



ALFRED ROAD PRECINCT STRUCTURE PLAN

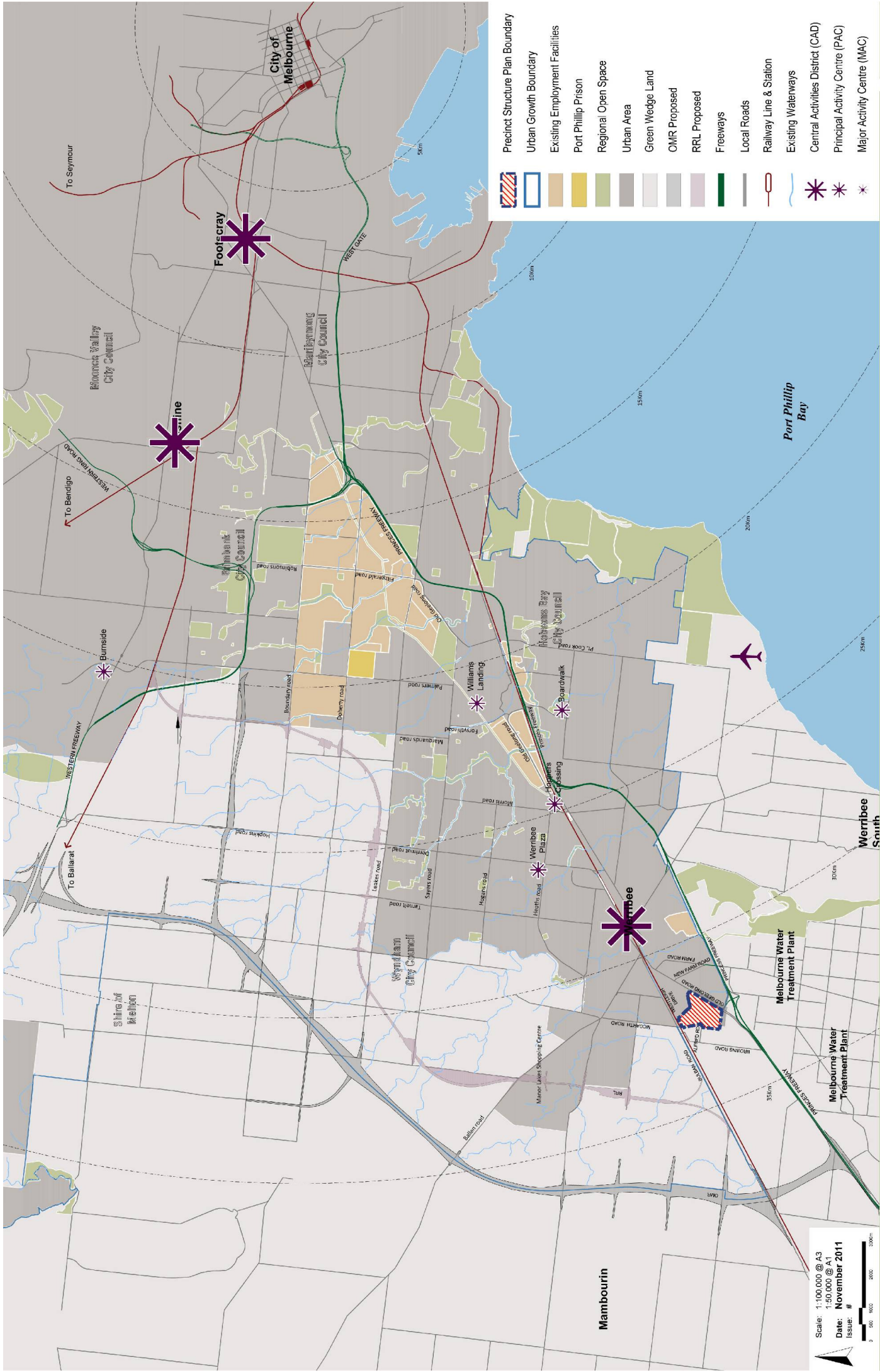
BACKGROUND INFORMATION

Precinct context & site features

November 2011

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- Precinct Structure Plan Boundary
- Urban Growth Boundary
- Existing Employment Facilities
- Port Phillip Prison
- Regional Open Space
- Urban Area
- Green Wedge Land
- OMR Proposed
- RRL Proposed
- Freeways
- Local Roads
- Railway Line & Station
- Existing Waterways
- Central Activities District (CAD)
- Principal Activity Centre (PAC)
- Major Activity Centre (MAC)

