GOONAWARRA LOCAL STRUCTURE PLAN 1996

URBAN LAND AUTHORITY

DECEMBER 1996/6
GOONAWARRA LOCAL STRUCTURE PLAN
1996

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URBAN LAND AUTHORITY
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PREAMBLE

URBAN LAND AUTHORITY

The Urban Land Authority (ULA) is the Victorian Government’s land development agency and is an independent body responsible to the Minister for Planning.

The role of the ULA is to:

- Stimulate economic development activity in the urban land market;
- Supply and maintain levels of housing affordability;
- Act as a vehicle for the achievement of planning policy objectives;
- Create good quality urban environments;
- Operate in a business like manner as a complement to the private sector and not a substitute for it.

The ULA plans, develops and sells about fifteen to twenty per cent of all residential lots in Melbourne. Between 50 and 60 percent of its sales are to first home buyers (a group which constitutes 24 per cent of the Victorian housing market).

Typical ULA developments include the full range of community, shopping, schools, recreation and open space facilities.

All ULA developments are planned from the outset to provide safe, accessible and environmentally aware living conditions for its future residents. The ULA takes into account in the planning of new developments, the views of neighbours and people representative of likely future residents.
1.0 INTRODUCTION

THE GOONAWARRA ESTATE

The Goonawarra residential estate lies on the eastern fringe of the Sunbury Township.

The project, which was initially commenced in late 1978 by the then Housing Commission, is now under the guiding control of the Urban Land Authority (as the owner).

The Goonawarra Estate has been developed for Conventional Residential development in the southern part of the Estate, and for Rural Residential in the northern most part of this Estate (Balbethan Drive).

Present developed and approved lots (incorporating both Conventional and Rural Residential) total approximately 964 lots = around 3160 population.

The Negotiated Development Agreement between Council and the owner provides for the residential development of the total Goonawarra Estate for a total population of approximately 9,000.

This report "Goonawarra Local Structure Plan 1996" deals with the development of the balance of the Goonawarra Estate which forms part of the Negotiated Development Agreement and is currently undeveloped.

The Urban Land Authority proposes to alter the lot mix and yield for the balance of the Estate, (that area undeveloped), and refer to this area as the "Goonawarra Local Structure Plan 1996" Area (LSP 1996). It is proposed to provide a range of lot sizes to the community.

LSP 1996 - LOT MIX

The LSP 1996 Area will now provide for a mix of conventional density residential lots (1000 sq.m average) and Rural Residential lots (1 ha average); providing for around 500 lots with an approximate population of 1600.

On this basis, the entire estate will now house approximately 4,800 people and not 9,000 people.
Development in the LSP 1996 Area is expected to commence soon, and be completed early in the next Century as originally planned.

This alteration to lot mix and yield in the development of the Goonawarra Estate would usually be addressed by a modification to the Negotiated Development Agreement (NDA). Following earlier discussions with the Responsible Authority (both the Shire of Bulla and more recently the City of Hume) the Urban Land Authority (ULA) proposes to address the alterations to the Goonawarra Estate in the form of this Local Structure Plan 1996.

THE PURPOSE OF THE GOONAWARRA LOCAL STRUCTURE PLAN 1996

The purpose of this Goonawarra Local Structure Plan is to provide the Responsible Authority with an indicative view as to how the estate will be developed, provide a clear basis for development approval and expedite the planning process.

The revised densities at Goonawarra form part of an overall revision taking into account a lack of Rural Residential lots in the Sunbury land market and to complement the development at Jacksons Hill.

Both the Hume City Council and the State Government Department of Planning & Development support the principle to the variation in lot yield and density for the LSP 1996 Area.

2.0 EXISTING CONDITIONS

CURRENT PLANNING CONTROLS/CURRENT APPROVALS PROCESS

Development of the Goonawarra Estate is approved under a Negotiated Development Agreement (NDA) which was executed between the Shire of Bulla and the Housing Commission in July 1978. Development has occurred since this time in accordance with the Agreement, albeit with lengthy periods of inactivity.

However, the Urban Land Authority, since taking control of the Estate, has been far more active in producing lots for sale to the general housing market. This has been assisted by way of a revised Agreement, executed in June 1992. This amended Agreement, which runs parallel to the 1978 Agreement, was brought about by reason of changes in planning legislation and controls since 1978 and in order to better achieve the planning and development of the land.
“Area Plans” have been the form of providing for preliminary subdivision approval followed by
the lodging and approval of formal Plans of Subdivision.

This Local Structure Plan 1996 provides both Council and the Urban Land Authority with a
more up to date planning tool which assists development to proceed with certainty in
accordance with this agreed Local Structure Plan 1996, and provides clarity and certainty for
the Responsible Authority and the community.

