

Taylors Lakes FAQ

Who is Development Victoria?

Development Victoria is shaping the way Victorians live. We develop and revitalise public buildings and land to create spaces and homes that help make Victoria a great place to live.

We do this by seeking out opportunities to increase housing diversity near jobs, transport and services. We manage projects to create cultural, recreational and civic facilities that enrich our communities. We also revitalise major activity centres and urban precincts to stimulate economic activity and create jobs.

Development Victoria is currently delivering projects of state significance, including the Melbourne Park and State Library Victoria redevelopments. Our residential developments provide a diverse range of housing options for Victorians.

With Victoria's population set to hit 10 million by 2050 and demand for housing an issue for many Victorians, Development Victoria will help to meet the needs of our growing population.

Why is Development Victoria interested in Taylors Lakes?

The 9.1-hectare site at Robertsons Road, Taylors Lakes, was declared surplus by the Department of Education and Training (DET) in 2013. The site was purchased in the early 90's for a school but was not used for this purpose and remained vacant.

The site was rezoned by the Department of Environment, Land, Water and Planning (DELWP) under a fast-tracked process in 2013, rezoned from Public Use (PUZ2) to General Residential (GRZ1). The rezoning was published in the government gazette on 19 January 2017.

Development Victoria regards this site as an opportunity to deliver diversified housing outcomes in the Taylors Lakes community.

What is proposed for the site?

Development Victoria proposes to subdivide the site to create approximately 175 titled lots that would be sold off in a series of stage releases. Purchasers would build their own homes in accordance with the local planning scheme. The Brimbank planning scheme specifies heights and setbacks for new homes. These are likely to resemble those applied in neighbouring streets.

Will the project include open space?

The project will include a public open space in the form of a 3600m² neighbourhood park that will address passive and active recreational needs and will be designed in consultation with Brimbank council and the community.

Access to this type of park would be predominantly via foot or cycle and we are providing cycle routes connecting the local catchment to this park, with the surrounding streets providing adequate on-street parking for any local residents who might prefer to drive to the park.

Will the site comply with Council Planning Policy?

An application will be made to Brimbank Council for a planning permit.

Brimbank Planning scheme ensures protection of amenity of adjoining sites by providing for a maximum of 2 storey built form adjacent to or opposite any single or double storey residential development.

Graduation of taller buildings across the balance of the site will need to be contemplated with reference to shadow, visual amenity and the character of the area.

How big are the blocks?

At this point blocks will range in size and be approximately 250-620m² with an average of approximately 370m². They are less than the surrounding area to meet the requirements of a growing community. The trend for smaller lots is occurring across all new developments to ensure homes remain affordable.

Is the proposed development denser than the existing neighbourhood?

Existing housing in Taylors Lakes tends to feature traditional detached housing on relatively large lots (500m² to 1400m²) that were built in the 1980s. The new development will feature smaller lots (average is approx. 365m²) in response to the changing market conditions of Taylors Lakes and the greater Melbourne area. This provides greater diversity of housing and reflects the reduced lot sizes that are occurring across growth corridors to meet affordability demands.

Is there a need for this development?

The population of the City of Brimbank is predicted to rise from 191,500 to 227,500 by the year 2031, an increase of 36,000. This means an increase in households from 65,200 to 83,000. To meet the needs of a growing population new and diversified forms of housing are required.

Development Victoria believes that the provision of new homes should be a carefully planned process that considers the needs of new and existing residents.

Will the project include public or social housing?

Currently no public or social housing is proposed as part of this development. Land will be offered for sale privately. The smaller lots offered by the development will create more affordable options for homebuilders.

Has Development Victoria considered the impact of the development on traffic?

It is anticipated that the development will add some additional traffic to the surrounding road network, however, it is not anticipated to create congestion on nearby streets and intersections which are anticipated to function in a similar manner to how they currently do in peak periods.

A traffic engineering assessment will be undertaken by a traffic engineer as a part of the Development Plan application which will be reviewed by Brimbank Council.

Will the development impact existing traffic conditions during school drop-off and pick-up times for Overnewton College?

The local area will experience slightly increased traffic volumes due to traffic that will be generated by the development including some during school drop-off and pick-up times for Overnewton College.

The peak periods for development generated traffic won't necessarily correspond with the school drop-off/pick-up periods, particularly in the afternoon pick-up period.

There are also a number of suitable alternative access routes available to/from the wider road network for future residents to avoid Robertsons Road in the vicinity of the school during school peak periods.

How much parking per household will the development provide?

Parking provision has not yet been determined given the draft nature of the Development Plan, however, the lots and houses will generally provide for their own parking within their site.

- 1 or 2 bedroom dwellings – single garage to each dwelling
- 3 or more bedroom dwellings – double garage to each dwelling
- Visitors – on-street parking opportunities

Will this impact congestion on the Calder Freeway?

The proposed development will have minimal impact to the existing traffic conditions on the Calder Freeway.

Has Development Victoria considered the impact of the development on the surrounding community?

Development Victoria has undertaken a social needs assessment to establish the likely impact of the development on the surrounding area. The assessment concludes other than the provision of open space, which is included in the proposal, our studies indicate that social infrastructure in Taylors Lakes has sufficient capacity to meet the needs of new population in the development.

What sort of Studies are you going to do?

Will be considering a range of possible impacts to allow us to develop appropriate design responses. We will consider the impacts of increased traffic and parking requirements, cultural heritage considerations and environmental impacts among others.

When do you intend to commence sales?

Sales for Stage 1 are likely to be launched to the market in late 2018 and depend on timing around Planning approvals.

When will you start building the development and how long will it take?

Construction of the subdivision will depend on planning approvals. At this point construction could commence in early 2019.

The duration of the construction works will depend on the sales rate where we will build to meet the demand. As a ball park figure we anticipate the development could take up to three years.

Community engagement

Information about the proposed redevelopment can also be found on our website at Development.vic.gov.au/taylors.lakes

Feedback forms can also be found on the website.

Community engagement is being undertaken to ensure that you are informed about the project and to offer you an opportunity to provide feedback to assist us in creating a development that is appropriate to your community.

Meet the development team and provide us with feedback at one of our information sessions.

Sydenham Neighbourhood House (Level 1, 1 Station Street, Watergardens Town Centre) – Wednesday 15 Nov – 6.00pm to 8.00pm

Watergardens Town Centre, Saturday 18 Nov 10:00am to 2:00pm

Alternatively, you can email us at taylorslakes@development.vic.gov or should you wish to discuss this matter further, please contact Mark Ritch on (03) 8317 3400. Any comments can be provided to us in writing by emailing taylors.lakes@development.vic.gov.au or via letter to the following address:

Taylors Lakes Development Victoria

L9 8 Exhibition Street

Melbourne VIC 3000

The deadline for written submissions is 4.00pm, 30 November 2017.