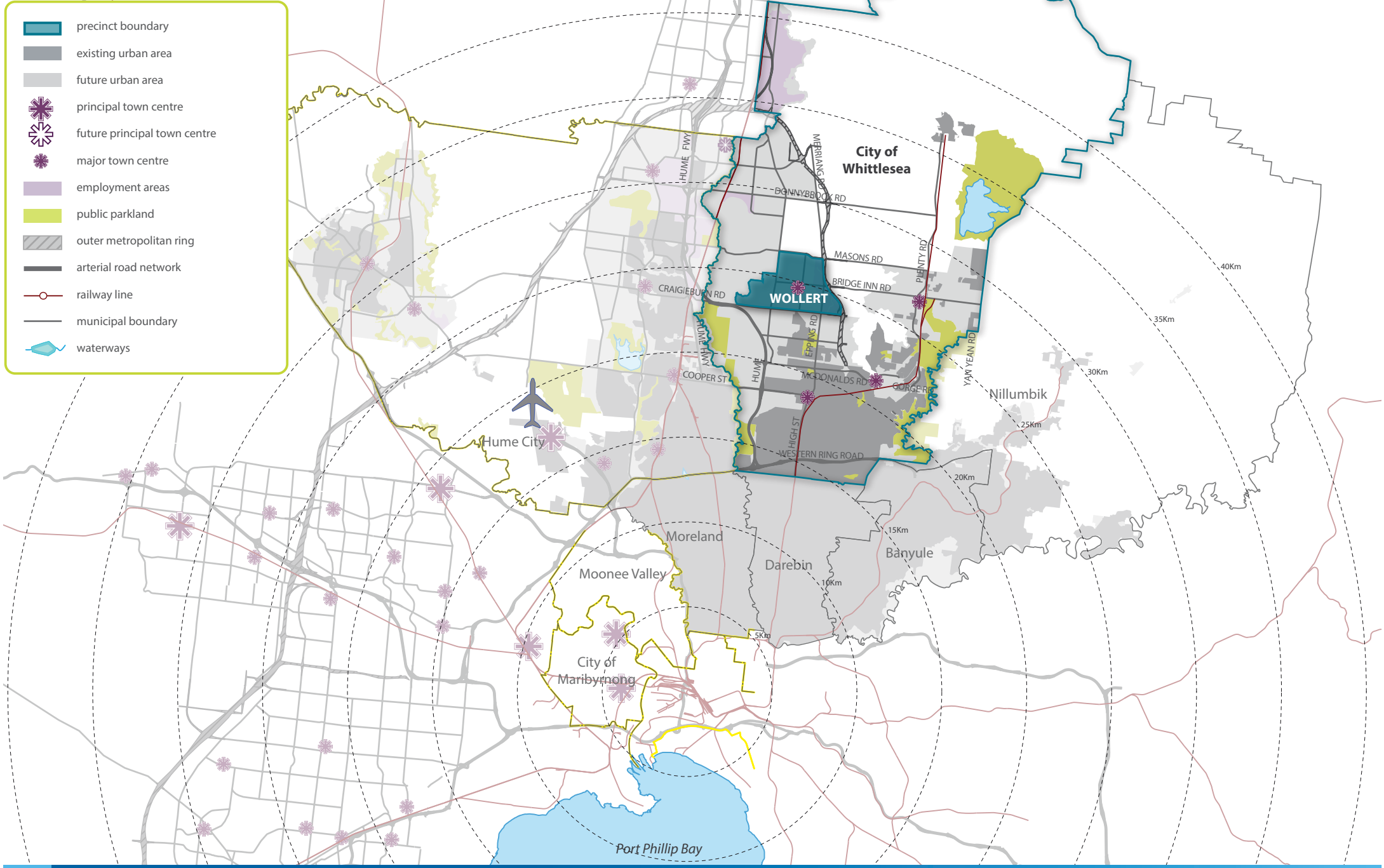


# Wollert

## Precinct Structure Plan

December 2016



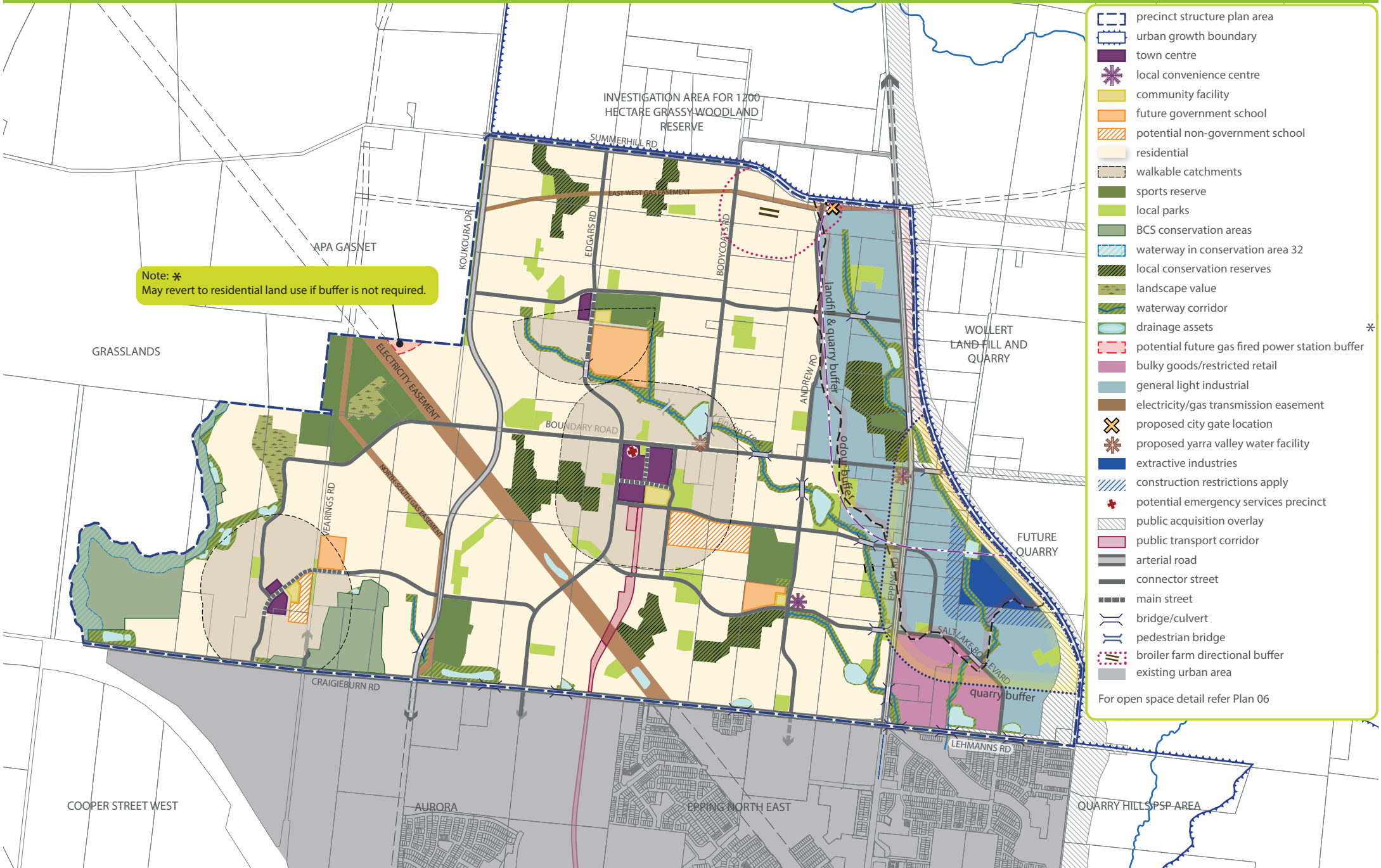


- precinct boundary
- existing urban area
- future urban area
- principal town centre
- future principal town centre
- major town centre
- employment areas
- public parkland
- outer metropolitan ring
- arterial road network
- railway line
- municipal boundary
- waterways