Scale: 1:100,000 @ A3
 Date: November 2011
 Issue: #

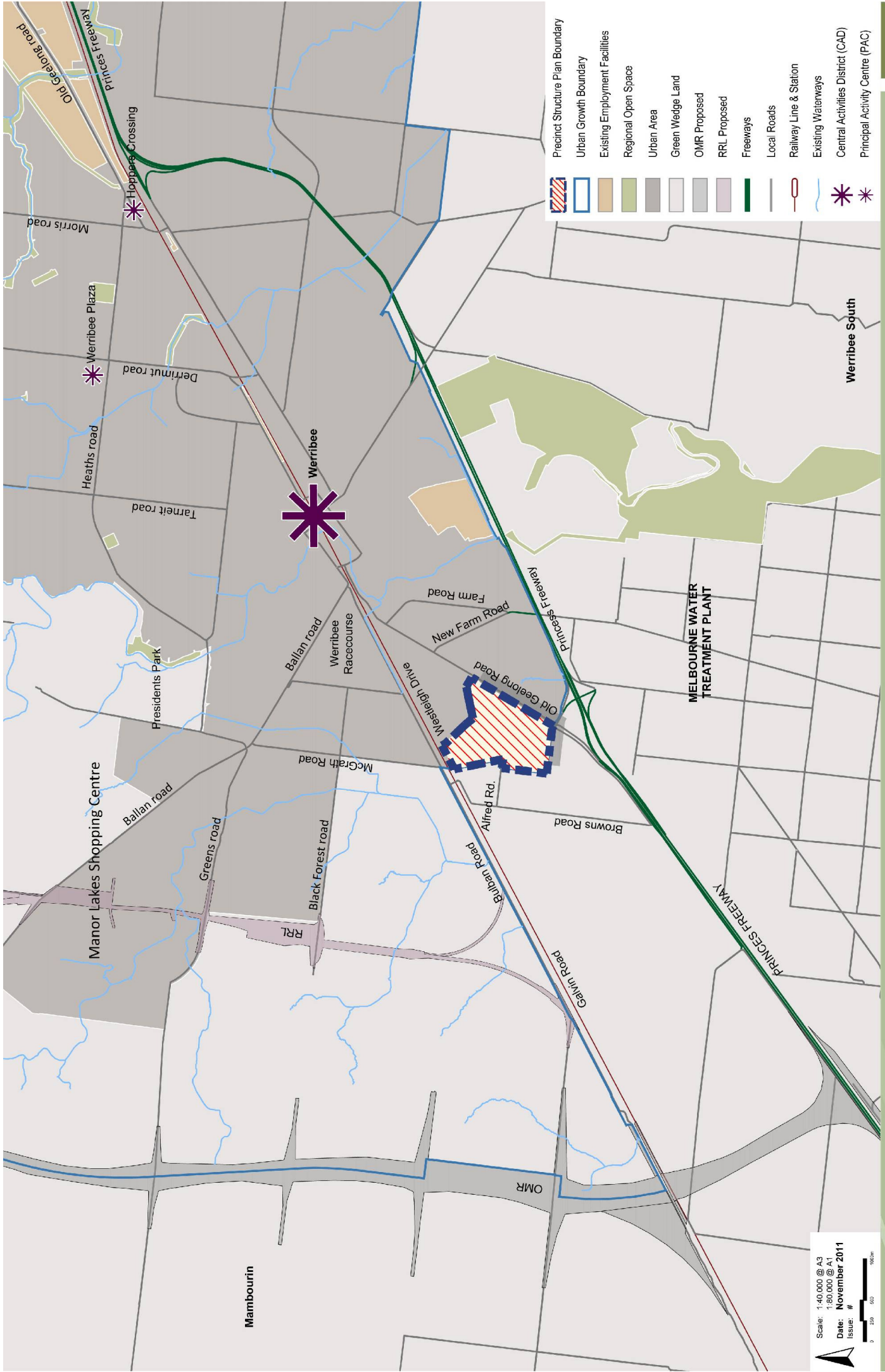
1. Metropolitan & regional context

The Alfred Road Precinct is located in the southern part of the City of Wyndham, to the south west of the Werribee racecourse. It is approximately 25 kilometres southwest of the Melbourne Central Business District (CBD) and 5 kilometres southwest of the Werribee Principal Town Centre (PTC) as shown in Plan 1. Alfred Road has been designated for residential development in the *Wyndham Growth Area Framework Plan* (DSE 2006) and the *Draft Growth Corridor Plans* (GAA 2011)

