

# POINT COOK WEST BACKGROUND REPORT

June 2012



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## **1.0 Introduction**

The Point Cook West Precinct Structure Plan (PSP) has been informed by extensive background information and reports.

This document is a high level summary the background information and reports and provides contextual information to support consultation for the Point Cook West PSP. It has been revised following community consultation. This document should be read in conjunction with the PSP, Native Vegetation Precinct Plan (NVPP) and Development Contributions Plan (DCP).

## **2.0 Metropolitan & regional context**

### **2.1 The Melbourne West Growth Corridor**

The Point Cook West Precinct is located immediately to the west of Point Cook in the City of Wyndham, in the Melbourne West Growth Corridor.

The draft Melbourne West Growth Corridor Plan, which was released for public consultation in November 2011, confirms its status as one of the fastest growing regions in Australia. It will increase by about 290,000 people and 130,000 jobs – see Plan 1. The Melbourne West Growth Corridor Plan identifies the Point Cook West Precinct for residential development.

The region has a strong manufacturing and logistics base and will continue to play a vital role in meeting Victoria's industrial and logistics needs. However, communities in Melbourne's West are heavily reliant on the CBD and inner west for jobs and this places considerable pressure on the transport network.

The future development of Melbourne's West will be substantially shaped by the following significant transport projects:

- The Regional Rail Link (RRL) which will provide tracks to the north of Werribee to carry V-Line services from Geelong and beyond. This will free up congestion on the Werribee line to enable an improved metropolitan service to Werribee, and eventually, Wyndham Vale. Two new stations are proposed on the RRL at Wyndham Vale and Tarneit, with opportunities for four more stations in the longer term including a station between Hoppers Crossing and Werribee.
- The proposed Outer Metropolitan Ring (OMR) transport corridor will enhance connections between key international transport hubs including the port and airport, and provide high speed road and rail transport links for freight and people across the west.
- New stations on the Melton rail line at Toolern and Paynes Road and an upgraded station at Rockbank.
- The potential Western Intermodal Freight Terminal. A new terminal will significantly improve Melbourne's freight handling capacity and reinforce the economic importance of Melbourne's west.

Creating greater local self containment, job and housing diversity, and improved transport links are priorities for the region under the draft Corridor Growth Plan. The draft Plan seeks to address these priorities by:

- Improving road, public transport and freight networks across the region.
- Extending the western industrial node and connecting it to a new freight terminal and the metropolitan transport network.
- Creating a diversity of new communities, well serviced by public transport and with very high amenity by building on natural features such as regional parklands, creeks and waterways, and creating high quality town centres and urban areas.
- Creating attractive and accessible locations for a wide range of jobs, investment and services.



## **2.2 Werribee Town Centre and East Werribee Employment Precinct**

The Werribee Town Centre will be the primary centre and together with the East Werribee Employment Precinct will be the focus for a wide range of jobs for the residents of Point Cook West, Point Cook and the broader region.

The East Werribee Employment Precinct is home to a number of research and development institutions including CSIRO Food and Nutritional Sciences, Victoria University, Melbourne University Veterinary Clinic, the Dairy Innovation Centre and Agrifood Technology. The precinct has the potential to be mixed use employment precinct accommodating a wide range of industries and sectors with a focus on higher skilled “white collar” employment opportunities.

## **2.3 Transport Network**

The Princes Freeway is the main road link to the CBD and Geelong and links the region with the broader national and international transport networks including Avalon and Melbourne Airports and the Port of Melbourne.

The Melbourne West Growth Corridor Plan for Melbourne’s west identifies both Sneydes Road and Dunnings Road as Principal Public Transport Network, linking to the metropolitan bus and train network.

# PLAN 1

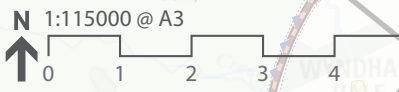
## WEST GROWTH CORRIDOR PLAN



- Existing Urban
- Urban Growth Boundary
- Freeway
- Arterial Road
- Local Collector Road
- Principal Freight Network
- Railway Line
- Rail Station
- Future Rail Station
- Opportunity for future Rail Station
- Rail Stabling
- Principal Public Transport Network
- Specialised Town Centre
- Central Activity Area
- Principal Town Centre
- Major Town Centre
- Industrial
- Mixed Use/Employment
- Commercial
- Residential
- Proposed Regional Park
- Existing Open Space
- Regional Active Open Space (under investigation)
- Biodiversity Values
- Biodiversity Conservation Investigation Area
- Landscape Values
- Growing Grass Frog Investigation Corridor
- Non-urban/Utilities
- Potential Urban
- Quarry
- Rivers & Creeks
- Waterway Corridor
- Investigation Area

Inclusion of arterial roads in the draft plans does not indicate a commitment to funding or declaration as a state arterial road

Infrastructure items shown are indicative and will require further investigation



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- NOTES**
- ① Melton Tourism Precinct
  - ② Proposed Kororoit Creek Regional Park (exact boundary to be determined)
  - ③ Potential Location for Western Intermodal Freight Terminal
  - ④ Proposed Werribee Township Regional Park (Exact boundary to be determined)

This plan is a draft for consultation





Point Cook West Aerial Plan



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### **3.0 Local context**

The aerial photograph of the precinct and surrounding area (Plan 2) provides a useful reference to the context for the site.

