

Whittlesea Planning Scheme

Amendment C291wsea

Explanatory Report

Overview

This amendment proposes to apply the Public Acquisition Overlay 15 (PAO15) to parts of 70 and 80 Boundary Road, Wollert to facilitate the delivery of essential infrastructure in accordance with the *Wollert Precinct Structure Plan, June 2017* (PSP) and *Wollert Development Contributions Plan, June 2017* (DCP).

The land is required to deliver an intersection (project IN-26) and an associated road (project RD-06), as identified in the DCP. Construction of this intersection and associated road project will enable Council to meet its obligations as the delivery agency and will unlock development within the Andrew Road Precinct of the PSP.

Where you may inspect this amendment

The amendment can be inspected free of charge at the engage Whittlesea website at <https://engage.whittlesea.vic.gov.au/>

And

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Whittlesea City Council, Civic Centre, 25 Ferres Boulevard, South Morang, VIC 3752.

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **Friday 19 June 2026**.

A submission must be sent to:

By mail: Chief Executive Officer
City of Whittlesea
Locked Bag 1

By email: Bundoora MDC 3083
strategic.planning@whittlesea.vic.gov.au

Panel hearing dates

This amendment has been determined to be a low-impact amendment and so submissions must not be referred to a panel.

Details of the amendment

Who is the planning authority?

This amendment has been prepared by Whittlesea City Council, who is the planning authority for this amendment.

The amendment was requested by Whittlesea City Council.

Land affected by the amendment

The amendment applies to land at 70 Boundary Road and 80 Boundary Road, Wollert. Both sites are relatively flat and are zoned Urban Growth Zone – Schedule 5 (UGZ5). Together, they form a broadly rectangular parcel, as shown in *Figure 1*.

The sites have the following characteristics:

- **70 Boundary Road (4,056 square metres):** The site is predominantly grassed with scattered canopy trees, comprising a mix of indigenous and exotic species. It contains an existing dwelling and associated outbuildings.
- **80 Boundary Road (80,300 square metres):** The site is largely grassed with scattered canopy trees also comprising a mix of indigenous and exotic species. It contains a dwelling, numerous associated outbuildings, and two dams.



Figure 1 - The subject sites (70 & 80 Boundary Road, Wollert)

A mapping reference table has been included at Attachment 1 to this Explanatory Report.

What the amendment does

This amendment proposes to apply the PAO15 to facilitate the delivery of an intersection identified in the Wollert PSP and DCP. It amends Planning Scheme Maps 11PAO and 12PAO to include 779.27 square metres of land at 70 Boundary Road and 1,800 square metres at 80 Boundary Road, Wollert, as shown in *Figure 2*.