The Wyndham Growth Area is located south-west of metropolitan Melbourne and includes land within the City of Wyndham, within the Urban Growth Boundary (UGB). Wyndham's Urban Growth Area generally extends from the existing urban area to the future Outer Metropolitan Ring (OMR) Road.

The *Draft Growth Corridor Plan* (GAA 2011) anticipates that the western growth area will:

- Grow to between 292,000 – 531,000; and,
- Provide jobs in the area for 130,000 to 206,000 people.



- Precinct Structure Plan Boundary
- Urban Growth Boundary
- Existing Employment Facilities
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- Central Activities District (CAD)
- Principal Activity Centre (PAC)

2. Local context

The local context for the Precinct is shown in Plan 2.

2.1. History

Before the early nineteenth century, the precinct was in the custodianship of the *Wathaurung* clans, the local indigenous population.

Since European settlement, land in the Alfred Road area has been predominantly used for agricultural purposes. The Alfred Road Precinct lies to the west of the original Werribee Township, originally known as the village of Wyndham when it was established in 1850.

2.2. Lot size and ownership pattern

Lots in the precinct reflect historic settlement patterns with lot boundaries generally unchanged since 1859. Lot sizes in the precinct average around 10 hectares, with a small number of individual land owners.

2.3. Surrounding Residential Neighbourhoods

A number of existing neighbourhoods provide context for the development of the Alfred Road Precinct:

- Westleigh Gardens is an existing residential area located to the north east of the precinct.
- Riverwalk is a new estate located to the east of the precinct (across Geelong Road), construction has begun with the first residents expected in 2012.
- Agricultural land to the north of the Melbourne-Geelong railway forms the Black Forest Road South Precinct (PSP 42.2) and plans for residential development are expected to be approved in 2012.
- Areas to the south and west of the precinct are currently used for agricultural purposes, however through the outcomes of the logical inclusion (refer to section 4.1) process this may change in the future.

2.4. Transport and movement

Primary access to the precinct is via Geelong Road, an existing state arterial which runs along the eastern boundary of the precinct, connecting the Princes Highway to Werribee.

Galvin Road provides access across the Melbourne-Geelong Railway line to Bulban Road, an existing Council arterial that provides access to the western parts of the municipality.

The Princes Freeway, located to the south of the precinct, links into the metropolitan freeway network and provides onward connection to both Melbourne and Geelong.

The Principal Public Transport Network (PPTN) for the Precinct includes metro rail services from the nearby Werribee Station and V-Line services through the future Regional Rail Link station identified at Black Forest Road.

2.5. Activity centres & employment areas

The hierarchy of activity centres is established by the draft Growth Corridor Plans (Growth Areas Authority, November 2011). The network of town centres outside the Alfred Road PSP area are:

- A Principal Town Centre (PTC) to the east at Werribee.
- A Major Town Centre (MTC) to the north west in Wyndham Vale, and an MTC to the north east at Werribee Plaza. Major Town Centres provide a wide range of goods and services, underpinned by multiple supermarkets and discount department stores. A diversity of services, commercial and entertainment uses co-locate with these major stores, serving a sub-regional catchment and supporting multiple suburbs and/or communities.
- Local Town Centres are planned to be developed in the medium term within the Riverwalk estate and Black Forest Road South. These provide for day-to-day and weekly needs, with a supermarket and supporting retail, commercial and community uses. Local town centres create a focus for social interaction within communities.
- Neighbourhood Convenience Centres are generally co-located with schools, community centres and open space in residential areas. These centres supplement the higher order centres in providing for day-to-day needs offering basic goods and services.

Existing employment areas within proximity to the Alfred Road PSP area include Werribee township and the Werribee Employment Precinct to the east.

Additionally, submissions by Wyndham City council to the logical inclusions process have suggested that land to the west of the precinct may be suitable for future industrial uses. Outcomes of the process are expected to be announced early in 2012.