#### **3.1 History**

Before European settlement, the precinct was in the custodianship of the *Bunurong* clan and also possibly the *Woiworung* clan.

Until recently Point Cook West was part of the East Werribee Employment Precinct. Point Cook West was excised from the East Werribee Employment Precinct following the State Government's decision to sell the land in 2010.

Since European settlement, land in the Wyndham area has been predominantly used for farming and agricultural purposes.

Land to the east of the Princes Freeway in the East Werribee Employment Precinct has been part of the State Research Farm since the early 1900s and under control of the Department of Primary Industries and its predecessors.

Point Cook West was made part of the State research farm in the 1930s. The land has a long history of farming and is currently farmed under a share-cropping arrangement.

#### **3.2 Ownership**

The land is under the control of the State Government via the Department of Primary Industries.

The State Government intends to sell the land and has requested the Growth Areas Authority to prepare a PSP for the land to guide its future development. The sale of the land is being managed by the Department of Treasury and Finance.

#### **3.3 Surrounding land uses and neighbourhoods**

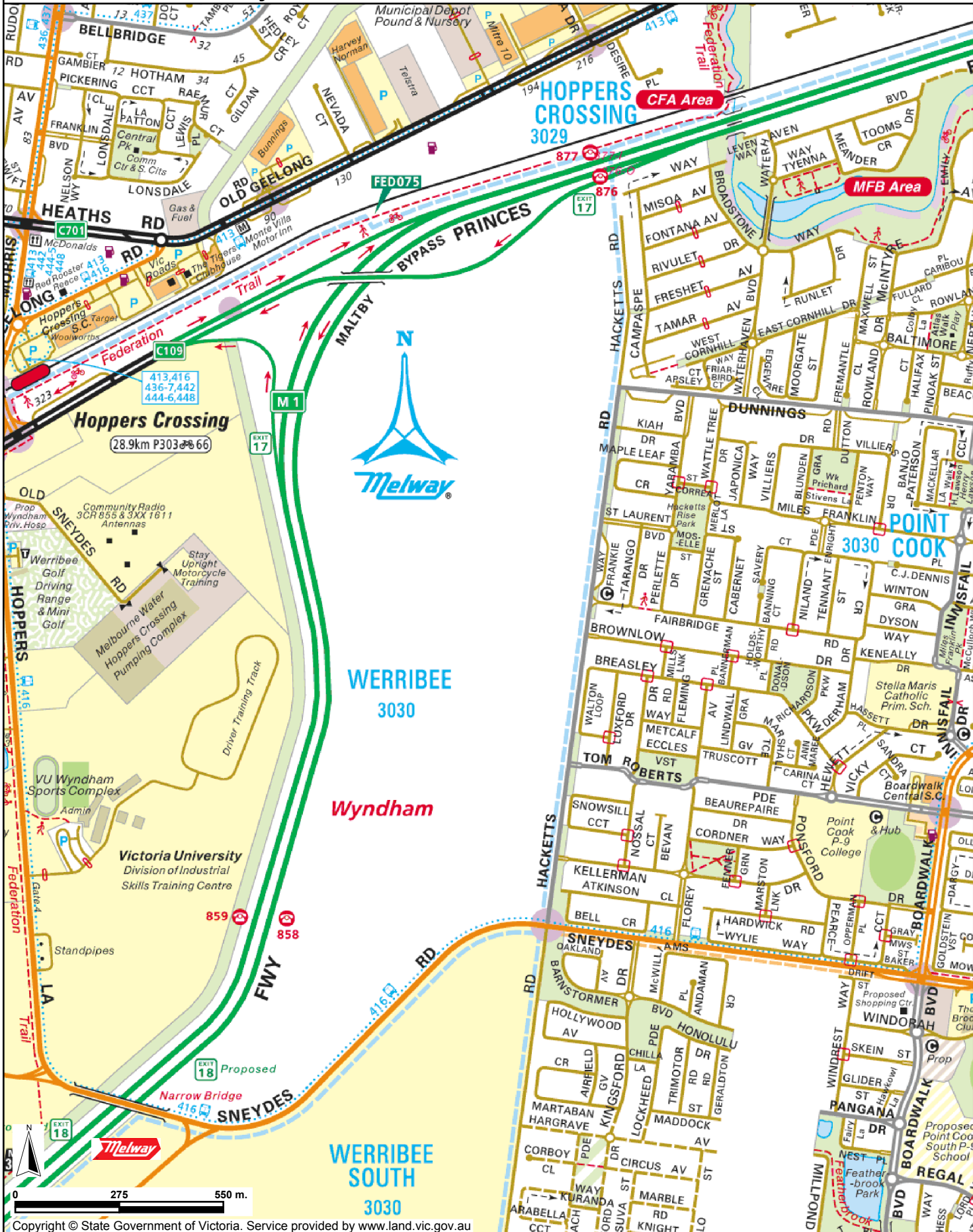
Point Cook West has characteristics of both greenfield and infill sites. Although currently used for broad acre farming, it is adjoined by urban land to the north and the suburb of Point Cook to the east.

