Amess Road
Precinct Structure Plan
Project Summary Booklet
A Precinct Structure Plan (PSP) is being prepared for land designated for urban growth north of Amess Road in Riddells Creek. A Precinct Structure Plan (PSP) provides a ‘blueprint’ for development and infrastructure investment that will occur over many years. A PSP lays out the important features of the precinct for local communities such as roads, parks, key transport connections and areas for housing. A PSP is informed by existing plans and strategies, such as the Macedon Ranges Settlement Strategy and the Riddells Creek Structure Plan. Various technical reports on these issues will be prepared to ensure that the PSP is tailored to the area and its context.

Who is preparing the PSP?
The PSP will be prepared and funded by developer, Sector Advantage.
Sector Advantage are the majority landowner within the precinct. The PSP will be developed in partnership with Council, the local community and other key stakeholders.

What role does Council Play?
Council is the primary decision maker and planning authority for the PSP.
Council are responsible for consulting and engaging with the community, deciding various key aspects of the plan through the preparation process and adopting the PSP.

What has been done so far?
Sector Advantage has prepared a draft urban framework plan and are working on a number of technical background reports to inform the PSP. These technical documents will further inform the draft urban structure plan which may change as a result.

Where will the Precinct Structure Plan apply?
The Precinct Structure Plan will apply to the land zoned Urban Growth Zone, north of Amess Road in Riddells Creek.
A Precinct Structure Plan is tailored to the area and its context. The Precinct Structure Plan will be used to achieve development which reflects the town’s character and rural surrounds.

Once the Precinct Structure Plan is approved by Council and the Minister for Planning, new development will occur in line with the requirements of the Precinct Structure Plan.

Developer, Sector Advantage has prepared a draft urban framework plan. An urban framework plan is prepared early in the process of preparing a Precinct Structure Plan. The draft urban framework plan once finalised will form part of the Precinct Structure Plan.

Before the Precinct Structure Plan progresses to the formal planning scheme amendment process, Council are seeking the views of the community from 1 to 30 of September 2019 in order to raise awareness of the project and give the community an opportunity to ask questions. There will be further consultation during the formal phase at a later date.
**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**
Who: Council officers.

**Draft documents completed**
Who: Sector Advantage to prepare documents, and council officers, servicing authorities and government agencies to assess.

**Request to amend Macedon Ranges Planning Scheme**
Who: Sector Advantage lodge request with Council.

**Assessment of request**
Who: Council officers assess request to amend planning scheme.

**Council meeting**
Who: Council consider requesting authorisation from the Minister for Planning to begin planning scheme amendment.

**Planning Scheme Amendment process begins**
**Authorisation**
Who: Council request authorisation from the Minister for Planning.

**Community Involvement**

**Formal exhibition and community consultation on planning scheme amendment**
Who: Council in partnership with landowners, Sector Advantage, the Riddells Creek community and government stakeholders.

**Council meeting**
Who: Council consider submissions, consider changing amendment and consider referring submissions to a planning panel.

**Community Involvement**

**Planning Panel**
Who: Council request an independent planning panel hearing to hear submissions, expert evidence and prepare a report.

**Adoption of the Amess Road PSP**
Who: Council consider the Panel’s report and consider adopting the PSP.

**Approval**
Who: The Minister for Planning considers approving the PSP.
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?

A PSP must understand, appreciate and respond to its local and regional context to ensure that future development isn’t out of place. For Riddells Creek, a PSP must consider the rural township context, surrounding rural living and agricultural land uses, the existing low density scale of the surrounding residential area, and existing landscape features such as waterways, vegetation, topography and soil type.

A PSP can use its vision, objectives, requirements and guidelines to determine such things as lot size, how natural and cultural features can be incorporated into street layout and road design, solar orientation, water and energy efficient design, building height and scale, vegetation retention and planting to enhance native habitat and reduce spread of weeds etc.

Areas of development at the edges of the precinct are particularly sensitive. The vision, objectives, requirements and guidelines of a PSP can be tailored to achieve specific development outcomes at these interface locations.
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?

The process of developing the Amess Road PSP requires preparation of technical background reports including:
- Storm water management strategy
- Geomorphology and vegetation values assessment
- Ecology and biodiversity assessment
- Arborist report
- Growling Grass Frog survey

The precinct structure plan process requires an open space network which combines techniques for managing urban stormwater runoff and biodiversity values. It must also incorporate integrated water management, with stormwater management and water sensitive urban design achieving best practice performance objectives.