2.6. Open space

2.6.1. Active open space

Existing sporting reserves within the proximity of the Alfred Road precinct include:

- Gordon O’Keefe Reserve, located 1.5 kilometres north and accessed via McGrath Road.
- Chirnside Park, located 2.5 kilometres north-east and accessed via Geelong Road.
- President’s Park, located 3.5 kilometres north-east and accessed via McGrath Road.

An additional sporting reserve is to be provided within the Riverwalk Estate, approximately 700 metres east of the Alfred and Geelong Roads intersection.

Based on an estimated population of 3,000, the Alfred Road precinct will generate a requirement for an additional five hectares of active open space. In order to achieve a larger and more practical reserve, it is envisaged that development proponents will make a financial contribution toward the purchase of land outside of the precinct.

2.6.2. Passive open space

Two small passive parks exist within the neighbouring Westleigh Gardens community. As part of the Riverwalk Estate, a further nine hectares of passive open space will be delivered.

2.6.3. Walking and cycling trails

Walking and cycling trails currently exist along parts of both the Werribee River and Lollypop Creek.

Through the construction of the Riverwalk Estate a direct walking and cycling connection will be provided between the Alfred Road precinct and the river. A pedestrian bridge is planned for construction at Synnot Street which will extend the link into the Werribee town centre.

Wyndham City Council is currently undertaking an investigation into the potential expansion of trails along the Werribee River. The proposal would see the network connect north to the existing centre of Melton and south to the Federation Trail and Port Phillip Bay.

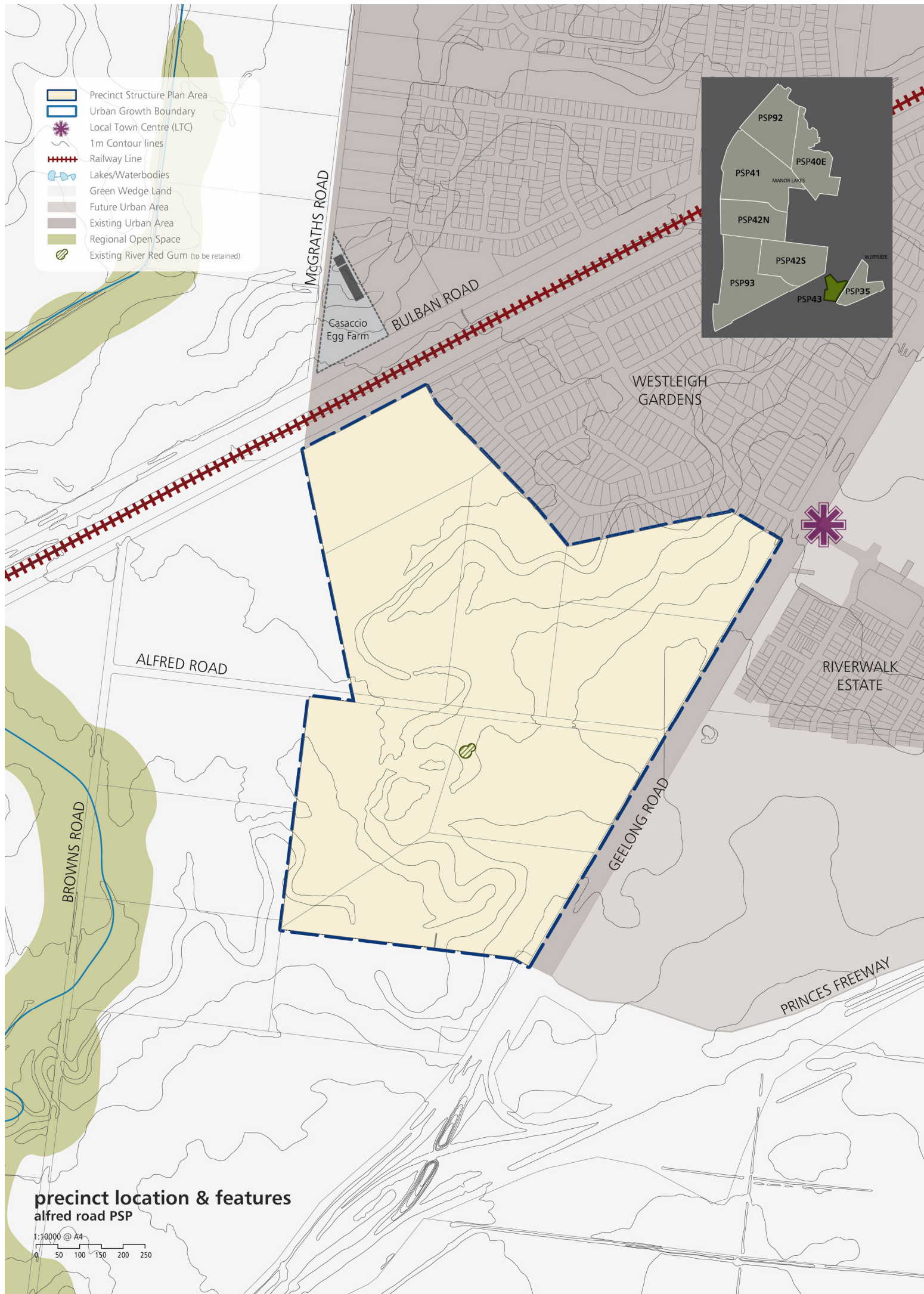
Plans also exist to expand the Lollypop Creek trail network. With the eventual development of Black Forest Road South, the trail network will be expanded south from Black Forest Road to Bulban Road. If the logical inclusions process sees land to the west rezoned for urban growth, it is conceivable that the network will be expanded further to connect into the Alfred Road precinct.