North of Sneydes Road, Point Cook is almost fully developed as a high amenity residential community with few remaining undeveloped parcels of land. To the south-east, south of Sneydes Road and east of Hacketts Road, land is being rapidly developed for new housing, also with high levels of amenity.

North of the Princes Freeway, Hoppers Crossing is a long established residential community and has a strong peripheral retail and light industrial area along Old Geelong Road.

To the west of the site, on the western side of the Princes Freeway is the East Werribee Employment Precinct. The East Werribee Employment Precinct is identified in the Melway street directory (maps 206 and 207) as the Werribee Agriculture and Food Technology Precinct (see Plan 3). Land uses in the East Werribee Employment Precinct include the Werribee Mercy Hospital, university campuses, a select entry State Government high school and a range of agricultural research facilities and activities. Other businesses that have established in the East Werribee Employment Precinct include CSIRO, IncitecPivot and the Baker Heart Research Institute. In addition, a private hospital is under construction. South of Sneydes Road, also within the East Werribee Employment Precinct, the land is used for growing crops.

Point Cook West Melway Plan



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### **3.4 Transport and movement**

The local transport network has connections to the Princes Freeway at Point Cook Road, Palmers Road and Forsyth Road. Limited capacity at these intersections causes congestion through Point Cook, particularly in the morning peak. The Point Cook West PSP proposes an interchange to the Freeway at Sneydes Road to improve access to the Freeway and help relieve congestion through Point Cook. The interchange may be constructed initially as a Melbourne bound half diamond arrangement with the Geelong bound access ramps to be added at a later date. The land needed for the interchange within Point Cook West will be set aside for that purpose in the PSP.

Sneydes Road will be realigned to the north of its current alignment as part of the new interchange. To the West of the Freeway, Hoppers Lane will need to be realigned as part of the development of East Werribee Employment Precinct

The existing Sneydes Road bridge has high maintenance costs and a limited lifespan; however, it may be possible to retain the bridge as a dedicated bicycle and pedestrian crossing of the Freeway. The Sneydes Road bridge is within the East Werribee Employment Precinct and options for bridge will be considered as part of the planning for the precinct.

Dunnings Road is proposed to be extended through the Point Cook West Precinct and over the Freeway into the East Werribee Employment Precinct. When constructed, it will provide a convenient connection between Point Cook and services, facilities and jobs in the East Werribee Employment Precinct, and to the Werribee City Centre.

Both Sneydes Road and Dunnings Road are proposed to carry regional bus services that will expand the public bus routes available to residents beyond the local bus network.

The Dunnings Road extension, Tom Roberts Road extension and north-south connector road are also configured to carry local bus services.

#### **3.4.1 Traffic analysis and intersection design**

An analysis of local traffic condition has been undertaken by GTA Traffic Consultants to determine approximate local traffic volumes for the purpose of ensuring intersections are configured to accommodate the traffic volumes. Based on the traffic analysis GTA have prepared conceptual designs (functional layout plans) for the intersections of:

- Dunnings and Hacketts Roads: signalised intersection
- Tom Roberts Parade and Hacketts Road: signalised intersection

The conceptual design for these intersections has been used to develop detailed costings for their construction. The constructions costs are included in the Development Contribution Plan for Point Cook West.

The intersection of Sneydes and Hacketts Road has been designed by Wyndham City Council and is to be constructed as a fully signalised intersection.

### **3.4.2 Path and trail network**

The off-road trail and path network is designed to connect to the Federation Trail, Skeleton Creek trail and the Featherbrook trail. The off-road path network follows the easements and oil pipes within the precinct.

Land is set aside for a landing pad for an off-road shared trail connection across the Princes Freeway. When constructed, the overpass will connect to the Federation Trail to the west of the precinct as part of the future development of the East Werribee Employment Precinct.