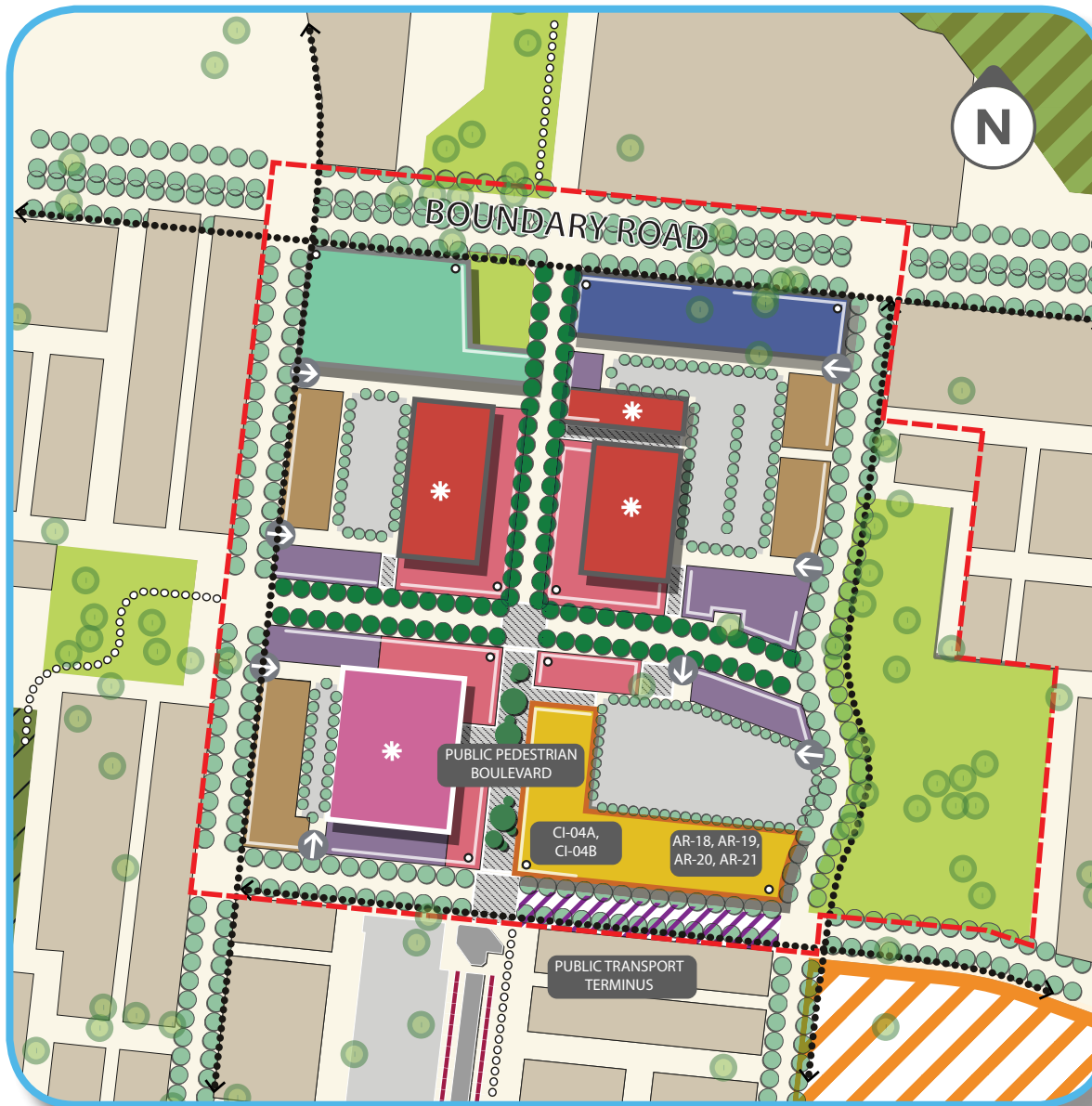


Note: \*  
May revert to residential land use if buffer is not required.



- precinct structure plan area
  - urban growth boundary
  - town centre
  - local convenience centre
  - community facility
  - future government school
  - potential non-government school
  - residential
  - walkable catchments
  - sports reserve
  - local parks
  - BCS conservation areas
  - waterway in conservation area 32
  - local conservation reserves
  - landscape value
  - waterway corridor
  - drainage assets
  - potential future gas fired power station buffer
  - bulky goods/restricted retail
  - general light industrial
  - electricity/gas transmission easement
  - proposed city gate location
  - proposed yarra valley water facility
  - extractive industries
  - construction restrictions apply
  - potential emergency services precinct
  - public acquisition overlay
  - public transport corridor
  - arterial road
  - connector street
  - main street
  - bridge/culvert
  - pedestrian bridge
  - broiler farm directional buffer
  - existing urban area
- For open space detail refer Plan 06

Figure 4 Wollert Major Town Centre



**Key Components:**

- Two full line and a mid-sized supermarket and Discount Department Store.

**Key Design Elements:**

- A north-south main street anchors the MTC between the potential future Wollert public transport interchange and Boundary Road. Key public spaces are located at each end of the street; an entry park incorporating River Red Gums at the north and an outdoor pedestrian mall at the southern end, providing integration with the entrance to the transport interchange.
- An east-west main street provides a visual and physical 'green' link between the eastern Local Park and western conservation reserve.
- River Red Gums retained within the centre and in open space reserves edging the centre provide high quality amenity and local character.
- North-south and east-west main streets form highest-order pedestrian and cyclist focused shared zone thoroughfares that integrate the major town centre core with the surrounding neighbourhoods, public transport and community facilities.
- A sense of enclosure and activity is to be provided on main streets through adoption of minimum 3-storey building equivalent height
- Main streets designed with character including dense canopy shade tree provision, outdoor dining and pedestrian activity and on-street parking.
- Permeable layout of flexible blocks to suit a variety of land uses and allow viable short-term development as well as efficient long-term evolution and adaptation.
- Specialty retail and mixed use to sleeve the supermarket and other large format retail.
- Parking to be sleeved behind buildings on main streets. Views to car parks from Boundary Street and edges of the centre to be shielded by built form and landscaping.
- Integrated community facilities in a key location within the major town centre, proximate to the public transport interchange and non-government secondary school.
- High density residential/office uses at upper storeys along main streets to provide vitality and diversity.
- All buildings to have main entrance/access point to streets.

