




ASSESSMENT OF ALTERNATIVE SITES – AQUATIC CENTRE FOR EASTERN CORRIDOR NOM 539		
<i>Privately Owned</i>		
	Site Details	Recommendation
<p><b>803-853 Taylors Road, Caroline Springs</b></p> 	<p>Rectangular site which is residentially zoned with a Development Plan Overlay located over it.</p> <p>4.86ha in area (130metres x 380metres approximately)</p> <p>Worth noting the site development area of this site is reduced by a drainage reserve (see blue line) which takes up 1 hectare in area approximately. This will result in design and development constraints and effectively make the 380m wide site only suitable for the provision of an aquatic centre in the western 180m wide part of the site.</p> <p>Residential subdivision approved for the site, this expires in 2024.</p> <p>Access via Monaghans Lane only – no direct access from Taylors Road.</p>	<p>Whilst on paper there is merit for this site to be used as an aquatics centre, there are a number of constraints that make it unsuitable. These include:</p> <ul style="list-style-type: none"> <li>• The site is privately owned and contains a live permit for residential subdivision.</li> <li>• Access to the site will be problematic given there is limited access allowed along Taylors Road. It should be noted the approved residential subdivision only allows access to the site via Monaghans Lane.</li> <li>• Expected to pay a premium for a residential site with an approved permit, which has no developer contributions. It should also be noted that the landowner may not wish to sell.</li> </ul> <p>With relevance to the <i>Aquatics Plan</i> the following commentary is provided in response to the key site and area selection criteria:</p> <ul style="list-style-type: none"> <li>• 4ha site – not possible given abovementioned</li> </ul>

		<p>development constraints.</p> <ul style="list-style-type: none"> <li>• No capacity for future expansion on the site.</li> <li>• No collocation opportunities with community facilities.</li> <li>• Not close to major retail and other community/ education facilities.</li> <li>• Not linked with any other indoor stadiums/sporting infrastructure.</li> </ul>
<p><b>Various sites between Taylors Road and Neale Road (Kororoit Precinct Structure Plan – white area)</b></p> 	<p>All sites located in the approved Kororoit PSP where development has now been triggered.</p> <p>Sites have been identified for a mix of residential, environmental and community uses. No higher order education or Council facilities proposed in the area.</p> <p>Presence of high voltage powerline easement and high pressure gas pipeline affect large areas of the precinct restricting a number of uses, such as aquatic centre.</p> <p>Taylors Road will be a Primary Arterial VicRoads road, and limited access is allowed along Taylors Road. The PSP shows the approved access points.</p>	<p>It is not appropriate to locate the aquatic centre within this PSP.</p> <p>The PSP has already been approved, and many developers are advanced in their designs of residential developments which are based on the approved Future Urban Structure.</p> <p>Most developers close to Caroline Springs along Taylors Road have either commenced discussions regarding development or have planning permit applications in with Council and will not be willing to change this predominant land use.</p> <p>Commonwealth approvals exist for environmental reserves which already encumber land parcels and reduce their net developable area.</p> <p>The High Pressure Gas Pipeline to the west of Sinclairs Road restricts</p>

		<p>development of an aquatic centre within its pipeline measurement length (571 metres either side of the pipe), which is the western half of the proposed Regional park.</p> <p>Land is fragmented in the Kororoit PSP, with many landowners having reduced net developable area due to the presence of utility easements, conservation areas, drainage corridors, and community facilities required to support development.</p> <p>Given the above it is not expected developers would be interested in selling for the purpose of this community facility.</p> <p>There are access issues off Taylors Road and Sinclairs Road has limitations in terms of accessibility.</p> <p>Whilst Taylors Road appears to provide convenient access to the aquatic centre, the majority of the sites along Taylors Road lack the benefits of the site chosen in the Plumpton Major Town Centre and direct access is not permitted.</p> <p>With relevance to the <i>Aquatics Plan</i> the following commentary is provided in response to the key site and area selection criteria:</p> <ul style="list-style-type: none"> <li>• If collocated with community facilities cannot be located on high visibility site.</li> </ul>
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<b>Government Owned Sites or Sites under State Government direction</b>		
<p><b>Sites between Taylors Road and Neale Road (proposed Kororoit Creek Regional Park)</b></p> 	<p><b>Site Details</b></p> <p>Site located in proposed Kororoit Creek Regional Park.</p> <p>Site also identified as Conservation Area 3 and Conservation Area 15 (100m along the creek for Growling Grass Frog habitat) in the Biodiversity Conservation Strategy.</p> <p>There is no agreement for the boundaries of the abovementioned, nor agreement for urban uses in this location.</p> <p>The area is subject to a PSP which has not been commenced and once it has commenced it is expected to take over two years to prepare.</p>	<p><b>Recommendation</b></p> <p>Locating the aquatic centre in the proposed Kororoit Creek Regional Park is not currently possible.</p> <p>The boundaries of the Regional Park are not yet determined.</p> <p>There is no agreement from the State or Commonwealth Governments to allow urban development to occur within Conservation Areas 3 and 15. Current approvals over the land do not allow development and future uses are not yet understood.</p> <p>No Precinct Structure Plan has been developed for the Regional Park area.</p> <p>The current zoning prohibits an aquatic centre, any changes to the zone will require a planning scheme amendment and clear justification will need to be provided.</p>

		<p>Additional Constraints between Taylors Road and Neale Road:</p> <p>The High Pressure Gas Pipeline to the west of Sinclairs Road restricts development of an aquatic centre within its pipeline measurement length (571 metres either side of the pipe), which is the western half of the proposed Regional park.</p> <p>100 metres either side of the Kororoit Creek has been identified as Growling Grass Frog Habitat</p> <p>Presence of a High Voltage Transmission Line easement will restrict development.</p> <p>With relevance to the <i>Aquatics Plan</i> the following commentary is provided in response to the key site and area selection criteria:</p> <ul style="list-style-type: none"> <li>• No collocation opportunities with community facilities.</li> <li>• No access to major retail and other community/ education facilities.</li> <li>• Not linked with any other indoor stadiums/ sporting infrastructure.</li> </ul>
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