Dunnings Road is planned to have bike lanes in both directions and will connect with the off-road trail and path network.

### **3.5 Activity centres & employment**

The East Werribee Employment Precinct, to the south and west of the Point Cook West, is a specialised activity centre designated in the draft Growth Corridor Plan. The East Werribee Employment Precinct has the potential to be a mixed use employment precinct accommodating a wide range of industries and businesses with a focus on higher skilled “white collar” employment opportunities. Improved connections between Point Cook and the East Werribee Employment Precinct via Sneydes Road and Dunnings Road will provide better access to existing and future jobs opportunities for new and existing residents.

Werribee is the closest principal town centre and has a strong business base.

The Point Cook Town Centre at the corner of Dunnings Road and Boardwalk Boulevard is approximately 1.2 kilometres to the east of the precinct. Point Cook Town Centre has a strong mix of convenience and speciality shopping and services including supermarkets and discount department stores.

Hoppers Crossing shopping centre, and its associated peripheral sales and trade businesses on Old Geelong Road is also a significant employment area.

A local town centre is located at the corner of Tom Roberts Parade and Boardwalk Boulevard, and an additional local town centre is proposed on the south-west corner of Sneydes Road and Boardwalk Boulevard.

There will be limited demand for local convenience retailing in the Point Cook West Precinct given the existing and proposed offer in Point Cook. Ideally, local convenience shopping services will be provided to ensure that daily needs can be met by new residents close to home. A smaller independent supermarket and convenience shops of up to 1000m<sup>2</sup> of floor space may be viable in the precinct.

The most viable locations for these local shops are likely to be on Hacketts Road at the intersections of Tom Roberts Parade or Dunnings Road. The PSP identifies these as potential locations for local shops.

Non-residential land uses normally found in residential areas, such as child care, medical centres and veterinary clinics are encouraged to locate close to neighbourhood convenience shops, and/or on Hacketts, Dunnings and Sneydes Roads.

### **3.6 Open space**

There are numerous local parks in Point Cook but there is a lack of existing active open space for organised sports.

A sports ground of at approximately 9Ha (about 200 house blocks) incorporating 1ha of passive open space is set aside on Hacketts Road and will be used by existing Point Cook residents as well as new residents in Point Cook West. It can accommodate two full size AFL ovals, a sports pavilion, up to 12 tennis courts and a separate tennis pavilion. The final configuration of the sports ground and the facilities provided will be determined by Wyndham City Council.

In addition to the active open space, local parks will be provided in the precinct. The final location and configuration of the local parks will be determined by Wyndham Council and the developer at the time of development.

### **3.7 Community facilities**

#### **3.7.1 Local schools**

The Department of Education and Early Childhood Development (DEECD), the State Government department that plans and develops state schools has reviewed government school provision in the Point Cook area, including the new residential development proposed in the Point Cook West PSP area, and determined that the current school provision levels of six P-9 schools and one senior secondary school will be sufficient to meet long-term demand.

These Schools are:

- Carranballac P-9 College (Boardwalk Campus)
- Carranballac P-9 College (Jamiesons Way Campus)
- Point Cook P-9 College
- Point Cook Senior Secondary College
- Sanctuary Lakes South P-9 School (proposed)
- Point Cook East P-9 School (land acquired, scheduled to open in 2013)
- Point Cook South P-9 School (land acquired, scheduled to open in 2015)

DEECD notes that school provision rates will need to be reviewed again if additional residential development occurs in the East Werribee Employment Precinct. DEECD also notes that if additional residential development occurs in the East Werribee Employment Precinct, it is likely that an additional P-9 school may be required.

Additional existing local schools in the Point Cook area are:

- Suzanne Cory High School, Hoppers Lane
- Emmanuel Catholic Secondary College, Notre Dame Campus, Dunnings Road
- Stella Marris Catholic Primary School, Innisfail Drive.



### **3.7.2 Community facilities**

The major local community facilities for Point Cook are located in the Point Cook Town Centre and include a library, maternal and child health services and community centre.

The development of Point Cook West will add about 2000 dwellings and 5600 new residents that will generate additional demand for community facilities. These new residents, combined with the needs of existing residents and new developments outside Point Cook West, will create the need for a new multipurpose community centre that is likely to include two kindergarten rooms and 2 maternal and child health care rooms. The new centre can be located south of Sneydes Road and West of Hacketts Road; however, the final location will be determined by Wyndham Council.

The development of the Point Cook West Precinct will contribute approximately \$1.8 million to the cost of constructing the new centre. Details of the contribution are set out in the Point Cook West DCP.