**EARLIER POPULATION PROPOSALS**

Prior to the Urban Land Authority’s involvement at Goonawarra, the Ministry for Housing
developed 392 conventional residential lots and 32 rural residential lots; that is, 424 lots total

The Urban Land Authority commenced their development process, developing Stages 7A, 7B,
10A, 10B, 3, 6, and then Stage 8, yielding 194 lots in Stage 6 and an expected yield of 366 lots
in Stage 8.

The present total of 952 developed and approved (conventional) lots yield a population in the
order of 3050 (assuming an average yield of one dwelling per lot and an average occupancy of
3.2 persons per dwelling).

The existing 32 (rural residential) lots yield a population of approximately 112 (assuming an
average occupancy of 3.5 persons per dwelling).

To date, an overall developed and approved total of 984 lots and population yield in the order
of 3160 has been put in place.

**EXISTING COMMUNITY FACILITIES**

The existing Goonawarra Estate currently provides for a strong community focal point located
at Francis Boulevard/Gullane Drive/Dornoch Drive.

The existing facilities and services include:
- Primary School
- Pre-School
- 35 place Long Day Care Centre
- Maternal and Child Health
- Neighbourhood House

These facilities are complemented by the adjacent small Shopping Centre and Medical Centre (under construction). A community bus is also provided, funded by the ULA.

**EXISTING OPEN SPACE FACILITIES**

The Negotiated Development Agreement required that the minimum total area of all public open space on the land comprise an area no less than 26 ha or 7.75% of the total area of the land excluding some of the lands occupied by:

- The Golf Course
- The Jacksons Creek Valley and Escarpment
- The buffer zones, and
- The Rural Residential Housing Development.

This previously translated to the following:

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
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<tr>
<td>Goonawarra Estate</td>
<td>461.3 ha</td>
</tr>
<tr>
<td>less - Golf Course</td>
<td>68.1 ha</td>
</tr>
<tr>
<td>less - Jacksons Creek</td>
<td>31.23 ha</td>
</tr>
<tr>
<td>less - Buffer zones</td>
<td>4.276 ha</td>
</tr>
<tr>
<td>less - Rural Residential</td>
<td>55.31 ha</td>
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<tr>
<td>Balance</td>
<td>159.816 ha</td>
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Open Space: 7.75% = 23.36 ha or 26 ha

To date 6.9 hectares of Public Open Space has been provided in the established area by the developer. It is to be noted that previous discussions between Council and the ULA have confirmed that the existing Sports Oval, located north of Parade Court and Trinity Court, within the LSP 1996 Area is to be transferred to Council at a later date.
EXISTING TRANSPORTATION

The road hierarchy currently provides for a two lane sub-arterial (Francis Boulevard south of Sunningdale Avenue), Collector Streets, Access Streets and Access Places.

Public transport has been provided for in the road network design. The public transport route (bus service) is encouraged along the existing portion of Francis Boulevard and Sunningdale Avenue.

Pedestrian and bicycle routes are currently encouraged within the residential area and between residential locations and existing facilities (commercial, community and school) via linking courtheads and residential design.
EXISTING LANDSCAPE

The Goonawarra Estate has been provided with significant landscape input by the ULA and its predecessor.

The landscape improvements already provided at Goonawarra are based on generating a series of landscape themes creating specific visual characters to a variety of precincts which assist residents and others identify roads catering for different traffic patterns within the Estate.

The Goonawarra Estate has been significantly landscaped over and above usual requirements, and planted with Australian Natives and contrasting exotic deciduous trees.

This landscape approach has been put in place following Council input and approval.

The ULA have strived to produce both attractive and functional design and landscape.

EXISTING RETICULATED SERVICES

The Goonawarra Estate is currently serviced by reticulated water, sewer, drainage, underground electricity, telecommunications and natural gas.
3.0 THE GOONAWARRA LOCAL STRUCTURE PLAN 1996

This Goonawarra Local Structure Plan 1996 deals with the balance of the Goonawarra Estate which is currently undeveloped.

OBJECTIVES OF THE LSP 1996

The Goonawarra Local Structure Plan 1996 is not seen as a recommencement of approval for urban development of the Goonawarra Estate as such approval already exists. Urban development of Goonawarra is approved by the Negotiated Development Agreement (NDA) with Council.

The objectives of the LSP 1996 are:

- To provide the ULA and the wider community with greater certainty about the intended characteristics and release of new urban development.
- To provide a range and choice of lot sizes, both within the Goonawarra Estate and within the broader Sunbury Area.
- To expedite the planning approvals process by providing a clear basis for the preparation and assessment of development within the area covered by this plan (LSP 1996).

IMPLEMENTATION OF THE LSP 1996

To expedite the planning process, it is proposed the "Area Plans" which have provided the preliminary subdivision approval (followed by formal Plans of Subdivision) will be replaced by this LSP 1996.