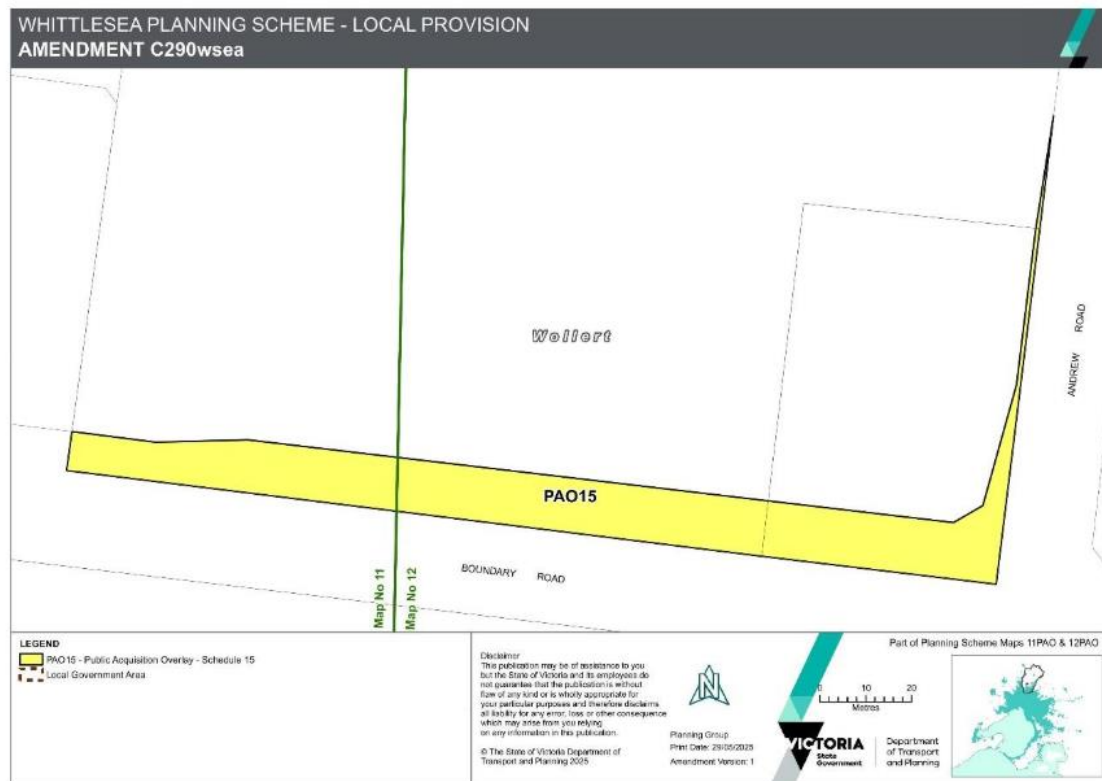


Figure 2 - Application of the PAO15 at 70 & 80 Boundary Road, Wollert.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to compulsorily acquire the above-mentioned land under the *Land Acquisition and Compensation Act 1986* (LACA) to enable Council to meet its obligations to deliver infrastructure to support growth and development and allow fair and reasonable compensation, as required under the LACA.

The amendment supports the transformation of the Andrew Road Precinct a significant greenfield precinct which is projected to accommodate approximately 42,000 residents over the next 21 years. Acquisition of the subject land is required to deliver critical intersection works (project IN-26) and road widening works (project RD-06), identified in the Wollert PSP and DCP. Council has attempted to acquire the land through negotiation which has not been successful.

The proposed upgrades are essential to unlock development. Without timely

acquisition, the proposed upgrades would need to be delivered in stages, creating greater disruption to the community and lead to unnecessary costs associated with additional redundant works. Timely delivery of the required infrastructure will help:

1. Facilitate delivery of approximately 450 new homes and support access too approximately 1,000 jobs on 33 hectares of employment land and
2. Provide critical connectivity for residents of an out-of-sequence development to the north to enable direct access to essential services and facilities situated in the southern part of the PSP area via Andrew Road

How does the amendment implement the objectives of planning in Victoria?

The amendment supports the objectives of planning in Victoria, particularly those outlined in Sections 4 and 12 of the *Planning and Environment Act 1987*, by:

- Providing for the fair, orderly, economic, and sustainable use and development of land (s4(1)(a));
- Protecting public utilities and other assets, and enabling the orderly provision and coordination of public infrastructure for community benefit (s4(1)(e));
- Facilitating development in line with these objectives (s4(1)(f));
- Balancing the present and future interests of all Victorians (s4(1)(g)).

The subject land was identified for acquisition and development of an intersection within the Wollert PSP in 2016. This amendment is consistent with an established PSP and DCP implemented in the Whittlesea Planning Scheme which seeks to facilitate its delivery of timely and cost-effective infrastructure to support a growing community. The reservation of the subject land for a public purpose through this amendment reflects fair and orderly planning and supports the delivery of essential public infrastructure which balances the needs of current and future residents.

How does the amendment address any environmental, social and economic effects?

The amendment addresses environmental, social and economic effects (sections 12(2)(b) and (c) of the Act) in the following manner:

- **Environmental:** The proposed amendment facilitates the delivery of the Boundary Road / Andrew Road intersection, previously approved by the State Government. While the construction will result in the loss of some vegetation, this impact has already been considered and accepted as part of earlier approvals.
- **Social impacts:** The proposed amendment will have a significant benefit to the local community by providing additional homes within the suburb of Wollert and provide critical connectivity for residents of an out-of-sequence

development to the north, enabling direct access to essential services and facilities situated in the southern part of the PSP area via Andrew Road.

- **Economic impacts:** Securing land for the Boundary Road / Andrew Road intersection will unlock employment land to the north, supporting the City of Whittlesea's broader objective of generating additional employment opportunities within the municipality and enhancing local economic activity.

Does the amendment address climate change?

The amendment is limited in its scope. As it does not rezone land, alter its use or facilitate more intensive development. It therefore does not meet the application threshold set out in paragraph 3 of Ministerial Direction 22 Climate Change Consideration. On this basis, a Climate Change Consideration report is not required.

Does the amendment address relevant bushfire risk?

The proposed amendment does not impact the application of Clause 13.02 (Bushfire) of the Whittlesea Planning Scheme.

Notwithstanding, the provision of essential infrastructure in this location is expected to enhance transport accessibility for emergency services to bushfire prone areas to the north of the municipality and once completed.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

Council has had regard to relevant Planning Practice Notes and Ministerial Directions under the Planning and Environment Act 1987 when preparing this amendment. The amendment responds to Practice Note 46 Strategic Assessment Guidelines and complies with the Ministerial Direction 7(5) on Form and Content and Ministerial Directions 1 and 15.