The *Wyndham Community Directory 2011* details the full range of community services, support groups, churches, sports ground and sports and other facilities in the area.

## **3.8 Bushfire management**

Land within the precinct is at some risk of bushfire, however, the risks can be managed with appropriate development controls. The bushfire risk does not present significant obstacles to development.

The Country Fire Authority (CFA) does not have any Fire Station infrastructure within Point Cook West and will be looking to provide suppression services from outside the CFA area. Development of the PSP will increase the fire threat being serviced by the PSP and contributes to the requirements for additional infrastructure (upgraded appliances), increased demands on members, including training to meet this increased risk.

## **4.0 Heritage**

### **4.1 Aboriginal cultural heritage**

An assessment of Aboriginal Cultural Heritage for the precinct was undertaken by Golder Associates in 2011. The assessment involved a desktop and standard assessment. The need for the assessment was triggered by an existing Aboriginal place to the north of the precinct and a sensitive area in the south west of the precinct.

The desktop review identified an artefact scatter to the immediate north of the precinct and a group of Aboriginal sites along Skeleton Creek to the north-west of the precinct.

The standard assessment included a field survey that was undertaken in April 2011. The field survey was supervised by Dr. Chris Day, heritage adviser and involved the Wurundjeri Tribe Land and Compensation Heritage Council and the Bunurong Land Council Aboriginal Corporation.

The field survey recovered nine artefacts from the northern half of the precinct. The artefacts included chert and quartz-like flakes, and a fragment of a basalt anvil. The artefacts are common and of low scientific value.

The outcome of the desktop and standard assessment is that a complex assessment including subsurface testing is required in areas where artefacts have been found. The widely dispersed artefacts does not provide a notion of consolidated sites that may be a constraint to development and the complex assessment is needed before this can be confirmed. The complex assessment will need to be undertaken by future landowners.

## **4.2 European cultural heritage**

A preliminary European Cultural Heritage Assessment for the Point Cook West Precinct and the East Werribee Employment Precinct was undertaken in 2009. The assessment was undertaken by Lovel Chen, Architects and Heritage Consultants.

The land was part of the State Research Farm since the 1920s. The land has a long history of farming and is currently farmed under a share-cropping arrangement.

The consultant's report identifies all the land in the Point Cook West Precinct as having no or low historical sensitivity.

There are no heritage controls on any part of the precinct and there are no post contact heritage matters that are constraints to development in the site.

## **5.0 Biodiversity**

Preliminary and targeted surveys for significant flora and fauna including ecological communities in the East Werribee Employment Precinct and the Point Cook West Precinct were undertaken in 2009 and 2010 by Ecology Partners. Significant species are those listed under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and the Department of Sustainability and Environment's Threatened Species Advisory List. Surveys were undertaken for:

- Spiny Rice-flower
- Curly sedge
- Large-headed fireweed
- Golden Sun Moth
- Growling Grass Frog (GGF)
- Ecological communities (Plains Grassy Wetland and Natural Temperate Grassland)

No significant flora species were detected by the consultants during the survey. It was concluded that the use of the land over a long period of time produced a low likelihood of any significant species occurring.

### **5.1 Growling Grass Frog**

A single occurrence of a GGF was recorded at the southern extremity of the East Werribee Employment Precinct, well removed from the Point Cook West Precinct. The occurrence of the GGF indicates the potential, albeit small, for the individual to use potential habitat in the precinct.

Within the Point Cook West Precinct the only potential habitat for GGF is a small patch of Plains Grassy Wetland at the north-west intersection of Sneydes and Hacketts Road. No GGF have been recorded in this location and the existence of potential GGF habitat is not in itself a restriction to development.

The State Government has released a consultation draft Sub-regional Species Strategy for the GGF as part of the Growth Corridors Plans package. The Strategy identifies the potential habitat in the Point Cook West Precinct as habitat that can be cleared subject to an off-set payment. If an off-set were to be secured, a recovery and translocation plan would be required to deal with GGF that may be found when the habitat is cleared.

## **5.2 Plains Grassy Wetland**

Two small patches of Plains Grassy Wetland (approximately 1.6 ha) occurs at the corner of Sneydes and Hacketts Road. This is the low point of the precinct to which water naturally drains creating the conditions suitable for the Plains Grassy Wetland.

Little of the pre-settlement extent of Plains Grassy Wetland remains and its retention is the preferred, but not required. It would require some degree of active management and maintenance to survive in an urban development context. The management would include receiving regulated water flows from the adjacent retarding basin and monitoring its condition and the quality of water flowing in to it. Without management and maintenance it is unlikely to survive.

No public body has agreed to purchase or to take on management of the Plains Grassy Wetland and consequently it will not be retained. Under the draft Biodiversity Conservation Strategy an offset for the potential habitat for Growling Grass Frog that is in the same approximate location as the Plains Grassy wetland is required. An offset for the Plains Grassy Wetland is also required.

