



Amess Road PSP

COMMUNITY CONSULTATION RESPONSE REPORT

éche|on
planning UrbanFold AUGUST 2022

01

INTRODUCTION

The Amess Road Precinct Structure Plan (PSP) will apply to a 131.8 hectareS area of land which is identified to accommodate future growth in Riddells Creek. The PSP is located north west of the existing township, bordered by Kilmore Road to the west, Amess Road to the south, Frost Lane to the north and farmland to the east.

Preparation of the PSP is the next step in the process to deliver on an objective in the Macedon Ranges Shire Settlement Strategy and Riddells Creek Structure Plan to provide for the planned growth of the township. The Amess Road PSP is being prepared by Banner Asset Management (the developer of over 53% of the PSP land) but the PSP and Planning Scheme Amendment will be considered by the Macedon Ranges Shire Council and ultimately decided on by the Minister for Planning.

Urban planners (Echelon Planning) and urban designers and landscape architects (UrbanFold) have led the planning and design process for the PSP land since October 2021. This follows on from background reports and plans prepared by a previous consultant team between 2019-2021. The new team set out to take a fresh approach to the project, reviewing the technical work undertaken and seriously considering the site and township characteristic and how they could be embedded into the PSP. Part of this fresh undertaking has been increased collaboration with the community and hearing from the community in the consultation sessions.

The community consultation sessions were held to share the progress of the PSP work, to seek feedback on the key design and planning ideas for the precinct, and to listen to community concerns with regards to the PSP. Six community consultation sessions were held in total - five in-person sessions, one online session. Max Hardy Consulting facilitated these sessions and distilled feedback into a report titled "Community Engagement Report Amess Road Precinct Structure Plan, Riddells Creek". The report can be found on the Amess Road PSP website www.amessroadpsp.com.

The purpose of this report is to address the key themes raised at the PSP community consultation sessions held in July 2022. In this report, responses to the matters raised are provided (where possible) from a planning, urban design and landscape perspective. More specifically the purpose of this report is to:

- Identify key themes relating to urban planning and design matters;
- Respond to each matter from a planning and urban design perspective; and
- Identify key actions that will be undertaken moving forward to address the key concerns of the community (either within the PSP, planning scheme or other work to be undertaken)

The most current Concept Plan for the Amess Road PSP can be found in chapter 4 which has been updated/ refined following the community consultation sessions. Key information regarding the amount of new dwellings, parkland, shared trails and other details is also contained in Chapter 4.

As the preparation of the PSP progresses, information and updates will be provided via the following main avenues:

- Monthly Bulletin updates via the Macedon Ranges Shire website and email;
- Provision of plans and updates on the Amess Road PSP website- www.amessroadpsp.com; and
- Formal exhibition process for the amendment undertaken by Department of Land Environment, Water and Planning.

We appreciate your contribution to the Amess Road PSP process and through the consultation sessions your commitment to the Riddells Creek community.

02

SUMMARY OF COMMUNITY ENGAGEMENT SESSIONS

This chapter provides a summary of the feedback received during the six sessions. A full account of the sessions can be found in the Max Hardy report - "Community Engagement Report Amess Road Precinct Structure Plan, Riddells Creek" - on the Amess Road PSP website.

The sessions were extremely valuable in understanding the concerns and areas of priority for the Riddells Creek Community so that we can best address them (where possible) in the PSP documentation.

SUMMARY OF THE FEEDBACK BY STATION

Station 1: Site analysis & embedding key characteristics into a Precinct Plan

The key characteristics presented were:

- Rolling Topography
- Water & Drainage
- Views
- Vegetation
- Connection to Heritage

Participants were asked to rank what they saw as the most important characteristics and note if they believed any were missing.

The community voted for “retaining tree clusters and adding new plantings” as their most important characteristic of the site and supported the retention of indigenous plants, street planting and wetland plants in appropriate areas. This was followed by “featuring water bodies”, “retaining view corridors” and “working with the slope”.



Station 2: Key ideas

For the second station, several key ideas for the PSP were presented to participants including:

- Creating local parks;
- Responding to sensitive interfaces;
- Providing active recreation facilities;
- Utilising native vegetation and green links;
- Working with the slope and maximising views;
- Utilising creek corridors for recreation and protection of native vegetation; and
- Providing a Village Hub with small shops and a community facility.