2.7. Community facilities

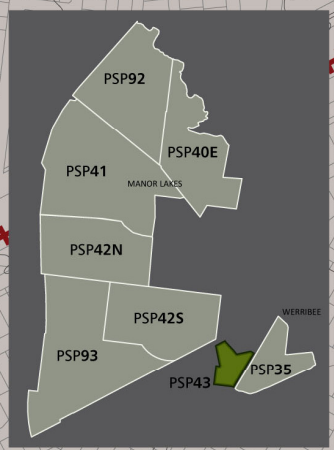
The Alfred Road PSP is located in proximity to a number of future primary and secondary education facilities.

Planned facilities within the Riverwalk Estate include both an independent and government primary school. The Black Forest Road South will also include both independent and government primary schools in addition to a government secondary school.

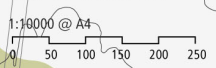
Community centres including kindergarten, maternal child health and community spaces will be co-located with the local town centres in both the Riverwalk Estate and Black Forest Road South.



- Precinct Structure Plan Area
- Urban Growth Boundary
- Local Town Centre (LTC)
- 1m Contour lines
- Railway Line
- Lakes/Waterbodies
- Green Wedge Land
- Future Urban Area
- Existing Urban Area
- Regional Open Space
- Existing River Red Gum (to be retained)



precinct location & features
alfred road PSP



3. Precinct features

The features of the Precinct are illustrated in Plan 3.

3.1. Cultural heritage

3.1.1. Aboriginal

The Alfred Road Precinct lies within the traditional land of the *Wathaurong*, who belonged to the inter-marriage and language group known as the *Kulin*, which inhabited areas around Melbourne

Archaeological & Heritage Management Solutions (AHMS) were commissioned by the GAA to complete a standard assessment of the aboriginal cultural heritage within precinct. Sites of indigenous cultural heritage were found to be present in and around the precinct, with recorded sites comprising surface and sub-surface stone artefact scatters. The majority of identified artefacts were in the north of the precinct, contradicting the predictive modelling of sensitivity. Consequently it was suggested that the artefact scatters in the northern property were most likely to have been transported to the site with fill.

As the land sits within a broader area of cultural sensitivity (the Werribee alluvial plain), as defined by the Victoria Aboriginal Heritage Register, all land owners will be required to complete a Cultural Heritage Management Plan prior to the approval of any application for residential development.

3.1.2. European

Early European settlement for the Alfred Road area began after 1850, centred around a small number of prominent pastoralists including the Chirnside family. Pastoral leases eventually gave way to small freehold farms with the region sustaining a wide range of agricultural pursuits including market gardens and livestock grazing.

Context was commissioned by the GAA to complete an assessment of the post-settlement heritage. The report found that despite a long history of agricultural use, there were no previously recorded or new items of significance identified within the precinct.