## **5.3 Natural Temperate Grassland**

Approximately 1.3 ha of Natural Temperate Grassland of the Victorian Volcanic Plan occurs in the Point Cook West Precinct. These areas are degraded and may be removed and offset.

## **5.4 Golden Sun Moth**

All the undeveloped land in the precinct that is not Natural Temperate Grassland, Plains Grassy Wetland or Growling Grass Frog habitat is classified as potential Golden Sun Moth habitat and will require an offset for the removal of the potential habitat and under the Biodiversity Conservation Strategy.

Targeted surveys for the Golden Sun Moth have been undertaken. The surveys have been accepted by the Department of Sustainability and Environment and have not identified the existence of Golden Sun Moth on the land.

## **5.5 Striped Legless Lizard**

Surveys will be required to be undertaken by landowners to inform salvage or translocation of potential Striped Legless Lizard.

## **5.6 Biodiversity regulations**

The *Biodiversity Conservation Strategy for Melbourne's Growth Areas: Draft for Public Consultation* was released the State government in November 2011. It proposes new strategies and means of implementing biodiversity and native vegetation objectives however these have not been finalised at time the Point Cook West PSP was completed. Consequently the Point Cook West PSP and associated documents have been completed on the basis of the existing biodiversity and native vegetation requirements.

The PSP and associated documents may need to be revised if the new strategies and means of implementing biodiversity and native vegetation objectives come into effect before a final decision is made.

The changes proposed under the *Biodiversity Conservation Strategy for Melbourne's Growth Areas: Draft for Public Consultation* will not have a material impact on the design of the new community at Point Cook West.

## 6.0 Contamination

The General Practice Note for Potentially Contaminated Land (DSE June 2005) identifies that potentially contaminated land generally applies to land used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.

An environmental assessment was undertaken by Compass Environmental Pty Ltd (2011) in order to establish the suitability of sites for future sensitive uses (defined as residential, child care centre, pre school centre or primary school or open space). More detailed assessment of sites identified as medium or high contamination potential will be required to be undertaken by developers of the land to address the issues identified in the Compass Environmental (2011) report.

The report, which targeted the areas with the highest potential for contamination confirmed the low potential for contamination at the site.

## 7.0 Infrastructure services

### 7.1 Services and utilities

An assessment of service infrastructure was undertaken by Arup in 2009. The assessment covered the whole of the East Werribee Employment Precinct site including Point Cook West. The assessment found that all major services were readily available.

Key utility infrastructure in the Point Cook West Precinct includes:

**Melbourne Water main sewer:** runs through the north-west section of the precinct. It is 4.5m in diameter and approximately 20m below ground. There is no easement associated with the sewer.

**Tenix gas pie:** joins the precinct at Sneydes Road and runs across the precinct in a north-westerly direction. It is a 50mm high pressure main and has a 1m easement.

**Shell oil pipelines:** two Shell oil pipelines affect the precinct, the 8" Black Oil Pipeline and the 16" Altona-Geelong pipeline. Both pipelines follow the alignment of Hacketts Road, then turning west and following the alignment of Sneydes Road. Along Hacketts Road there is a 12.19m easement for the pipelines. The easement is west of Hacketts Road and forms part of the trail network.

The water and sewerage systems in the precinct are owned and operated by City West Water and Melbourne Water.

### 7.2 Drainage and catchments

Melbourne Water has prepared two drainage strategies for the land: Hacketts Road Strategy and Upper Point Cook Strategy – see Plan 4.

Melbourne Water has decided on a drainage strategy approach (rather than Development Services Schemes) given the land is currently in single ownership. If the land is subdivided and the new parcels do not align with the drainage catchments, Melbourne Water may consider preparing a Development Services Scheme to facilitate funding and construction of drainage infrastructure amongst landowners.

The drainage strategies propose five retarding basins. Two of these retarding basins are outside the Point Cook West Precinct. See the Point Cook West PSP for details.

Retarding basin 8c (RB8c – Plan 4) is proposed in order to retard flows from the catchment area south-west of the Tenix 50mm gas pipe. There is some flexibility to reshape / relocate RB8c; however, moving it upstream may require a larger land area.

