

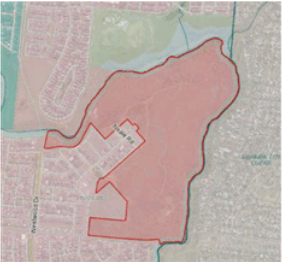




ASSESSMENT OF ALTERNATIVE SITES - AQUATIC CENTRE FOR EASTERN CORRIDIOR NOM 540		
<i>Privately Owned</i>		
	Site Details	Recommendation
<p>803-853 Taylors Road, Caroline Springs</p> 	<p>Rectangular site which is residentially zoned with a Development Plan Overlay located over it.</p> <p>4.86ha in area (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 aquatic centre, there are a number of constraints that make it unsuitable. These include:</p> <ul style="list-style-type: none"> • The site is privately owned and contains a live permit for residential subdivision. • 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. • 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. <p>With relevance to the <i>Aquatic Plan</i> the following commentary is provided in response to the key site and area selection criteria:</p> <ul style="list-style-type: none"> • 4ha site – not possible given abovementioned


		<p>development constraints.</p> <ul style="list-style-type: none"> • No capacity for future expansion on the site. • No collocation opportunities with community facilities. • Not close to major retail and other community/ education facilities. • Not linked with any other sporting infrastructure.
<p>1 – 15 Banchory Avenue, Hillside</p> 	<p>Irregular site which is commercially zoned. A Development Plan Overlay is located over it which identifies the site for a Neighbourhood Level Shopping Centre.</p> <p>3.17ha in area.</p> <p>Council has been approached by the landowner to discuss the development of this site for retail purposes.</p>	<p>The site is privately owned and landowner has been in contact with Council to discuss the commencement of development on the site, for retail purposes.</p> <p>The site has been strategically identified for a Neighbourhood Level shopping centre and zoned appropriately for this use. Locating an aquatic centre on a site strategically planned for and zoned for retail purposes will jeopardise the ability for the local community to have convenient localised shopping opportunities.</p> <p>The site is a similar distance to Caroline Springs as the proposed Plumpton PSP site. Therefore limited benefits from this slight location change.</p> <p>Council should expect to pay a premium for a commercial site which has no developer contributions, it should be</p>

		<p>noted the landowner may not wish to sell.</p> <p>With relevance to the <i>Aquatic Plan</i> the following commentary is provided in response to the key site and area selection criteria:</p> <ul style="list-style-type: none"> • 4ha site – not met as the site is around 3ha in area. • No capacity for future expansion on the site. • No collocation opportunities with community facilities other than the Banchory Grove community facility. • Not close to major retail and other community/ education facilities. • Not linked with any other sporting infrastructure.
<p>326 Westwood Drive, Burnside</p> 	<p>Large irregular site with a number of Overlays located over it.</p> <p>61.9ha in area.</p> <p>Large residential subdivision approved for the site relates to approved Development Plan.</p>	<p>Significant residential subdivision approved for the site, which accords with the approved development plan.</p> <p>It is not expected the developer would have an interest in selling the site for the purpose of an aquatic centre.</p> <p>Given this, Council would most likely need to place a Public Acquisition Overly (PAO) over the land to acquire the site for a centre. This could trigger compensation.</p> <p>Furthermore, the location in the far east of the</p>




		<p>expected user catchment which is not an ideal outcome.</p> <p>With relevance to the <i>Aquatic Plan</i> the following commentary is provided in response to the key site and area selection criteria:</p> <ul style="list-style-type: none"> • Limited opportunity to locate on a major road. • Limited visibility options. • Limited collocation opportunities with community facilities. • Not close to major retail. • Not linked with any other sporting infrastructure.
<p>1 Westwood Drive, Burnside</p> 	<p>Irregular site which is zoned for Commercial and Mixed use purposes. A Development Plan Overlay is located over it which identifies the site for a mixed use and retail shopping centre precinct.</p> <p>15.62ha in area.</p> <p>Site contains a restricted retail premises in the western corner. The remainder of the site is currently vacant.</p> <p>Council has had numerous discussions regarding the Development Plan for the site and future mixed use and retail development.</p>	<p>The site is privately owned and landowner has been in contact with Council to discuss further development on the site for commercial and mixed use purposes.</p> <p>The site has been strategically identified for a mixed use and retail precinct and zoned appropriately for this use.</p> <p>Locating an aquatic centre on a site strategically planned for and zoned for commercial purposes will jeopardise the ability for the local community to have convenient localised shopping opportunities.</p> <p>Council should expect to pay a premium for a</p>




		<p>commercial site which has no developer contributions, it should be noted the landowner may not wish to sell.</p> <p>With relevance to the <i>Aquatic Plan</i> the following commentary is provided in response to the key site and area selection criteria:</p> <ul style="list-style-type: none"> • No collocation opportunities with community facilities. • Not close to community/ education facilities. • Not linked with any other sporting infrastructure. <p>Finally the location in the far east of the expected user catchment is not an ideal outcome.</p>
<p>Various sites between Taylors Road and Neale Road (Kororoit Precinct Structure Plan – white area)</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</p>