It is agreed by Council and the ULA that this Local Structure Plan 1996 satisfies the "Area Plan" requirement of the Agreement (the Agreement will be modified initially in order to reflect this).

This Local Structure Plan 1996 will become adopted Council policy to provide the formal preliminary subdivision approval process for the development of the LSP 1996 Area.

Detailed subdivision plans are then to be submitted generally in accordance with the LSP 1996 (Area Plans will no longer be required).
OVERVIEW OF THE PLAN - LSP 1996
The plan will provide the opportunity for Council, service providers and Service Authorities to plan ahead in the provisions of their services/facilities. Further, it will provide greater certainty to existing and incoming residents on the level and type of facilities that they can expect in their chosen residential environment. These facilities will be provided as required or needed, following negotiations with appropriate organisations occurring throughout the development process.

The LSP 1996 Plan has been prepared in accordance with the provisions of the Victorian Code for Residential Development - Subdivision and Single Dwellings. The detailed development of the LSP 1996 Area will satisfy the relevant objectives and performance criteria of the Code.

The Goonawarra Local Structure Plan 1996 is included as Figure 1.

POPULATION AND LOT YIELD
The LSP 1996 Area provides for around 390 conventional residential lots yielding a population of approximately 1250, and around 95 rural residential lots yielding a population of approximately 332 residents.

Added to the existing development of approximately 984 lots and population of approximately 3,160, the LSP 1996 therefore provides for an ultimate yield of approximately 1,500 lots and total population of around 4,800.

This in effect is approximately 53% of the original population of 9,000 people planned for the entire Goonawarra Estate.
TIMING OF RESIDENTIAL DEVELOPMENT

The timing of the development and release of each stage of the LSP 1996 Area is difficult to predict, as it depends on market fluctuations and the general state of health of the economy. Nonetheless, it is the ULA's expectation to release a variety of product to the community by developing from two potential development fronts and reaching completion within the next decade. Development of rural residential lots can be expected from the Balbethan Drive development front, to provide variety and choice of lot sizes and a residential/rural residential environment to the community. Conventional residential development will continue from the existing development in the south (Francis Boulevard area).

COMMUNITY DESIGN

The pattern of the development proposed provides for conventional density residential development (1000 sq.m. average) immediately adjoining the existing residential development, and locating rural residential development (1 ha average) in the most northern sector of the Goonawarra Estate.

This extension of the existing Goonawarra residential area provides the opportunity to support the community focal point which exists at the Francis Boulevard/Gullane Drive/Dornoch Drive location.

The overall layout (main access routes) is similar to previous layouts seen in more recent times by officers of the Hume City Council. The principle entry/exit and overall road concept is seen in Figure 1.

LOT SIZE AND ORIENTATION

A range of lots sizes is provided to offer choice to various segments of the market. The lots range from conventional and larger residential lots (average 1000 sq.m.) to rural residential lots (average 1 ha). The yield (of new lots) expected within this LSP 1996 Area is approximately 500 lots.

The future lots will be designed to achieve Vic Code criteria. Solar access will be achieved with the size and orientation of lots.
The existing ‘Housing and Siting Policy - Design Guidelines’ will be updated to reflect the character of the lot sizes. These Guidelines will reinforce Vic Code performance criteria. This policy will continue to satisfy the Building Siting, Design and Vehicle Parking components of Vic Code.

It is not the purpose of this Local Structure Plan 1996 to deal with such detail. Detail design addressing these issues will be provided prior to the development of each respective stage.

**PUBLIC OPEN SPACE**

As previously stated the NDA provided for Public Open Space, an area of 26 ha or 7.75% of “developed” land for a population of approximately 9,000.

In the original NDA Agreement, the assessment of the total public open space requirement for Goonawarra excluded the rural residential area. Following this principle, where development occurs in accord with the current LSP 1996 a 7.75% contribution of “developed” land as public open space would translate as follows:

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<th>Goonawarra Estate</th>
<th>461.3 ha</th>
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<tr>
<td>Less NDA excluded areas: including Golf Course, Jacksons Creek buffer zones and rural residential</td>
<td>159.916 ha</td>
</tr>
<tr>
<td><strong>Less</strong> (Additional Rural Residential 95 lots @ 1 ha average)</td>
<td>114.617 ha 274.533 ha</td>
</tr>
<tr>
<td>Balance</td>
<td>186.767 ha</td>
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Total Goonawarra Open Space Requirement: 7.75% = 14.474 ha

Based on existing development and the current LSP 1996, a total provision of 14.474 ha of open space for all of Goonawarra (including the LSP 1996 area) would be in accord with the spirit of the Negotiated Development Agreement.
This figure excludes Plantation Reserves which will be provided for in the plan. Rural residential development of the northern most portion of the Estate will not require further open space to be provided. The ULA, as part of the provision of future open space, will provide for active and passive open space for use by residents, more particularly in the conventional residential precincts of the Estate.