Participants then assessed how well these responded to the characteristics identified at Station 1. Some comments included the desire to have walking paths, suggestions that the Village Hub included facilities like a neighbourhood safe place and material child health.

Some comments highlighted the need to consider roads for workers with larger vehicles and some noted their desire to have Indigenous place names within the development.

Station 3: Creating neighbourhoods

In this station participants supported neighbourhoods having more trees, nature strips and deciduous plantings. The community supported designing pedestrian networks for a diversity of groups including young, disabled and elderly people.

When asked about what amenities the community wanted to see in the parks in the PSP, respondents supported adventure playgrounds and nature play, a fenced off-lead dog park, recycled water to be used in parks, a food trail, habitats for biodiversity and a skate park. Respondents highlighted the need to consider what sport ground was provided in the active open space. Rangeview Estate was referenced as a precedent for its trees and parks.

Participants then voted on what housing type was seen to be missing in Riddells Creek. While some people supported more compact low-density development, there were mixed views on the need for a mix of housing choices and block sizes in Riddells Creek. Some participants felt smaller lot sizes could help with downsizing, but there was concern about double storey housing compromising neighbours' views. P

Participants showed support for characteristics that they believed complemented Riddells Creek, including significant landscaping, rural fencing and green streets that reflected the townships rural character. There were comments raised around lot sizes and the general growth of the population of Riddells Creek and what it means for the wider township.

Images were provided for what housing types were being considered in key zones in the PSP. One participant commented that "amenity based", two-storey development suited being situated in the centre of the PSP. Other participants questioned why affordable housing options needed to be provided in Riddells Creek at all.

Station 4: Open ideas

Key themes that emerged from this station included:

• **Environmental sustainability**

Participants expressed the desire for the development to incorporate energy efficiency standards for housing, water tanks, solar panels, passive design, a community energy grid, water recycling and to discourage dark roofs.

• **Provision for diverse housing**

Participants wished to see accessible housing for the elderly and disabled as well as a consideration of facilities for families being provided in the PSP.

• **Support for more housing choices in Riddells Creek**

Participants were asked if they supported more housing choices. Responses were mixed. Some participants wished to see housing diversity and supported the consideration of including social housing. Some participants did not support housing diversity and expressed their confusion at the need to consider this. Generally, participants didn't see the need for such a diverse housing supply in Riddells Creek.

General Comments

Outside of the structured stations for comments, other comments, questions and discussion points arose from the in-person and online sessions. In particular, many questions were posted in the online sessions that this report addresses in Chapter 3.

03

RESPONSE TO KEY PLANNING THEMES

The table over the following pages seeks to respond to questions received in the online and in-person sessions as well as discussion points that arose in the course of all the consultation sessions that relate to planning, design and the PSP process.

We have grouped the feedback and points of discussion into key themes.

The table addresses the following for each key theme:

- Under "Matters raised" a sample of the questions/ comments in this theme are included.
- Under 'response', the table addresses how the matters have been responded to in the PSP or how the urban planners and designers can address this moving forward.
- Under 'proposed action' the table addresses the key actions that the project team or other parties are proposing to undertake in order to resolve the matter, either through the PSP or a separate process.

The key themes that emerged from the community consultation sessions have been categorised as follows:

Township character

- Block sizes and housing character
- Traffic impacts

Infrastructure

- Supporting infrastructure and amenities in the PSP/ township

Environment

- Green spaces
- Sustainability measures
- Protection of biodiversity
- Bushfire response
- Drainage considerations