The Amess Road PSP will carefully consider how it can protect native vegetation on the site.

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.

The design and management of natural waterways are informed by Melbourne Water policies and strategies including, Waterway Corridors - Guidelines for greenfield development areas within the Port Phillip and Westernport Region the Healthy Waterways Strategy 2018-2028.
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.

To inform these, technical background reports are prepared which examine the existing infrastructure across the whole transport network, consider population projections and assess what transport infrastructure is needed.

A PSP must consider advice from Department of Transport and Regional Roads Victoria (VicRoads) for future road upgrades.
Have Your Say

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

Feedback received will be used to help inform the final draft of the Precinct Structure Plan before progressing to a formal planning scheme amendment process which will finalise the PSP.

Your feedback can be lodged in several ways:

- Completing the online feedback/submission form at mrsc.vic.gov.au/yoursay
- Emailing your feedback to mrsc@mrsc.vic.gov.au
- Posting your feedback to the address below:
  Macedon Ranges Shire Council
  re. Amess Road PSP
  PO Box 151
  KYNETON VIC 3444

Consultation runs from 1 to 30 September 2019.

Closing date for feedback is Monday 30 September 2019.

Community Information Session

A community information session will give you an opportunity to discuss the plan with Council and Sector Advantage.

19 September 2019
5-8pm.
Riddells Creek Community Centre (Riddells Creek Senior Citizens Hall),
74 Main Road, Riddells Creek.

RSVP is required.

All event details and RSVP instructions can be found at mrsc.vic.gov.au/yoursay

If you are unable to attend but still wish to discuss the plan, please contact us to arrange a separate meeting time.

What will Council do with the feedback?

Council officers will review and consider all feedback, and report back to Council on what was heard by no later than the February 2020. Following this, council officers will report back to the community on what was heard.

Note: Any feedback received as part of this consultation process is not subject to any requirements of the Planning and Environment Act 1987 and feedback received does not count as a formal submission to any future planning scheme amendment. In order to have a submission considered at any future planning scheme amendment stage, you must make a submission during the exhibition phase of the planning scheme amendment process.

Please note: for the purpose of reporting to Council and assisting preparation of a future Precinct Structure Plan, feedback received will be made public and provided to Sector Advantage.

The collection and handling of personal information is in accordance with Council’s Privacy Policy which can be downloaded at mrsc.vic.gov.au/privacy.
1. Read all the available information
This might seem obvious, but sometimes people write feedback in response to what other people have told them, rather than reading the consultation materials themselves. While we do read and consider all feedback, you should make sure that your comments and views are relevant by responding to what the documents say, rather than to what other people think they say.

2. Only respond to the points you want to respond to
Please pick and choose the areas you wish to respond to, those that affect you, points that you’re passionate about or just parts that you have ideas about. We don’t expect you to respond to every point.

3. Jot down your key concerns/questions/suggestions
It’s a great idea before writing your feedback to jot down your key thoughts, concerns, questions and suggestions. Take a look at them and consider whether they all reflect one big idea or issue you have, or if there’s a number of different topics you wish to respond to. This can help you clarify your thoughts and make it easier to write more clearly concisely.

4. Find facts and evidence supporting your views.
While we respect your views and opinions, you can demonstrate your perspective and the importance of your ideas by providing us with examples or evidence that support them.

5. Provide alternative ideas and suggestions.
Sometimes it can be easy to simply criticise an idea or service, but it’s important to think about what should take its place. If you have an alternative approach that you believe will work better, feel free to let us know. This helps us understand your perspective and gives us new ideas to consider.

6. Structure your feedback to be clear and easy to read.
While we’ll read your feedback regardless of how you structure it, if you make sure your feedback is clear and easy to read then that helps ensure that we understand your views and concerns. There are different ways of structuring your feedback and the most important thing is to get your ideas to us. To help, we’ve provided the following suggestions:
   - Include a summary indicating what parts of what documents you are responding to.
   - Clearly include your interest or involvement in making your submission. Why are you interested in this document, does it affect you personally, your family, friends, community, or business? This helps us understand and consider your circumstances.
   - Separate out each topic you wish to discuss into the themes presented in this booklet to help us understand each of your concerns and points.
   - Provide a summary of your main ideas, concerns and points at the end of your submission to sum up your views.

7. Ask another person to read through your feedback.
If possible, get someone else to read over your feedback to make sure it clearly says what you want it to. This helps ensure that we don’t misunderstand your thinking and it’s clear to us and anyone else reading what your ideas and concerns are.