The additional open space being provided by the ULA has been considered as part of the Development Contributions as negotiated with the Hume City Council and further referred to in Section 3 of this report under the heading Development Contributions.
MOVEMENT NETWORK - VEHICLE AND PEDESTRIAN

GENERAL

The Goonawarra Local Structure Plan 1996 identifies the relevant movement networks that Council needs to have regard to including:

- traffic
- pedestrian
- bicycle

The LSP 1996 will encourage pedestrian and bicycle routes to link the residential areas with the open space, the escarpment to the west, the existing and future community focus (education and local commercial shopping facilities). These routes will be an extension of those already provided for in the developed stages of Goonawarra.

ROAD LAYOUT

The LSP 1996 road layout is based on providing a Collector Road system through the undeveloped land which extends from the existing Goonawarra Estate (to the south) through to Melbourne/Lancefield Road (to the east). The Collector system would comprise a northerly extension of Francis Boulevard which would link with an east/west Collector Road connecting to Lancefield Road at a new intersection. The character of the abutting development will change from conventional urban residential to rural residential properties along the length of the Collector Road system. It is intended that the physical form of the Collector system will change to reflect the difference in residential environment (see Figures 4 and 5). The road network for the northern portion of LSP 1996 will primarily provide access to the rural residential properties. Accordingly, the "rural access road" configuration will be subject to refinement as more detailed planning of the allotment layout progresses in this area.

A road connection to Balbethan Drive is proposed to ensure the community within that existing estate is integrated with the proposed Goonawarra development.

To facilitate the diversity of allotment sizes that can be offered to the market place, it is appropriate to plan for development to proceed concurrently:

- In the south-western extremity of LSP 1996 as a logical extension of the existing urban style development focussed around Francis Boulevard; and

- In the north-eastern section where a range of rural residential allotments would be provided as a continuation of the Balbethan Estate.
To enable the rural residential development to proceed in this manner, it is proposed to develop an additional Rural Collector Road connection to Lancefield Road as shown on LSP 1996 (i.e., CR). Access to rural properties will be gained via this new connection and the planned internal road network together with suitable limited direct access to Lancefield Road.

**ROAD DETAILS**

The proposed subdivision road network involves a hierarchy which can be considered in two parts:

- **Urban Road Network** - which has been generally based on Vic Code principles involving Collector Streets, Access Streets and Access Places. Typical cross sections for each of these roads are shown in Figures 2, 3 and 4, a typical intersection arrangement which provides for speed control and incorporates treatments for non-vehicular users is shown in Figure 7.

The section of Francis Boulevard immediately north of Sunningdale Avenue is expected to carry traffic in the range of 3,000 - 3,500 vehicles per day. Vic Code advocates that abutting properties should not gain direct driveway access under these conditions. This has been reflected in the design of both existing stages fronting the Francis Boulevard reservation and will be incorporated in the design of the proposed subdivision. The residential cells C2 and C3 will have Access Streets connecting to Francis Boulevard at the south end (See Diagram to follow - Local Road Set Out). North of these connections, the Francis Boulevard traffic volumes will be less than 3,000 vpd and access from abutting properties will be permitted. (Collector Street - Urban, Figure 4).

- **Rural Access Road Network** - which has been based on providing two lanes for moving traffic with vehicle parking being accommodated on the sizeable rural residential allotments. The typical cross sections for the Rural Collector Street and Rural Access Road are shown in Figures 5 and 6 respectively.
CELL 3

Locate access to south of cell.

CELL 2

Locate access to south of cell.

CONCEPT OPTION • LOCAL ROAD SETOUT
STREETSCAPE AND DESIGN

LANDSCAPE CONCEPT

The landscape concept of Goonawarra is based on generating a series of landscape themes to create specific visual characters for the streetscape patterns within the urban and Rural Residential development areas of the estate and where specific focal points, such as the entry points of the pedestrian movement network where they meet roads (Refer Figure 8), public open spaces, roundabouts and entries can be highlighted.

The source of inspiration for the themes is drawn from the existing cultural landscape of the earlier Goonawarra development, the rural landscape of the earlier historic use of the Goonawarra area and the likely indigenous landscape of even earlier times. Where possible the stands of existing trees will be incorporated within the new development, either in road reserves, open spaces, larger lots or, where appropriate.

Precincts and roads within the conventional residential area include, the initial continuation of Francis Boulevard past the existing constructed Stage 6 of Goonawarra (Note that residential fencing exists here excluding direct vehicle entry from Francis Boulevard), then the new section of road (the extension of Francis Boulevard) an Urban Collector Street linking to Access Streets and Places, the bicycle/pedestrian network and the Public Open Spaces.