Process and implementation

- Community inclusion
- Process
- Implementation of the plan by the developer/s

RESPONSE TO KEY PLANNING THEMES TABLE

THEME: TOWNSHIP CHARACTER		
Matter Raised	Response	Proposed action
<p>Block Sizes and Housing Character Sample of questions/comments: <i>"What is the range of block sizes in the development?"</i> <i>"The "amenity based" [smaller homes] looks good, good to have them concentrated in centre."</i> <i>"I still maintain there are far too many houses/blocks planned."</i> <i>"Please recognise that small houses on small blocks are a problem: 2-3 cars per house, tiny street, can't park or traverse, residents have caravans/boats."</i> <i>"Have areas for smaller blocks - they're cheaper for young people to buy."</i> <i>"I'd prefer single storey only."</i> <i>"Have you considered village style housing, compact, single storey, inward facing?"</i> <i>"The main issue is the urban look in rural townscape."</i> <i>"I want to see the existing rural features - waterways, lakes and trees - retained!"</i></p>	<ul style="list-style-type: none"> State planning policy aims to ensure that new housing developments include housing diversity for a multitude of community needs and affordability. This means we must include a variety of lot sizes which includes lots to support smaller housing as well as housing that may be two storeys. State Planning Policy also requires that you consider the context of a PSP and respond to this appropriately. Therefore, it is proposed that the PSP will include a range of lot sizes from 400-800m² with some less than 400m² and landscaped interfaces along key PSP edges. The PSP will propose single storey homes along the key PSP boundaries (west, south and east) with smaller lots sensitively located in high amenity areas more central to the site. It is clear that the community values the rural township character of Riddells Creek and desires to have this incorporated and enhanced in the PSP. This is also embedded in state policy which requires that character and context is considered for new development. The PSP will be able to address these matters through Requirements and Guidelines. In addition the Urban Growth Zone Schedule can include requirements and controls around aspects of future developments such as setbacks, landscaping, fencing and sensitive interfaces etc. 	<ul style="list-style-type: none"> Include a requirement in the PSP requiring the creation of a larger urban lot interface with dwellings on Amess and Kilmore Road to be single storey. Include a plan that identifies high amenity areas in the PSP where smaller lots should be focussed. Identify character requirements for dwellings within the PSP based on comments received by the community. Include a requirement in the Urban Growth Zone schedule in the Macedon Ranges Planning Scheme that requires housing design guidelines to be prepared to cover off on matters such as character, materials, landscaping, fencing and sustainable development). Include a requirement(in the PSP) to enhance rural features such as well-landscaped waterways, waterbodies and streets, as well as a requirement in the Urban Growth Zone Schedule that every development must submit a landscape plan to be submitted, considered and approved by Council.
<p>Traffic impacts Sample of questions/comments: <i>"I have concerns regarding traffic increases/management."</i> <i>"Has traffic management been considered? Kilmore Road is already very busy now."</i> <i>"You only have two access points. Is this enough in case of emergencies - bush fire, medical, accidents?"</i> <i>"How does it connect to the town? How many points of access?"</i> <i>"Street strips need to allow parking of 3+ cars per house."</i></p>	<ul style="list-style-type: none"> The project Traffic engineers have reviewed the proposed internal transport networks and its impact on roads in Riddells Creek. The report showed that local existing roads have ample capacity to support the growth associated with the PSP. The project traffic engineers and bushfire consultants have reviewed the road network within the PSP and have concluded that sufficient access from a bushfire and emergency perspective has been provided. This is achieved through sufficient entry/exit points being provided to the PSP and road cross sections that are sufficiently wide for emergency vehicles to use the roads unimpeded. 	<ul style="list-style-type: none"> Direct the project bushfire consultants to ensure their assessment and report sufficiently addresses access from a bushfire perspective having regard to the local context..

THEME: TOWNSHIP CHARACTER - PART 2

Matter Raised	Response	Proposed action
<p>Traffic impacts continued Sample of questions/comments: <i>"I have concerns regarding traffic increases/management."</i> <i>"Has traffic management been considered? Kilmore Road is already very busy now."</i> <i>"You only have two access points. Is this enough in case of emergencies - bush fire, medical, accidents?"</i> <i>"How does it connect to the town? How many points of access?"</i> <i>"Street strips need to allow parking of 3+ cars per house."</i></p>	<ul style="list-style-type: none"> • In consultation with the Department of Transport, the traffic volumes associated with the PSP and Kilmore Road was analysed. Based on the projected vehicle movements it was identified that the construction of two entry points to Kilmore Road would be required. In collaboration with Council, the project team negotiated round about treatments at these intersections which is considered the be the most appropriate treatment from a rural character perspective. • A shared path that connects with the existing shared path through Riddells Creek is proposed as part of the PSP to encourage active forms of transport. 	<ul style="list-style-type: none"> • It is proposed that the development of the PSP will fund the two roundabouts and the shared path through the use of a Development Contributions Plan (DCP).