How does the amendment support or implement the Planning Policy Framework?

The amendment implements acquisition controls consistent with approved Wollert PSP and DCP which are incorporated into the Whittlesea Planning Scheme. This helps implement key parts of the Planning Policy Framework (PPF), including:

- **Clause 11 – Settlement:** Supporting logical, coordinated urban development linked to transport infrastructure.
- **Clause 11.02-1S – Development capacity:** Ensuring that sufficient land and infrastructure are available to meet forecast demand.

- **Clause 11.02-2S – Structure Planning and Clause 11.02-3S – Sequencing of Development:** Coordinating the timing of development with infrastructure delivery to meet the needs of existing and future residents.
- **Clause 18 – Transport:** Planning for an integrated and sustainable transport system, protecting future transport infrastructure, and ensuring access to jobs and services.
- **Clause 18.01-1S – Land Use and Transport Integration:** Aligning land use with the delivery of critical transport infrastructure delivery.
- **Clause 19 – Infrastructure:** Ensuring infrastructure is delivered efficiently and at the right time.

Overall the amendment supports reserving and acquiring early so that essential transport infrastructure can be delivered when needed, aligning land use with transport planning and servicing needs.

While the amendment does not directly enable construction or subdivision, it supports future development and is aligned with delivery of Clauses 19.03-1S and 19.03-1L, by promoting the fair apportionment of infrastructure costs and prioritisation essential services in a growth area.

Council's approach ensures that infrastructure can be delivered in a timely way, even where development occurs earlier than planned.

How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department or public authority?

Plan for Victoria is the overarching strategy guiding the growth and development of Melbourne, regional cities, and towns across regional and rural Victoria.

In delivering critical and timely local area infrastructure, this amendment gives effect to several of the plan's key pillars, including:

- **Housing for all Victorians** – by facilitating the release of new greenfield land for housing development, contributing to the achievement of Victoria's housing targets.
- **Accessible jobs and services** – by supporting the release of employment land, enabling the creation of new jobs within the municipality.
- **Great places, suburbs and towns** – by managing out-of-sequence development to ensure new communities are provided with appropriate infrastructure.

Is the amendment consistent with the delivery of the relevant

housing target set out in the Planning Policy Framework?

The amendment will help facilitate the development of approximately 450 dwellings, which directly supports the City of Whittlesea in achievement the target of 43,000 new dwellings within greenfield areas by 2051 outlined at Clause 16.01-1S 'Housing supply' of the Whittlesea Planning Scheme.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment's role in facilitating the delivery of timely infrastructure is consistent with Council's Municipal Planning Strategy (MPS) which recognises the municipality's rapid growth and prioritises the early delivery of transport and other supporting infrastructure to service new and growing communities, via the following clauses:

- **Clause 02.02 – Vision and strategic directions** promoting accessibility, connectivity, and community infrastructure.
- **Clause 02.03-8 – Transport**, which seeks to reserve land early to secure future road and transport corridors.
- **Clause 02.03-9 – Infrastructure**, emphasising the need for timely, efficient, and equitable infrastructure delivery through development contributions.

How does the amendment balance any competing policy objectives or strategies?

The amendment delivers on the principles of net community benefit outlined in the Act by facilitating the timely and coordinated delivery of essential transport infrastructure identified in the Wollert PSP and DCP for existing and future residents.

Applying PAO15 now secures land early, providing certainty, supporting orderly development, and reducing the risk of delayed or fragmented infrastructure delivery. It also enables fair cost sharing through the DCP and helps avoid future cost escalation.

While the amendment introduces some tension with private land interests, this is mitigated by the long-standing identification of the land for an intersection and the strong policy support for integrated transport and infrastructure planning.

Overall, the amendment supports efficient infrastructure delivery, improved connectivity, and well-planned urban growth, resulting in a clear net community benefit.

Does the amendment make proper use of the Victoria Planning

Provisions?

The application of PAO15 is the appropriate and necessary mechanism to formally reserve the land for the purposes of compulsorily acquiring land to be used for a road that is to be constructed by Council, in accordance with that set out in the Wollert PSP and DCP.

How does the amendment address the views of any relevant agency?

Not applicable.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

Not applicable.

How does the amendment have regard to the principles set out in the Yarra River Protection (*Wilip-gin Birrarung murron*) Act 2017 in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

Not applicable.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will not result in any additional resources being required to administer the planning scheme. It will facilitate the provision of necessary infrastructure to support development.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Wollert	779.27 square metres	12	70 Boundary Road, Wollert	N/A	Application of the PAO15	N/A
Wollert	1800 square metres	11 and 12	80 Boundary Road, Wollert	N/A	Application of the PAO15	N/A