Within the rural residential area, Rural Collector Streets and Rural Access Roads form the basis of the network, with entries from Lancefield Road and a roundabout forming highlights.

While general principles are identified in this LSP 1996, detailed landscape proposals will be submitted to Council for approval prior to the construction of each stage.

The landscape themes are described as follows.
URBAN AREA

- **Francis Boulevard (New Extension - No Direct Access)**
  The theme for the Francis Boulevard continuation past the existing constructed Stage 6 (where residential fencing denies direct access between Francis Boulevard and the urban lots), will be an informal landscape of Australian native trees and shrubs through which the combined bicycle and pedestrian path meanders, similar to the existing landscape treatment of Francis Boulevard, particularly adjacent to Stage 6.

- **Collector Streets Urban (Francis Boulevard New Extension - With Residential Lot Abuttal)**
  This street is identified by formal avenue plantings of deciduous trees of a single species where driveways allow, making a visual contrast to the usual evergreen theme of Goonawarra. This theme was developed previously in Westward Ho and Sorbonne Drives. (Refer Figure 9).

- **Entry Point of Pedestrian Movement Network**
  This network is emphasised by the planting of contrasting exotic trees of a "rural" nature, such as the Pepper Tree and Mexican Hawthorn. Vehicular entry to these points is restricted by low level "rural" type timber fences and a reproduction "Sunshine" steel gate, similar to an original gate found on Goonawarra. Examples of this approach have already been constructed in Francis Boulevard and Sunningdale Avenue.
  (Refer to Figure 8).

- **Access Streets**
  These are characterised by the planting of a single, medium height Eucalypt species along both sides of the street where lighting and driveways allow to create an informal avenue as existing in Stages 6 and 8. (Refer to Figure 10 and identify Access Street and Access Place).
• Access Places
Access Places link into Access Streets by blending the same Eucalypt species with indigenous and selected Australian native species where space allows, creating an informal character for the pedestrian movement network, and an opportunity to plant larger trees. The network links to Public Open Spaces such as the Jacksons Creek escarpment, a semi-natural environment or the large central open space adjacent to Lancefield Road. (Refer to Figure 10).

• Public Open Space
The planting themes of the public open spaces are most likely to be indigenous/Australian native species to link with adjacent Access Streets and Places and encourage wildlife. Occasional plantings of hardy exotic species may form visual accents against the background planting.

RURAL AREAS
• Collector Streets (Rural) and Rural Access Roads
These streets/roads are identified by similar themes of random informal plantings of indigenous/Australian native species to promote a rural character and also encourage wildlife. Variations in Road Reserves width encourage clumps of trees, rather than single specimen trees.

• Entries and Roundabout Environ
These are focal points to be highlighted by the planting of hardy exotic tree species, probably deciduous, which will relate back to the Collector Street avenues of the urban area and provide pleasant contrasts in both form and colour to the native species. The entries at Lancefield Road will also be characterised by attractive treatment/fencing to create an upmarket rural appearance.
HYDRAULIC SERVICES

GENERAL
There are no servicing impediments to this proposed development, as the basic infrastructure has been provided in conjunction with the existing Goonawarra development which commenced from Sunbury Road and proceeded northerly.

The manner in which the subject land is to be serviced by the appropriate utilities (water, sewer, drainage) is shown on the attached Figures 11, 12 and 13.

As a consequence of the change in development strategy, which will now provide a rural/residential style development in the most northerly area of Goonawarra, a second development ‘front’ can be provided for the proposal rural/residential lots to the north by temporarily utilising the existing utilities which service the Balbethan Rural Residential development. These services will, ultimately, be augmented by extending the services from the south in conjunction with the orderly development northwards of urban and rural/residential Goonawarra development.

WATER
Goonawarra Estate is within the Zone 3 water supply area for Sunbury, controlled by Western Water.

The Goonawarra development within Local Structure Plan 1996 shall be served from an existing 385mm dia. Mild Steel Cement Lined (MSCL) main located within the northerly extension of Francis Boulevard. This main is served from an existing 385mm dia. MSCL water main which extends from Jacksons Creek and is fed from the Riddells Road Basins via the Sunbury Ring Main and the Northern and Western Break Pressure Tanks.

This main water reticulation supply shall be extended northerly along the Collector Streets within Goonawarra Estate, to connect with a proposed 300mm dia. water main to be laid in Balbethan Drive, which will be fed from a proposed Trunk Water Main of nominal size, 600mm diameter, to be extended from Racecourse Road across Jacksons Creek.
Water reticulation mains of sufficient capacity, 100mm dia. minimum and larger, shall be networked throughout the estate from the proposed 375mm dia. water main.