THEME: INFRASTRUCTURE

Matter Raised	Response	Proposed action
<p>Supporting infrastructure and amenities in the PSP/township Sample of questions/comments: <i>“Why is there no school, supermarket etc included in the PSP?”</i> <i>“Facilities are already stretched - the supermarket, trains, no footpaths. How will you support the town and its people?”</i> <i>“We would assume the majority of new residents will be young families, so is there consideration of expanding the existing school?”</i> <i>Ideas for Village Hub: “Youth spaces in village hub - basketball, skate park mini”, “Village hub? Local Shop? Cafe. Local employment opportunity. Link with community garden.”</i> <i>“What about the station? Car parks are needed.”</i> <i>“What about the town shopping centre capacity?”</i></p>	<ul style="list-style-type: none"> • A Community Infrastructure Assessment assessed the existing capacity and future need for community infrastructure in Riddells Creek. It then considered the increased demand as a result of the PSP area. The report: <ul style="list-style-type: none"> • Supports the provision of a community facility within the PSP. • Concludes that there isn’t sufficient need for a second government primary or secondary school in Riddells Creek as a result of the PSP. This is based on the catchments required for primary schools. • The project team has contacted the Department of Education to confirm whether they agree with the conclusions of the Community Infrastructure Assessment that no school facilities are required in the PSP area, or whether there are plans to expand existing schools in Riddells Creek. • A Retail Needs and Economic Assessment was also prepared. It considered the existing retail catchment of Riddells Creek and whether the current town centre was meeting the existing demand as well as any potential impact on the retail catchment as a result of the PSP. It found that over the next 15 years, there will likely be demand for two new full-line supermarkets in the broader area including Riddells Creek, Romsey and surrounding areas due to the increase in population across the whole of the Macedon Ranges Shire. However, it found that the PSP was not an appropriate location for a supermarket. The report suggests that the PSP will support limited retail within the precinct such as a convenience store, cafe or hairdresser. 	<ul style="list-style-type: none"> • Test options for the design of the Village Hub and active open space. • Although outside of the scope of the PSP, Banner Asset Management has engaged UrbanFold to undertake a separate piece of work which assesses the urban design and development opportunities for the Riddells Creek Township. The assessment will address land-use, public realm, built form and movement and access opportunities within the township. This report will be available to the community to review once complete.

THEME: INFRASTRUCTURE - PART 2

Matter Raised	Response	Proposed action
<p>Supporting infrastructure and amenities in the PSP/township continued</p> <p>Sample of questions/comments:</p> <p><i>“Why is there no school, supermarket etc included in the PSP?”</i></p> <p><i>“Facilities are already stretched - the supermarket, trains, no footpaths. How will you support the town and its people?”</i></p> <p><i>“We would assume the majority of new residents will be young families, so is there consideration of expanding the existing school?”</i></p> <p><i>Ideas for Village Hub: “Youth spaces in village hub - basketball, skate park mini”, “Village hub? Local Shop? Cafe. Local employment opportunity. Link with community garden.”</i></p> <p><i>“What about the station? Car parks are needed.”</i></p> <p><i>“What about the town shopping centre capacity?”</i></p>	<ul style="list-style-type: none"> The PSP land has been designated for an area for growth and this is not predicated upon there being further upgrades to public transport infrastructure in Riddells Creek. Notwithstanding, it is good planning to consider what impacts that the incoming population may have on existing transport infrastructure and ensure that the plan can readily connect with the existing township and accommodate increased services as needed. As such the PSP will be designed to enable a bus link through to town as well as providing excellent walking and cycling routes into town. <p>In addition, there is a role for the project team, the community and council to ensure that DOT are aware of the PSP project and the proposed growth of the township and ensure that the service levels meet demand.</p>	<ul style="list-style-type: none"> Continue the advocacy effort to both Department of Transport and Department of Education and Training throughout the PSP process and throughout the life of the development where required.

