Amess Road Precinct Structure Plan: Community information drop-in session

19 September 2019
Amess Road Precinct Structure Plan

What?

Precinct Structure Plans (PSPs) are the ‘blueprint’ for development and investment that will occur over many years.

PSPs layout features such roads, parks, key transport connections and areas for housing and employment.

A PSP is informed by existing plans and strategies, such as the Macedon Ranges Settlement Strategy and the Riddells Creek Structure Plan.

A PSP process identifies and funds the infrastructure needed to support increased housing and employment.
Amess Road Precinct Structure Plan

Where?

A Precinct Structure Plan (PSP) is being prepared for land designated for urban growth, north of Amess Road in Riddells Creek.
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Who and how? Process?

The PSP will be prepared by Sector Advantage in partnership with Council, the local community and other key stakeholders.
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Why? Context?

**December 2013:** MRSC resolved to adopt the Riddells Creek Structure Plan. The Riddells Creek Structure Plan designates the land north of Amess Road as a 'Priority Residential Development Precinct'.

**July 2015:** MRSC resolved to begin the implementation of the Riddells Creek Structure Plan via Planning Scheme Amendment C100. This included rezoning the land to Urban Growth Zone.

**December 2015:** MRSC resolved to revise Amendment C100 in response to submissions received during the public exhibition period of 10 September to 23 October.

**August 2016:** MRSC resolved to adopt Amendment C100 and apply the Urban Growth Zone.

**May 2017:** The Minister for Planning approved Amendment C100 and the land north of Amess Rd was rezoned to Urban Growth Zone.
Feedback stations

Theme 1: Context and Process
Theme 2: Urban Design
Theme 3: Parks, Open Space, Waterways and Environment
Theme 3: Community Facilities
Theme 5: Connectivity
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Have Your Say

We want to know what you think and what’s most important to you

Fill in a feedback form in hard copy tonight

Post your feedback to:
PO Box 151
KYNETON VIC 3444

Email your feedback to
mrsc@mrsc.vic.gov.au

Complete an online feedback form at mrsc.vic.gov.au/yoursay

Use sticky notes to place comments at feedback stations

Consultation runs from 1 to 30 September 2019.
Closing date for feedback is Monday 30 September 2019.
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Next Step

Community Involvement

September 2019: Initial community consultation
Who: MRSC in partnership with landowners, Sector Advantage and the Riddells Creek community.

February 2020: Consultation and community findings reported to Council
Questions
Theme 2: Urban design

Facts

Typical objectives of a PSP include:
- to establish a sense of place and community;
- to respond to township character and important features of the site; and
- to respond to the issues of climate change and increase environmental sustainability through a high quality design.

Key functions of a PSP are to:
- set the vision for how land should be developed and the desired outcomes achieved;
- sets out objectives, requirements and guidelines for land use and development;
- guide neighbourhood character;
- guide public realm and streetscape improvements;
- consider solar orientation;
- native vegetation protection;
- waterway protection and enhancement; and
- require high quality design of open space and community facilities.

Question

How will a PSP protect the character of Riddells Creek and interface with surrounding non-residential areas?

For Riddells Creek, a PSP must consider the rural township context, surrounding rural lifestyle and agricultural land uses, existing low density residential scale, waterways, vegetation, topography and soil type.

A PSP can use its vision, objectives, requirements and guidelines to determine:
- Lot size and layout
- Neighbourhood character
- Vegetation retention
- Design around natural features
- Design of interfaces at the edges of the precinct.

Example of Large Old Trees in good health that are able to be retained and protected by their own tree reserve within the streetscape of future development.
Theme 3: Parks, open space, waterways and environment

Facts

Typical objectives of a PSP include:
- to establish a sense of place and community;
- to provide highly livable places for people; and
- to increase environmental sustainability.

Key functions of a PSP are to:
- address biodiversity, cultural heritage, and infrastructure provision;
- guide public realm and streetscape improvements;
- outline the projects required to give access to open space and recreation facilities to support a healthy and active lifestyle;
- native vegetation protection;
- waterway protection; and enhancement.

Question

How are waterways and native flora and fauna being considered?

A PSP requires an open space network which combines techniques for managing urban stormwater runoff and biodiversity values.

It must incorporate integrated water management, with stormwater management and water sensitive urban design achieving best practice performance objectives.

A PSP will require retention of native vegetation within natural waterways of Wurundjeri Creek and Sandy/Dry Creek.

These creeks will require restoration and revegetation, and will serve as open space corridors providing public access and best practice land management.

Examples of protected, restored, regenerated and revegetated waterway / drainage reserve - Armstrong Creek, Victoria
Theme 4: Community Facilities

Facts

Typical objectives of a PSP include:

• to deliver accessible, integrated and adaptable community infrastructure.

Key functions of a PSP are to:

• address community infrastructure provision;
• outline the projects required to give access to services, open space and recreation facilities to support a healthy and affordable lifestyle.

Question

What examples of community infrastructure does a PSP consider?

A PSP must consider the educational, health and cultural needs of a growing community and what additional supporting services and infrastructure are required.

Examples of community infrastructure considered include schools, open space and sporting facilities, maternal and child health services, kindergartens, aged care facilities and emergency services.

A PSP must also determine the correct location, size, timing of delivery and type of community facilities and open space to meet the specific needs of the existing and future community. Examples of this are co-locating associated services, and connecting a community facility with the walking and cycling network.
Theme 5: Connectivity

Facts

Typical objectives of a PSP include:
• to provide better transport choices;
• to create highly accessible places with integrated infrastructure;
• to respond to climate change and increase environmental sustainability; and
• to provide highly livable places for people.

Key functions of a PSP are to:
• address transport and connectivity infrastructure provision;
• manage traffic, car parking, walking, cycling and public transport; and
• outline the projects required to give access to transport.

Question

How are parking, walking, cycling and road infrastructure considered?

A PSP must consider and respond matters such as:
• integrating the design of the precinct with the broader existing transport network;
• providing safe movement of all vehicles, including passenger and emergency vehicles;
• improving and upgrading existing roads and intersections to manage increased numbers of vehicles;
• designing a transport network to reduce car dependence;
• encouraging walking and cycling to contribute to healthy lifestyles, and reduce emissions and air pollution;
• provision of cycling lanes on collector streets such as Amess Road;
• construction of footpaths and pedestrian crossing points, the design of which allowing prams and wheelchairs;
• off-street shared paths for walking and cycling through open space areas such as along Sandy/Dry Creek corridor and Wurundjeri Creek corridor.