	<p>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 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 may 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.</p> <p>With relevance to the <i>Aquatic Plan</i> the following commentary is provided in</p>
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		<p>response to the key site and area selection criteria:</p> <ul style="list-style-type: none"> • If collocated with community facilities cannot be located on high visibility site. • Limited collocation opportunities with community facilities. • No access to major retail and other community/ education facilities – particularly secondary level education. • Not linked with any other sporting infrastructure.
<p>Government Owned Sites or Sites under State Government direction</p>		
<p>Sites between Taylors Road and Neale Road (proposed Kororoit Creek Regional Park)</p> 	<p>Site Details</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. Noting the area of land adjacent to Clarkes Road and the Western Freeway contains very high value native vegetation.</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>Recommendation</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>Aquatic Plan</i> the following commentary is provided in response to the key site and area selection criteria:</p> <ul style="list-style-type: none"> • No collocation opportunities with community facilities. • No access to major retail and other community/ education facilities. • Not linked with any other sporting infrastructure.
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<p>142 Hume Drive, Taylors Hill</p> 	<p>Irregular site zoned for utility purposes and used for water tank purposes (Melbourne Water).</p> <p>3.8ha approximately (large tracts of land are for the purpose of drainage reserves).</p> <p>Largely constrained with utility uses and limited access as located behind large areas of back fences and access via a gravel track.</p>	<p>Not suitable as zoned and used for important utility uses and constrained by access and being in very close proximity residential land uses.</p>
<p>Council Owned Sites</p>		
<p>29A Holland Way/42B College Street, Caroline Springs.</p> 	<p>1.97ha in area.</p> <p>Federally listed environmental reserve with walkway.</p> <p>Not large enough for 4ha facility and cannot remove native vegetation from the site.</p>	<p>Site not suitable for development given environmental constraints.</p>
<p>Various sites used for drainage purposes (eg. 143-147 Caroline Springs Boulevard, Caroline Springs)</p> 	<p>Many constraints on land used for drainage which results in the land not being suitable for urban development.</p> <p>Example site at 143 – 147 Caroline Springs Boulevard is 5.62ha.</p> <p>Site is elongated in shape and constrained with Kororoit Creek, reserve either side of creek and walking paths located along it. Not suitable for urban uses.</p>	<p>Drainage sites are not appropriate for urban uses.</p> <p>They are identified for drainage to retain natural water flow and ensure that runoff in urban areas is managed appropriately.</p>
<p>Various sites used and in most cases embellished for passive open space purposes (eg. 15 Otway Green Caroline Springs)</p>	<p>Smaller land parcels, many of which are used and developed for passive open space are not suitable. They serve an important purpose for community members to get walkable access to localised open space.</p>	<p>Passive open space areas serve an important purpose for the local community. The redevelopment of them for an aquatic centre is not appropriate.</p>

	<p>An example of this is 15 Otway Green, Caroline Springs.</p> <p>Site is 1.79ha in are.</p> <p>Site is already embellished with playground, picnic infrastructure and barbeques and drainage.</p> <p>Site is required to serve the surrounding community for passive open space provision for local users (walkable catchment)</p>	<p>Furthermore, many of these land parcels are a maximum 1ha in area which would not meet the 4ha requirement identified and supported by Council in the <i>Aquatic Plan</i> and subsequence Funding Strategy and Business Case.</p>
<p>Active Open Space areas throughout Caroline Springs, Hillside etc.</p> <p>(eg. 21 – 35 The Parade, Caroline Springs)</p> 	<p>There are a number of Council owned Active Open Space areas which are currently not fully developed. It is important to note that many of these have Master Plans which provide for staged development for active leisure purposes.</p> <p>An example is the Caroline Springs Active Open Space area. The only area which is not developed has been designated for Tennis and Netball facilities as per the below plan.</p> 	<p>Active Open Space sites are not suited for the aquatic centre (regardless of size) as they are often designated for future provision of active open space.</p> <p>Important to note in accordance with the Council adopted <i>Open Space Plan 2016-2026</i> there are a number of areas in the eastern corridor which have an undersupply of Active Open Space. Given this, the development of these areas for higher order aquatics purposes is not appropriate.</p>
<p>126 Arbour Boulevard, Burnside Heights</p>	<p>Irregular land parcel, only suitable for development on the western side which is around 2.8ha in area.</p>	<p>Land is significantly constrained for development as the site is adjacent to Westwood</p>

	<p>Total site area is 4.3ha. Western part of the site contains a number of walking paths along the northern and eastern boundaries.</p>	<p>Drive, a Primary Arterial Road where direct connection is not expected to be supported by VicRoads. The Westwood Drive bridge, to be constructed just south of the parcel will further constrain access onto the site.</p> <p>Given the above the facility would need to be accessed via Arbour Boulevard, a residential street which is not an appropriate outcome for a District level facility.</p> <p>With relevance to the <i>Aquatic Plan</i> the following commentary is provided in response to the key site and area selection criteria:</p> <ul style="list-style-type: none"> • 4ha site – not met as the size of the site which could be developed is less than 3ha in area. • No capacity for future expansion on the site. • No collocation opportunities with community facilities. • Not close to major retail and other community/education facilities. • Not linked with any other sporting infrastructure.
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