Response	
R13	<i>All public land, including streets, must be designed to provide robust and attractive landscaping, that can be viably maintained, to the satisfaction of the Responsible Authority.</i>	All public land within the site will be designed to provide robust and attractive landscaping. Detail design to be undertaken at engineering and landscape plan stages via permit conditions	✓
R14	<i>The drainage corridor must be adjoined at each edge by a street or other open space. All other public open space must be adjoined at each edge</i>	The drainage corridor will be adjoined by a level 2 access street in accordance with the PSP. Detail design to be	✓

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	<i>by a street or lots aligned to front the public open space.</i>	undertaken at engineering plan stages via permit conditions.	
R15	<i>Baffled lighting scaled appropriately for pedestrians must be installed along all major pedestrian thoroughfares traversing public open space, to the satisfaction of the Responsible Authority.</i>	Appropriate lighting will be provided along all major pedestrian thoroughfares traversing open space. Detail design to be undertaken at engineering plan stages via permit conditions	✓
Natural Space Requirements		Response	
R16	<i>Pedestrian connections across the drainage corridor must be provided on both sides of all road crossings and any additional locations indicated in Plan 4.</i>	Pedestrian connections will be provided along the drainage corridor in accordance with Plan 4 of the PSP. This includes a shared path adjacent to the drainage reserve.	✓
R17	<i>Paths within the drainage corridor must be designed to be above the minimum of the 1:10 year flood line, to the satisfaction of the relevant authority.</i>	The proposed shared path along the drainage corridor will be designed to be above the minimum of the 1:10 year flood line. Detail design to be undertaken at engineering plan stages via permit conditions	✓
Bushfire Management Requirements		Response	
R20	<p><i>For the purposes of Clause 56.06-7, the requirements of the relevant fire authority are, unless otherwise approved by the CFA:</i></p> <ul style="list-style-type: none"> <i>Constructed roads must be a minimum of 7.3m trafficable width where cars park on both sides, or:</i> <ul style="list-style-type: none"> <i>» A minimum of 5.4m in trafficable width where cars may park on one side only.</i> <i>» A minimum of 3.5m width with no parking and 0.5m clearance to structures on either side, and if this width applies, there must be passing bays at least 20m long, 6m wide, and located not more than 200m apart.</i> <i>Roads must be constructed so that they are capable of accommodating a vehicle of 15 tonnes for the trafficable road width.</i> <i>The average grade of a road must be no more than 1 in 7 (14.4% or 8.1°).</i> 	<p>All proposed roads will be constructed to meet the requirements of the relevant fire authority.</p> <p>Detail design to be undertaken at engineering plan stages via permit conditions</p>	✓

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	<ul style="list-style-type: none"> The steepest grade on a road must be no more than 1 in 5 (20% or 11.3°) with this grade continuing for no more than 50 metres at any one point. Dips in a road must have no more than a 1 in 8 grade (12.5% or 7.1°) entry and exit angle. Constructed dead end roads more than 60 m in length from the nearest intersection must have a turning circle with a minimum radius of 8 m (including roll-over curbs if they are provided). 		
R21	<p>Before the commencement of works for a stage of subdivision a Construction Management Plan (CMP) that addresses Bushfire Risk Management must be submitted to and approved by the Responsible Authority and the CFA. The CMP must specify, amongst other things:</p> <ul style="list-style-type: none"> Measures to reduce the risk from fire within the surrounding rural landscape and protect residents from the threat of fire A separation buffer, consistent with the separation distances specified in AS3959-2009, between the edge of development and non-urban areas. How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles. 	As detailed within the town planning report, a bushfire management plan is not necessary at this stage. This is on the basis that there will be a buffer of at least 20 metres between the vacant land to the west of the site and any proposed dwellings (16m road reserve and 4m front setback). Should Council deem it necessary, a bushfire management plan can be provided throughout the application process or via conditions.	✓
Public Open Space Contributions Requirements		Response	
R22	<p>Under Clause 52.01 of the Wyndham Planning Scheme, all land owners must provide a public open space contribution equal to 2.99% of Net Developable Area (NDA) of the subject land. Land forming part of the contribution is limited to land shown as 'passive open space' in this precinct structure plan. Contributions must be made as follows:</p> <ul style="list-style-type: none"> Where passive open space is shown in Plan 3 and specified in the Property specific land use budget at Appendix A and is less or equal to 2.99% of NDA, that land is to be transferred to Council at no cost. 	<p>The developer will provide the applicable public open space contribution to a value equal to 2.99% of NDA of the site, as specified within the PSP and at Clause 52.01 of the Wyndham Planning Scheme.</p> <p>Contribution to be paid on a staged basis at the time of subdivision via permit conditions.</p>	✓