THEME: ENVIRONMENT

Matter Raised	Response	Proposed action
<p>Green spaces Sample of questions/comments: <i>"Native planting"</i> <i>"Retain exotic trees - they're part of the Macedon Ranges culture & image!"</i> <i>"Who develops the green spaces?"</i> <i>"Footpaths need to be easier for walking, wheelchairs, toddlers on bikes."</i> <i>"Is there a strategy to encourage teens to walk and parents to let them walk/ride?"</i></p>	<ul style="list-style-type: none"> The PSP includes a diverse and extensive network of open space and conservation areas that go beyond the State and Local Planning Policy requirements. The PSP proposes to set aside nearly 11% of the developable area as open space. Local parks will be delivered by the developers (at the developers cost) and any active recreation reserves (i.e football ovals) will be delivered by Council (but funded by a Development Contributions Plan). A balance of native vegetation as well as vegetation that is more reflective of the Macedon Ranges character will be incorporated into the design. Shared paths in the green link will suit recreation and active transport for a range of ages and abilities. Nearly 2.5km of off-road shared paths are proposed in the green link. 	<ul style="list-style-type: none"> Include a requirement in the PSP for the open spaces to be delivered to the satisfaction of the Council an generally as shown on the PSP plan. Include a requirement in the PSP for the shared path network to be delivered by the developer. Include a requirements for future development to retain important existing vegetation (conservation areas) and add enhance the landscape through extensive additional planting.
<p>Sustainability measures Sample of questions/comments: <i>Ideas: "What requirement can be put on developers to build energy efficient houses? Eg triple glazed, R7 insulation"; "Solar passive, 6* rating"; "More trees and pleasant for pedestrians is extremely important - also important for environment."; "Homes to be built with water tanks and solar panels. Discourage Black roofs." "Importance of block orientation" "Provision for solar, community grid + battery?"</i></p>	<ul style="list-style-type: none"> UrbanFold are preparing a layout that will respond to the natural slope of the site and optimises block orientation. The project team includes engineers who are prioritising sustainable urban development outcomes and increasing street greenery by proposing bespoke street designs which reduce pavement and prioritize planting and shade outcomes. Future developments in the PSP will be required to prepare housing design guidelines. The requirement can be written in a way to specifically reference key items the guidelines must address such as sustainability. 	<ul style="list-style-type: none"> Include a requirement in the Urban Growth Zone schedule of the Planning Scheme, that housing design guidelines must be prepared and that they should include matters including sustainable design outcomes.
<p>Protection of biodiversity Sample of questions/comments: <i>"Are wildlife corridors going to be incorporated? Wetlands?"</i> <i>"Don't lose trees around waterways."</i> <i>"Trees: What % of old trees will be retained?"</i> <i>"Keep houses setback from Amess and Kilmore Roads to keep roadside canopy."</i></p>	<ul style="list-style-type: none"> The project ecological consultant has prepared a Biodiversity Assessment Report to assess and protect the highest value existing native vegetation of the site. The project team has worked closely with the ecological consultant to ensure the most significant vegetation on the site is protected. It is estimated that the PSP will protect approximately 8ha of native vegetation as well as 67 scattered and large trees. The PSP is proposed to specifically include approximately 1.6ha of conservation areas to protect valuable biodiversity. All existing vegetation along Kilmore and Amess Roads is to be retained, and it is proposed that the PSP will require additional plantings on these interfaces. 	<ul style="list-style-type: none"> Include requirements in the PSP for the retention of native vegetation in accordance with a Native Vegetation Precinct Plan. Include cross sections in the PSP that include setbacks between dwellings and Kilmore Road, and Amess Road. Include a requirement in the PSP that additional vegetation must be planted in road reserves and parks.