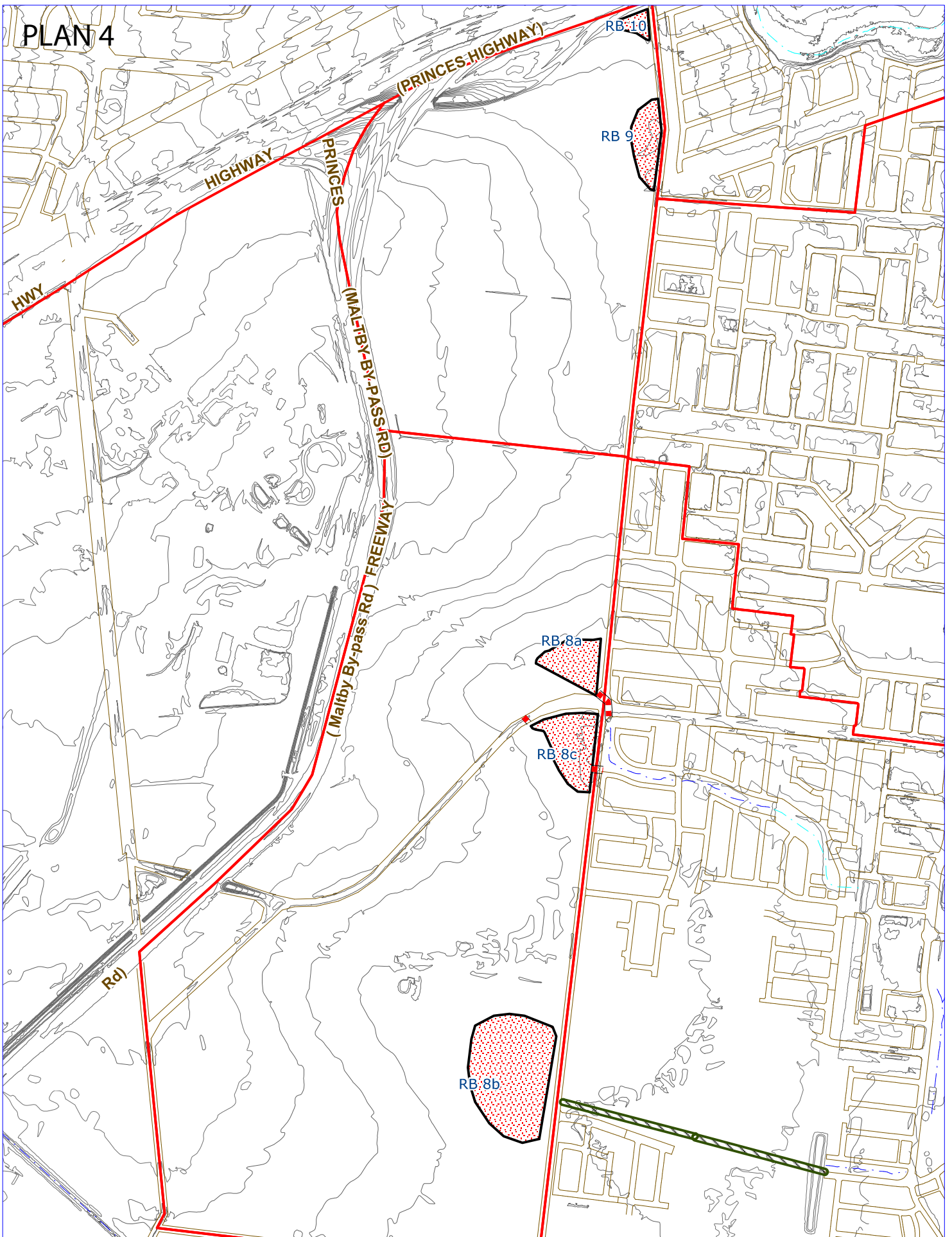
A new culvert is proposed about 220m west of the intersection of Hacketts Road and Sneydes Road. Preliminary sizing of the culvert is three cells, each 1200mm wide and 900mm high. The design of the culvert has considered the Shell oil pipes.

The development of proposed retarding basins adjacent to the intersections of Hacketts Road and Dunnings Road, and Hacketts Road and Sneydes Road, provide opportunities to visually enhance these gateway locations.

The configuration and design of the retarding basins will be finalised as through detailed design of the surrounding subdivisions. The configuration of retarding basins may need to be revised to respond to detailed design of the Sneydes Road interchange.

Land developers should consult Melbourne Water before undertaking earthworks.



# PLAN 4







## Upper Point Cook West and Hacketts Road Drainage Strategy Areas

Whilst all due skill and attention has been used Melbourne Water Corporation shall not be liable in anyway for loss of any kind including damages, costs, interest, loss of profits or special loss or damage, arising from any error, inaccuracy, incompleteness or other defect in this information. By receiving and accepting this information the recipient acknowledges that Melbourne Water Corporation makes no representations as to the accuracy or completeness of this information and ought carry out its own investigation if appropriate.