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	<ul style="list-style-type: none"> Where no land or less than 2.99% of NDA is shown as passive open space and specified in the Property specific land budget at Appendix A, a cash contribution is to be made to Council to bring total open space contribution (land and cash) to a value equal to 2.99% of NDA. Where passive open space is shown in Plan 3 and specified in the Property specific land budget at Appendix A and is greater than 2.99% of NDA, that land is to be transferred to Council at no cost and a reimbursement made by Council for the contribution in excess of 2.99% of NDA. Cash contributions and reimbursements are to be made at a rate of \$630,000per NDHa. 		
Public Transport Requirements		Response	
R23	A shared trail of three metres in width must be provided along the drainage corridor unless demonstrated otherwise in Plan 4.	A shared path of 3 metres in width will be provided along the drainage corridor in accordance with Plan 4 of the PSP.	✓
R24	<p>Street layouts of individual subdivisions must integrate to:</p> <ul style="list-style-type: none"> Form a coherent movement network across the wider precinct. Ensure no dwelling is disadvantaged by poor access to open space or facilities. Provide connection to existing urban areas. 	The subdivision masterplan demonstrates road connectivity to all adjoining lots throughout the site and with direct access to the drainage reserve along the eastern site boundary. Josephine Street, Bruxner Street and Mansfield Road will provide access to the existing residential area to the south of the site.	ü
R25	Streets must be constructed to property boundaries where inter-parcel connections are indicated in the structure plan, by any date or stage of development required or approved by the Responsible Authority.	The level 2 access street which runs adjacent to the drainage reserve along the eastern site boundary, will connect to the existing Mansfield Drive to the south of the site. The residential land directly to south of the site has already been developed in accordance with the PSP.	✓
R26	<p>Development staging must ensure timely provision of:</p> <ul style="list-style-type: none"> Connector streets. Road links between properties. Connection of the off-road pedestrian and bicycle network. 	Development staging will be logical and ensure the appropriate timing and provision of connector street, road links and pedestrian networks.	✓

R28	<i>Vehicle access to a lot that is six metres or less in width must be via a rear laneway.</i>	The subdivision masterplan demonstrates that all residential lots with a width of six metres (6m) or less will be provided with vehicle access via a rear laneway.	✓
R32	<i>A Level 2 Access Street must be constructed by development proponents along the length of the precinct's western boundary to allow for the integration with potential future residential development or public open space.</i>	A 16-metre-wide road will be constructed along the site's western boundary. This road will be constructed as a continuation of Josephine Street which has already been constructed to service the residential development within the Ashford Park Estate to the south.	✓
Walking & Cycling Requirements		Response	
R33	<i>Provide safe and convenient connections between on-road and off-road bicycle networks.</i>	The proposal will facilitate the safe and convenient bicycle network connections in accordance with this requirement.	✓
R35	<i>Baffled lighting scaled appropriately for pedestrians should be installed along all major footpaths, shared paths and dedicated bike paths.</i>	Lighting for pedestrians will be provided where appropriate, in accordance with this requirement.	✓
R36	<i>Provide priority pedestrian crossing infrastructure at locations described on Plan 3.</i>	Pedestrian crossing infrastructure will be provided in accordance with Plan 3 of the PSP.	✓
R37	<i>Construct a fence (or other impermeable barrier) between the shared path in Galvin Road and the rail reserve concurrent with construction of that shared path.</i>	A fence of barrier will be provided between the shared path in Galvin Road and the rail reserve in accordance with this requirement.	✓
R38	<i>Ensure the shared path in Galvin Road and its associated fence is constructed to the rail crossing so as to avoid opportunistic access to the rail reserve.</i>	The shared path in Galvin Road will be constructed in accordance with this requirement.	✓
Utilities Requirements		Response	
R39	<i>All new electricity supply infrastructure (excluding substation and cables with a voltage greater than 66kv) must be provided underground.</i>	Electricity supply will be provided in accordance with the requirements. Plans to be resolved as conditions of Permit.	✓
R40	<i>Existing electricity supply infrastructure within the Alfred Road reserve must be re-located underground as part of connector-level upgrade works.</i>	Electricity supply will be provided in accordance with the requirements. Plans to be resolved as conditions of Permit.	✓
Street Network Guidelines		Response	
G10	<i>Use of cul-de-sac should not detract from convenient pedestrian and vehicular connections.</i>	No cul-de-sacs are proposed.	✓