THEME: ENVIRONMENT - PART 2

Matter Raised	Response	Proposed action
<p>Bushfire response Sample of questions/comments: <i>"Have access / egress issues been thought about in the case of bush fires"</i> <i>"Road width needs to account for parked cars! Must have fire truck access prioritised."</i> <i>"Bushfire assessment - a lot of higher density development in a high-risk area"</i></p>	<ul style="list-style-type: none"> • The project teams bushfire consultant is finalising their bushfire assessment for the PSP area. The report considers the existing threat of bushfire to the PSP and surrounding area and then considers the impact of any future development on that bushfire risk. • The PSP area has been designated as a Bushfire Prone Area, however, it has a relatively low bushfire risk. The bushfire report considers that the process of developing the PSP area will further reduce the bushfire risk on the site. • Bushfire risk will also be managed in the PSP using a combination of perimeter roads and dwelling setbacks. • The project bushfire and traffic consultants have reviewed the road network within the PSP and have concluded that sufficient access from a bushfire and emergency perspective has been provided. This achieved through sufficient entry/exit points being provided to the PSP and road cross sections that are wide enough for emergency vehicles to use the roads unimpeded. 	<ul style="list-style-type: none"> • Confirm that assessment and technical reports prepared by traffic consultant address that roads in the PSP will be able to accommodate for emergency vehicles. • Direct the project bushfire consultant to confirm that their assessment and report address access requirements of the PSP and considers the bushfire risk of the PSP area in the context of the 2014 bushfire event in Riddells Creek.
<p>Drainage considerations <i>"Attractive place for ppl to walk. Different environment on the site - water flow, swampiness."</i> <i>"Concerned about water drainage"</i> <i>"Swamp plants important near water bodies"</i></p>	<ul style="list-style-type: none"> • The project teams stormwater consultant is preparing a Stormwater Strategy for the development in consultation with Melbourne Water. • The Report identifies that construction of the stormwater infrastructure will ensure that all of the stormwater generated by the PSP area can be retarded within the boundaries of the PSP and will not have an adverse impact on downstream landowners to the east. • Vegetation in the existing drainage lines is to be retained where possible and additional planting be provided subject to approval of Melbourne Water. • Waterbodies and waterways will be designed to be an attractive feature of the landscape with shared paths and appropriate plantings. 	<ul style="list-style-type: none"> • Conditions can be placed on future permits requiring landscape masterplans for all waterways and drainage corridors to ensure they become high amenity passive recreation areas. • PSP to include plans on how drainage corridors can be designed to maximise recreation.

THEME: PROCESS AND IMPLEMENTATION

Matter Raised	Response	Proposed action
<p>Implementation of the plan by the developer/s Sample of questions/comments: <i>“Who makes sure the developer respects these [site vision] characteristics?”</i> <i>“Developer to complete as in the plan, green space”</i> <i>“Chain of instruction required from planners to the bulldozer driver - construction management plan.”</i></p>	<ul style="list-style-type: none"> The PSP is a guiding framework for developers and the council. It gives local communities, developers and other investors greater certainty and confidence about future development in growth areas. Any proposed development needs to be in alignment with the PSP. Council will also assess applications on their merits and based on their compliance with the PSP. Requirements set out in the PSP must be complied with in order for a permit to be issued. Conditions will be placed on future permits by Council to ensure that development occurs in accordance the approved plans and there will be conditions placed on the permits to ensure that development occurs in a manner which minimises impacts on the site and surrounding area. This can include but is not limited to conditions requiring the submission and approval of construction and environmental management plans for each stage of development. 	<ul style="list-style-type: none"> Include requirements in the PSP in relation to achieving good design and development outcomes which must be fulfilled by the developer. Include requirement in the PSP that development must be generally in accordance with the plans, requirements and guidelines set out in the PSP. Conditions can be placed on the permit requiring the submission and approval of construction and environmental management plans.
<p>Community inclusion Sample of questions/comments: <i>“Don’t want development to be stand-alone. Part of the town - how do we achieve this?”</i> <i>“A community bus (I know outside of PSP) to connect town/train/supermarket/disability”</i></p>	<ul style="list-style-type: none"> A Community infrastructure and retail needs assessments were recently prepared. These reports identified that while the PSP area should have a some small shops as part of the village hub to support the PSP development, the centre of Riddells Creek should be maintained as the retail core of the town. However, this village hub can be enjoyed by both the residents in the PSP area and the wider community. An active transport link to the existing shared path in Riddells Creek has been proposed as part of the PSP. Further, a bus capable road is incorporated into the PSP to enable future public transport usage. 	<ul style="list-style-type: none"> Development of the PSP will fund the community facility, active open space reserve and the shared path through the use of a Development Contributions Plan (DCP). Although outside of the scope of the PSP, Banner Asset Management has engaged UrbanFold to undertake a separate piece of work which assesses the urban design and development opportunities for the Riddells Creek Township. The assessment will address land-use, public realm, built form and movement and access opportunities within the township. This report will be available to the community to review once complete.¹ Continue to advocate to the Department of Transport for updates to the public transport networks, services and provision in Riddells Creek to support the anticipated growth following the PSP. As this is a long term project, it is in the interest of the developer to continue to advocate for better transport network and service provisions
<p>Process Sample of questions/comments: <i>“Is the Amess Road development definitely going ahead? If so, when?”</i> <i>“Is this a done deal or could the project be stopped?”</i></p>	<ul style="list-style-type: none"> The Riddells Creek Structure Plan in 2013 designated the Amess Road precinct as a priority residential development area to accommodate projected population growth. The 2017 rezoning of the land to Urban Growth Zone supported this growth and the requirement for the preparation of a PSP. Further steps in the PSP process, including when exhibition and formal consultation are held, are highlighted in Chapter 5. 	<ul style="list-style-type: none"> Ensure the community has avenues to provide feedback on the PSP. Continue to provide updates to the community on the progress of the PSP via the website and monthly bulletin updates from Council.