The Balbethan Drive Estate was originally serviced by a 80mm dia. water main along Lancefield Road which, in recent years, has been supplemented by a 225mm dia. water main. (The existing 80mm dia. main is being considered as a possible conduit for the delivery of 'grey' water from the Golf Course to the proposed Municipal Reserves and may be extended into Goonawarra Estate to provide economical recycled watering facilities for major sporting ovals, etc.)

This existing 225mm dia. water main shall initially provide water for the proposed Goonawarra rural/residential allotments to front onto the western side of Lancefield Road. It will, temporarily, provide a supply to the second development 'front', rural/residential allotments up to 2 hectares in size, to be developed off Lancefield Road in the northern area of Goonawarra adjacent to the Balbethan Drive Estate. This "temporary water supply" shall ultimately be augmented by the extension of the 375mm dia. water main in conjunction with the urban/residential development of Goonawarra through the Collector Streets in conjunction with the northerly development of Goonawarra.

SEWERAGE
Goonawarra Estate is divided into two separate catchments for sewerage works. Generally land west of Francis Boulevard and its northerly extension, sewer into an existing 300mm dia. sewage main located towards the Jacksons Creek boundary at the northern end of Stage 6 (extent of existing development on the western side).

The area east of Francis Boulevard and its extension, will outfall its sewer to an existing 300mm dia. sewer main located adjacent to Lancefield Road within Stage 8. (Stage 8 is the area north of Sunningdale Avenue, adjacent to the retarding basin and immediately south of the proposed Municipal Reserve.)
URBAN DEVELOPMENT

The extension of these sewer mains, northerly for the urban development west of Francis Boulevard, and generally westerly or north-westerly for the urban development east of Francis Boulevard, shall provide sewerage facilities for the total proposed urban development.

RURAL RESIDENTIAL DEVELOPMENT

It is not intended to provide reticulated sewerage facilities to the rural/residential allotments.

Western Water, the Authority responsible for sewerage within this area has advised that ......it will not impose a sewerage requirement on the above subdivision (Goonawarra Rural/Residential Development) subject to all domestic wastewater being contained within the boundaries of each allotment in accordance with the State Environment Protection Policy.  

Preliminary Soil Absorption Tests, 3 No., have been carried out by Geo-technical Engineers which have confirmed that household wastewater can be successfully treated by a Soil Absorption Effluent Disposal System (all purpose waste septic tank, sand filter and absorption trenches) for allotments of 4,000m² and greater within this area.

MAIN DRAINAGE

The area to be developed within the Goonawarra Estate Local Structure Plan 1996 falls within three drainage catchments.

The two major catchments will drain in a generally south-easterly direction from the western side under Lancefield Road into existing watercourses on rural property to the east to eventually discharge into the Emu Creek.
The southern catchment (being the major catchment) will connect into the existing retarding basin located on the north-west corner of Sunningdale Avenue and Lancefield Road constructed in conjunction with Stage 8C. As a result of the reduction in density of allotment development, average urban size 1,000m² and average rural/residential size lots in the order of 1 hectare, the outflow from this retarding basin will be reduced, minimising the effect on the watercourse within the property east of Lancefield Road.

The outfall works, which effectively "throttle" the discharge from this retarding basin, shall be constructed as development of the catchment progresses.

It was originally intended to construct a retarding basin in the northern area of Goonawarra adjacent to Lancefield Road to cater for the northern catchment. As a result of the reduction in development density from urban to rural/residential, a retarding basin will not be necessary.

The third catchment includes minor areas on the west side of Francis Boulevard and its northerly extension and will discharge directly into Jacksons Creek.

COMMERCIAL AND COMMUNITY CENTRE FACILITIES
The requirement for community facilities and services will be approached in the context of the entire development of Goonawarra. In total it is expected that there will be in the vicinity of 1,500 households (approximately 4,800 people).

The need for a number of services and facilities is generated by this overall population. In addition, the location of Goonawarra, away from the main township of Sunbury must be taken into account. (Refer to Figure 1 for identification of existing facilities).

Existing facilities and services include:
- Primary School
- Pre-School
- 35 place Long Day Care Centre
- Maternal and Child Health
- Neighbourhood House
- Community Bus

Proximity of the current Shopping Centre facility provides for a convenient and well located grouping of facilities to service Goonawarra.
It would be expected that the Neighbourhood House would service the needs of new residents as well as existing residents. The Primary School would be expected to cater for the new population of students. The previously discussed possibility of an additional Primary School and a Secondary College Junior Campus have been reviewed by the Directorate of School Education. The Directorate has advised:

"Due to the decreased lot yield now being proposed for that part of Goonawarra not yet developed and the Directorates' changed (increased) planning parameters for School provision, no further School sites will be required in this Estate"

The existing Pre-School (84 places) is operating at near capacity. With the population growth expected it is envisaged that any increase in demand will be catered for within an extended Centre. The existing children's services centre location will continue to act as a multi-function centre, from which a range of children's and community programs are provided (e.g. child care, pre-school, maternal and child health, and a meeting space). This Centre may also have the capacity for long day child care provision.