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G11	<i>Block lengths should not exceed 200 metres in length.</i>	Whilst the subdivision masterplan shows block lengths which just exceed 200 metres in length, the street layout is considered to be logical and appropriate, and the block lengths will not cause any unreasonable off-site amenity impacts or significant traffic concerns.	✓
Utilities Guidelines		Response	
G10	<i>Electricity substations should be located outside of key view lines and screened with vegetation.</i>	Electricity substations will be provided located outside of key view lines.	✓
Development Funded Infrastructure Requirements		Response	
R41	<p><i>As part of subdivision construction works, new development must provide and meet the total cost of delivering the following infrastructure:</i></p> <ul style="list-style-type: none"> <i>Connector roads and local streets.</i> <i>Local bus stop infrastructure.</i> <i>Landscaping of all existing and future roads and local streets.</i> <i>Intersection works and traffic management measures along arterial roads, connector streets, local streets, and shared paths.</i> <i>Council approved fencing and landscaping (where required) along arterial roads.</i> <i>Local pedestrian and bicycle paths along local arterial roads, connector roads and local streets and within open space (except those included in the Development Contributions Plan).</i> <i>Bicycle parking facilities in convenient locations at key destinations such as parks and activity centres.</i> <i>Basic improvements to local parks / open space including leveling, grassing, tree planting, local paths, seating, and locally-scaled playground equipment and consistent with the Councils required construction standards.</i> <i>Local drainage systems and associated pedestrian bridges.</i> 	Development contributions will be resolved accordingly.	✓

	<ul style="list-style-type: none"> Infrastructure as required by utility services providers including water, sewerage, drainage (except where the item is funded through a Development Services Scheme), electricity, gas, and telecommunications. 		
R40	<p>All public open space (where not otherwise provided via a Development Contributions Plan) must be finished to a standard to the satisfaction of the Responsible Authority, prior to the transfer of the space to Council including but not limited to:</p> <ul style="list-style-type: none"> Removal of all existing disused structures, foundations, pipelines, stockpiles and surface protruding rocks. Cleared of rubbish and environmental weeds, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise). Provision of water tapping, potable and recycled water connection points. Sewer and gas connection points to land identified as an active reserve and passive open space reserves as identified by Council. Trees and other plantings. Vehicle exclusion devices (fence, bollards or other suitable method) and maintenance access points. Construction of a 2.5 metre (except where shown in Plan 4) shared path (concrete unless otherwise approved by the Responsible Authority) around the perimeter of the reserve, connecting and linking into any other surrounding paths or points of interest, and Installation of park furniture including BBQs, shelters, tables, local scale playgrounds and other local scale play elements such as ½ basketball courts and hit-up walls, rubbish bins and appropriate paving to support these facilities. For town squares and urban spaces – paving and planters, furniture including seating, 	Public open space will be finished to a standard to the satisfaction of the Responsible Authority.	✓

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	<i>shelters and bollards, tree and other planting, lighting, waterway and water tapping.</i>		
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