04

KEY LAND USE DETAILS AND THE CONCEPT PLAN

SKETCH CONCEPT PLAN



1300

APPROXIMATE NUMBER OF NEW DWELLINGS
with a variety of lot sizes



2.5km

OFF ROAD SHARED TRAILS
connecting into township



18ha

CONSERVATION RESERVES AND WATERWAYS



10.6ha

OPEN SPACE
ovals, linear parks and local parks



Village Hub

LOCAL SHOPS AND COMMUNITY FACILITY




Green Streets

GREEN STREET NETWORK
with shared pathways and significant landscaping

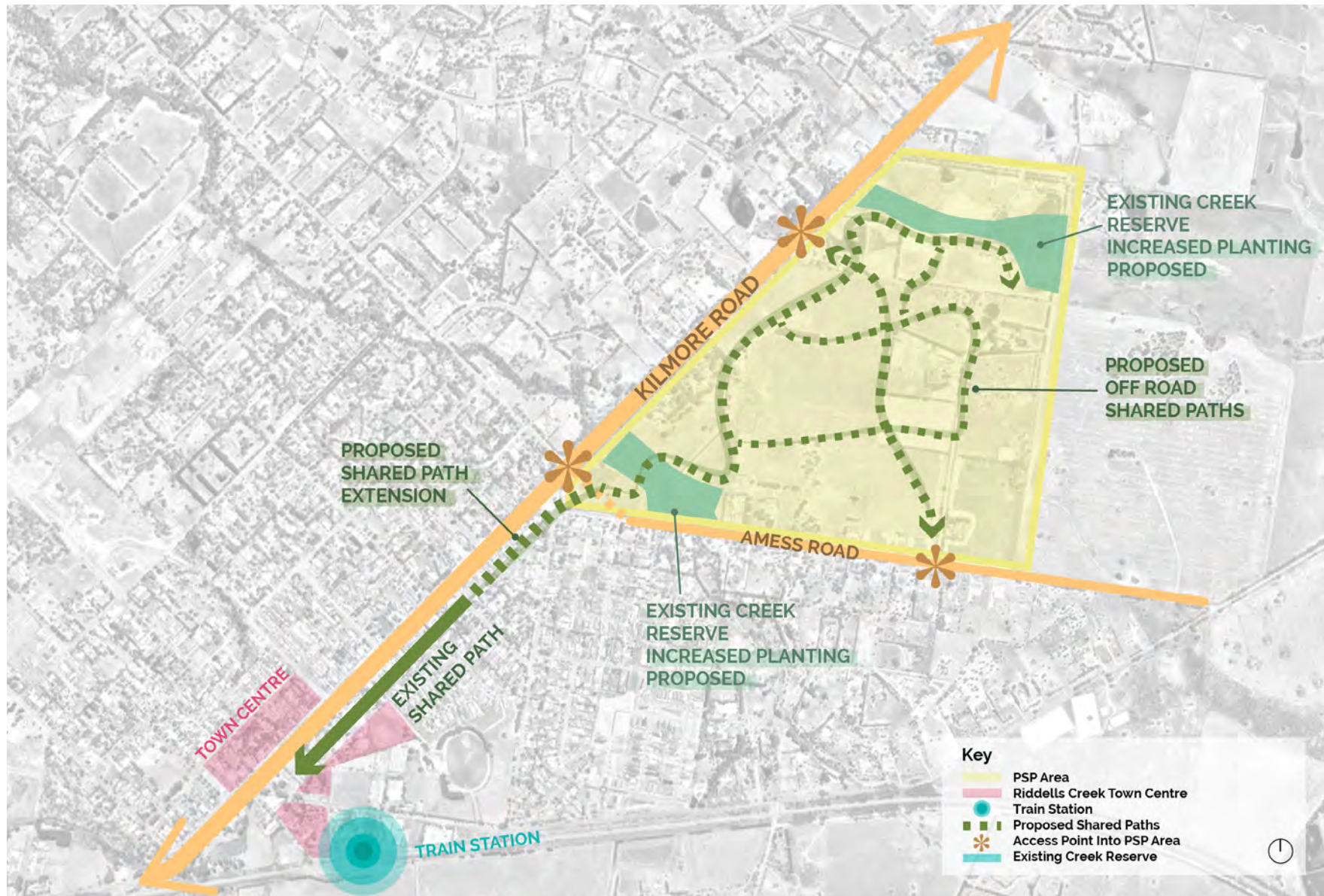
-  Community Hub
-  Parks/Linear Open Space
-  Heritage Precinct
-  Drainage/creeks
-  New streets
-  Residential Areas