-  Contour
-  Catchment/  
Drainage Boundary

-  Proposed Retarding Basin
-  Proposed Channel
-  Existing Channel
-  Proposed Culvert

30/03/2012



### 7.3 Integrated Water Management

City West Water has advised that the sports grounds within the precinct could potentially be serviced by the recycled water main in Sneydes Road.

There may be options for stormwater harvesting and using recycle water across the Point Cook West Precinct and East Werribee Employment Precinct. Land developers and Wyndham Council may explore these options with City West Water.

Water quality treatment should be distributed throughout the precinct.

### 8.0 Development Contributions

The Point Cook West PSP and DCP have been prepared by the Growth Areas Authority with the assistance of the Wyndham City Council, Government agencies, service authorities and major stakeholders.

The DCP has been developed to support the provision of works, services, and facilities that will be used by the future community of Point Cook West and existing community of Point Cook.

The DCP outlines projects required to ensure that future residents, visitors and workers within the Point Cook West area can be provided with access to the services and transport necessary to support a quality, affordable lifestyle.

The DCP establishes a framework for development proponents to contribute a fair proportion towards the cost of works, services and facilities for the new community at Point Cook West. It ensures the cost of providing new infrastructure and services is shared equitably between various developers and the wider community. Fairness requires costs to be apportioned according to the projected share of use and the required works, services and facilities items.

The key projects that are funded wholly or in part by the DCP are:

<b>Project</b>	<b>Delivery method / arrangement/ notes</b>
Dunnings Road – Land	Provide a road reserve 34m wide between the intersection of Dunnings and Hacketts Roads and the Dunnings Road overpass.
Dunnings Road – Construction	Construct Dunnings Road between the intersection of Dunnings and Hacketts Roads and the north-south connector as per the Point Cook West PSP.
Dunnings Road and North-South Connector Intersection - Land	Provide land for a roundabout
Dunnings Road and Hacketts Road Intersection – Land	Provide flaring for a three way signalised intersection.
Dunnings Road and Hacketts Road Intersection – Construction	Construct a three way signalised intersection in accordance with the PSP and DCP.
Dunnings Road and Tom Roberts Boulevard Extension Intersection - Land	Provide flaring for a four way signalised intersection.
Dunnings Road and Tom Roberts Boulevard Extension Intersection - Land	Construct a four way signalised intersection in accordance with PSP and DCP.
Dunning Road Overpass - Land	Provide land for freeway overpass between the intersection of the Dunnings Road and the North-South Connector and the Princes Freeway.
Sneydes Road Realignment – Land	Provide a road reserve 41m wide between the intersection of Sneydes and Hacketts Roads and the future freeway interchange.
Pedestrian Bridge – Land	Provide land for a pedestrian bridge - final location to be determined.
Pedestrian bridge - Construction	Construction of a pedestrian bridge over the

<b>Project</b>	<b>Delivery method / arrangement/ notes</b>
	Freeway in accordance with the PSP and DCP – final location to be determined
Shared Path Network – Construction	Construct the shared path network as identified within the Point Cook West PSP.
Active Recreation Reserve – Land	Provide district level active recreation reserve generally in the location identified in the Point Cook West PSP.
Active Recreation Reserve – Construction	Provide cash contribution towards the construction of facilities on the active recreation reserve in accordance with the PSP and DCP.
Multi-purpose Community Centre	Provide cash contribution of towards the construction of a Level 2 Multi-purpose Community Centre in accordance with the PSP and DCP.

## **9.0 Background and technical reports**

City of Wyndham Population and Household Forecasts, ID Consulting, updated 6 October 2011

Development Services Schemes: East Werribee Employment Precinct, Upper Skeleton Creek, Upper Point Cook, [extract] Bonacci Water, 18 February 2011

Preliminary Geotechnical Assessment East Werribee Employment Precinct, GeoAust Geotechnical Engineers, 7 April 2009

Limited Phase II Environmental Site Assessment, Zone G, East Werribee Employment Precinct, Werribee Victoria, Compass Environmental, 3 March 2011

Preliminary European Cultural Heritage Assessment, East Werribee Employment Precinct, Lovell Chen

*Point Cook Concept Plan*, Wyndham City Council, April 1996

*Point Cook Concept Plan Report (2000)*, Wyndham City Council, adopted 13 August 2001

*Point Cook West Traffic Analysis*, GTA Consultants, Draft Report, December 2011 (and subsequent revisions)

East Werribee Employment Precinct: Targeted Flora and Fauna Surveys, Werribee, Victoria, Ecology Partners, April 2010

Additional vegetation assessment within the East Werribee Employment Precinct, Werribee, Victoria, Ecology Partners, 10 December 2010

East Werribee Employment Precinct: Primary Services Infrastructure, Arup, June 2009

Wyndham Community Services Directory 2011, Wyndham City Council