The community meeting space previously discussed with Council (Kindergarten, Maternal and Child Health Centre and general purpose uses), will be catered for by expansion of the existing community facilities in Dornoch Drive, to cater for an increase in demand.

Hume City Council have recognised a need to upgrade the children's services centre to accommodate the needs generated by the whole of the Goonawarra community, and have calculated the cost of that extension (see Development Contributions section this report).

Approximately 90% of current users of this Centre are Goonawarra residents, and in funding the extension of the Centre (see Development Contributions Schedule this report) the Urban Land Authority and Council expect to maintain a ratio of this order to accommodate the needs generated by the whole of the Goonawarra community at full development.

The extension of the existing Centre provides the advantage that it:

- Concentrates facilities in an area already provided with a range of other community services;
- Provides for shared use of existing car parking plus any required additional car parking which will alleviate congestion;
- This location is generally the demographic centre of the re-designed estate and provides for suitable access to services for all residents of Goonawarra, both now and in the future.
TRANSPORT ACCESS

Access to employment, goods and services is critical for a well functioning community. The provision of public transport is therefore seen as a high priority, especially given the relative isolation of the area. (Refer to Figure 1).

Insofar as public transport is concerned, the potential public transport route for full development of the entire Goonawarra Estate (including the LSP 1996 has been identified on the LSP in Figure 1. The bus route then connects with the rail network at Sunbury Station.

In addition to public transport, access to facilities within and outside Goonawarra, is currently assisted by provision of a community bus.

RETAIL FACILITIES

The Urban Land Authority has received advice from Jebb Holland Dimasi, Economic and Property Development Consultants, with regard to future commercial requirements for the estate. The advice indicates that the reduced population now proposed for Goonawarra will support a smaller commercial facility than anticipated previously, for example a convenience type store only.

The advice indicates that the estimated population of the existing developed area which accommodates a population of around 3100 people (southern section of the estate) constitutes the trade area for the existing retail and commercial facilities at the Francis Boulevard/Gullane Drive/Dornoch Drive location.

This area supports a small group of shops approximately 400 sq.m. (G.L.A), together with various community services.

In contrast, the northern section of the estate (the LSP 1996, Area) is expected to eventually house a residential population of some 1,600 people, which is approximately half the population existing in the southern section of Goonawarra.
On this basis the retail and commercial floor space required for the population in the northern section would be considerably less than what is currently available to residents in the southern section. Indeed, given that the amount of small shop space available in the Francis Boulevard/Guillane Drive/Domoch Drive location is in the order of 400 sq.m. (G.L.A.), the difference in trade area population levels would suggest that the appropriate amount of retail floor space required in the northern section is between 100-200 sq.m.

This amount of floor space equates to a convenience store or relatively large milk bar/convenience store type facility.
DEVELOPMENT CONTRIBUTIONS

The Council and the Urban Land Authority have jointly prepared the following development contribution schedule for the Goonawarra development in its entirety.

Both Council and the ULA have prepared this development contribution schedule through an analysis of the needs of the entire Goonawarra population at full development, based on the principles and residential household yield both existing and proposed in this Goonawarra Local Structure Plan 1996.

DEVELOPMENT CONTRIBUTION SCHEDULE - Goonawarra Estate (including Goonawarra LSP 1996)

The ULA will contribute the following:

Community Facilities

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
<th>Value ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>Children’s Services Centre Extension</td>
<td>$200,000</td>
</tr>
<tr>
<td></td>
<td>Upgrading of existing children’s services centre to accommodate the needs generated by the whole of the Goonawarra community. (NB. Approximately 90% of current users of the existing Centre are Goonawarra residents. In funding this extension, this ratio is to be maintained for Goonawarra residents in the operation of the extended centre.)</td>
<td></td>
</tr>
<tr>
<td>(2)</td>
<td>Goonawarra Community Development Worker</td>
<td>$43,000</td>
</tr>
<tr>
<td></td>
<td>Both Council and the ULA have confirmed their commitment to community development within the Goonawarra Estate and the employment of a Community Development Worker. (NB. Council and ULA to prepare details of the position.)</td>
<td></td>
</tr>
<tr>
<td>(3)</td>
<td>Multi-Purpose Community Building</td>
<td>$60,000</td>
</tr>
<tr>
<td></td>
<td>Contribution towards the construction of the Multi-Purpose Community Building within the Goonawarra major open space reserve (adjacent to Lancefield Road).</td>
<td></td>
</tr>
</tbody>
</table>

Public Open Space

The Urban Land Authority will provide a total of 26 hectares of public open space as the ULA’s total open space contribution for the development of the entire Goonawarra Estate (including the LSP 1996 area). 6.9 hectares of land has already been provided in the existing developed area of Goonawarra by the Urban Land Authority.