UrbanFold 

0 100m 200m ↑ N.

PSP PROPOSED SHARED PATHS AND ACCESS



05

NEXT STEPS

SUBMISSIONS

If you have any further queries or contributions, please send submissions to info@amessroadpsp.com.

You can keep up to date with the project via the Amess Road project website – www.amessroadpsp.com.

FORMAL CONSULTATION

Formal consultation occurs on during the exhibition period for the amendment. It is our aim that this will occur in February 2023

WHAT IS THE PROCESS OF PREPARING A PRECINCT STRUCTURE PLAN?



1

We are here:

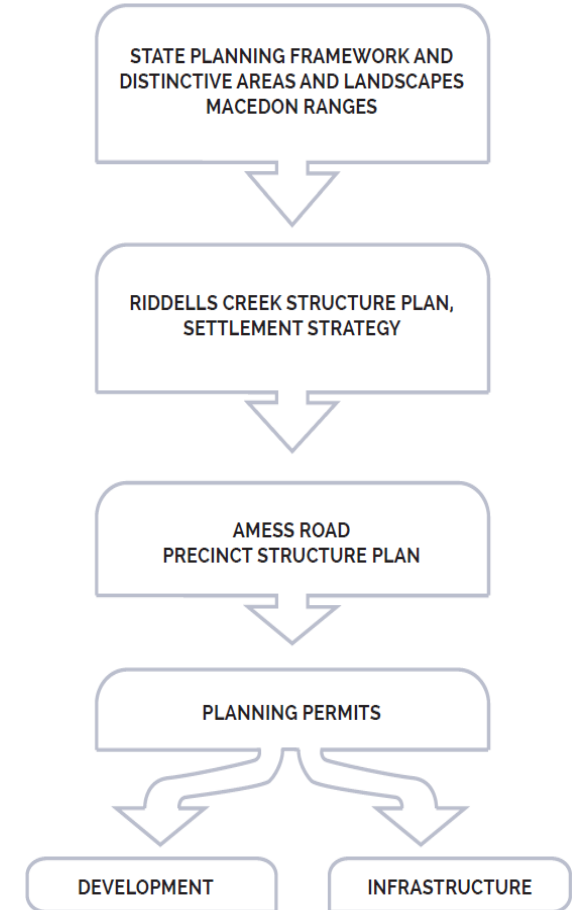
- Collate and consider all the feedback
- Prepare a consultation summary report (to be publicly available)
- Prepare PSP plan that builds on established key ideas and feedback
- Complete all background

JULY-SEP

2

- Prepare Structure Plan and associated documents
- Submit Planning Scheme Amendment Request with Council officers
- Request authorisation of Planning Scheme Amendment at Council meeting
- Formal exhibition of Amendment and submissions (8 weeks)

Hierarchy of Planning documents



e info@echelonplanning.com.au
a 3 Prentice Street, Brunswick
t 03 9862 3470

éche|on UrbanFold
planning