3.2. Biodiversity

Aecom was commissioned by the GAA to complete a biodiversity assessment of the precinct. The scope of the assessment included detailed field surveys of native vegetation and target surveys of flora and fauna species.

The Alfred Road PSP is located within the Victorian Volcanic Plains bioregion and the Port Phillip and Westernport catchment management authority.

The precinct is characterised by flat to undulating plains with areas of agricultural and horticultural uses with few native grassland remnants. While there are a small number of farm dams, there are no natural watercourses or waterbodies within the Precinct.

The precinct generally has low levels of significance for biodiversity with the majority of the area being highly modified.

3.2.1. Flora

Land within the precinct has been highly modified with little remnant vegetation remaining. The Aecom report found that there were no patches of native vegetation within the precinct, however there were small patches of remnant grassland within the Geelong Road reservation.

In addition, one large old tree (River Red Gum) was identified in the centre of the precinct which is to be retained in public open space. No other significant flora was identified.

3.2.2. Fauna

The Alfred Road PSP supports four broad habitat types: cleared agricultural land, small patches of remnant grassland, a scattered native tree and planted non indigenous native trees.

Targeted fauna surveys did not record any occurrences of threatened species within the precinct.

3.2.3. NVPP & CMP

As background assessments only found the single scattered River Red Gum, neither a Native Vegetation Precinct Plan (NVPP) or a Conservation Management Plan (CMP) is required to be prepared as part of the PSP process. Instead, the PSP documentation will contain a requirement that the tree be retained within open space as part of urban development.

3.3. Topography & drainage

Land within the Alfred Road precinct is generally flat, sloping gently south toward Lollypop Creek. A minor drainage line winds from the northern boundary to the south carrying run-off from the precinct and, in high-rainfall events, overflow from flooding in the Melbourne-Geelong railway corridor. Additional run-off from high-rainfall events flows to the site from the neighbourhood of Westleigh Gardens in the north. These flows are managed by a retarding basin at the corner of Alfred and Geelong Roads from where they are piped east toward the Werribee River.

Flooding from Lollypop Creek does affect the eastern boundary of the precinct.

As part of Melbourne Water's Development Services Scheme (DSS) the drainage line within the precinct will be modified to cater for the increased run-off post urban development. The new channel will be within a 45-metre reserve that runs centrally through the precinct.

Drainage works within Black Forest Road South will also change flood characteristics within the region. Post construction, overflow from the high-rainfall events within the railway corridor are expected to be mitigated and the extent of flooding along Lollypop Creek will also be reduced.

3.4. Potential contamination

SKM was commissioned by the GAA to undertake an assessment of any potential sources of contamination within the precinct. The purpose of the study was to assess the suitability of land for the development of sensitive uses.

With a history of agricultural use, the report identified several potential sources of contamination within the precinct, including:

- Imported fill;

- Sheep and cattle dips;
- Farmyard infrastructure including areas for storage of fuels and chemicals, and;
- An orchard where pesticides may have been used previously.

A full list of the identified risks and affected properties can be found within the report.

Development proponents will be required to undertake their own risk assessments or environmental audits and any associated remediation.

Despite identifying several potential sources of contamination, SKM concluded with appropriate assessment and remediation, contamination should not be a constraint to the future development of sensitive uses.

4. Planning context

4.1. Logical Inclusions

In 2011, the process of logical inclusions considered the potential expansion of the urban growth boundary in a defined group of areas. Land directly to the west of the precinct and inside the proposed Outer Metropolitan Ringroad was cited as a possible inclusion by Wyndham City Council.

The future urban structure plan will acknowledge the possibility of land to the west being included within the boundary. Development plans submitted before a determination on logical inclusions is made should ensure that appropriate interfaces to the western and southern boundaries are made so as not prejudice any future uses of this land.

4.2. Surrounding agricultural uses

Within the surrounds of the Alfred Road precinct, a continuing agricultural use that may affect the suitability of land for sensitive uses is the egg farm at 170 -198 Bulban Road. Under the Victorian Environmental Protection Agency's guideline AQ2/86 *Recommended Buffer Distances For Industrial Residual Air Emissions*, a buffer of 400 metres is recommended between poultry farms (for egg laying and any sensitive uses).

The schedule to the Urban Growth Zone will recommend that any proposed developments within 400 metres of the facility undertake a risk assessment prior to any permit being granted.