Hence, a further 19.1 hectares will be provided throughout the LSP 1996 area. The composition of open space will be in the form of, the provision of 18.1 hectares total within the Goonawarra open space reserve (adjacent to the Lancefield Road) as shown on the LSP 1996 plan, together with 1 hectare of land to be provided in two parcels at the western boundary of the LSP 1996 area adjacent to the proposed conventional residential development and the Jacksons Creek escarpment.

This land has been provided by the ULA as regional public open space on the basis that the City of Hume Council has agreed to develop this regional open space area and finance with the ULA for their input into how and when Council will develop the Goonawarra major open space reserve.

The contributions encompass the provision of both community and physical infrastructure to be provided either by cash and/or works or programmes in kind to the equivalent value listed in the above schedule, as agreed between the ULA and the Hume City Council.

The timeframe for provision of developer contributions and the development of the regional public open space reserve will be determined in consultations between the ULA and the Hume City Council.
4.0 CONCLUSION AND IMPLEMENTATION

The Urban Land Authority, the Developer, is keen to provide housing choice within the Sunbury area to the community.

Council adoption of this Goonawarra Local Structure Plan 1996 will now guide the development of the Goonawarra Estate and facilitate approvals for urban development in accordance with the plan. Such Plans of Subdivision lodged for approval which are generally in accordance with this Local Structure Plan 1996, will negate the necessity to prepare "Area Plans" as previously undertaken. Such Plans of Subdivision which are in accordance with this Structure Plan will be supported by Council as appropriate and proper development of the Goonawarra Estate.
FIGURES
Access Control: Driveway access to abutting properties

Traffic Volume: 300 veh/day (maximum)

Parking: Indented bay or carriageway parking

Bicycle Facilities: Not required

Pedestrian Facilities: Permitted but not required

*PARKING TO BE PROVIDED BY INDENTED BAYS FOR NARROWER WIDTH

FIGURE 2: TYPICAL CROSS SECTION
COLLECTOR STREET - RURAL

Access Control: Driveway access to abutting property
Traffic Volume: 3,000 veh/day (maximum)
Parking: Off Street on abutting rural properties
Bicycle Facilities: Not required
Pedestrian Facilities: Not required
Public Transport: Minimum clear width 6.0 metres with off-street parking

FIGURE 5: TYPICAL CROSS SECTION COLLECTOR STREET - (RURAL)
RURAL ACCESS ROAD

Access Control: Driveway access to abutting properties
Traffic Volume: 1,000 veh/day (maximum)
Parking: Off Street on abutting rural properties
Bicycle Facilities: Not required
Pedestrian Facilities: Not required

FIGURE 6: TYPICAL CROSS SECTION
RURAL ACCESS ROAD
ENTRY POINT OF PEDESTRIAN MOVEMENT NETWORK

INDICATIVE PLAN, NOT TO SCALE

EXOTIC FEATURE TREES

SMALL FEATURE TREES

PATH FEATURE GATE AND FENCE

ROSLYN SAVIO
B.Arch., A.R.I.A. (Landscape), A.A.I.L.A.
LANDSCAPE ARCHITECT

Drawn by: R.H. Ann. by RS.
LOCAL STRUCTURE PLAN 1996

URBAN LAND AUTHORITY
GOONAWARRA ESTATE SUNBURY

SEWER LAYOUT PLAN

Fig. 12
December 1996
INFORMAL PLANTING TO BE A MIXTURE OF A SINGLE MEDIUM HEIGHT EUCALYPT SPECIES PLANTED ALONG MAIN AXES & INDIGENOUS NATIVE PLANTING.

SHRUB PLANTING

ACCESS PLACE

5.5M EFFECTIVE WIDTH

ACCESS STREET

INFORMAL PLANTING OF NATIVE TREES & INDIGENOUS NATIVE PLANTING

SHRUBS

PLANTING ALONG MAIN AXES TO BE A SINGLE MEDIUM HEIGHT EUCALYPT SPECIES

ROAD PAVEMENT

ELEVATION BB

ACCESS STREET & ACCESS PLACE
INDICATIVE PLAN, NOT TO SCALE

ROSelyn SAVIO
B Arch., A.R.M.I.T. (Land Des.) A.A.I.L.A.
LANDSCAPE ARCHITECT

Drawn by: P.H. Am. by RS. '96
FIG. 10