

# WERRIBEE CITY CENTRE

## STRUCTURE PLAN & PARKING PRECINCT PLAN

### SUMMARY

JUNE 2013

# THE VISION FOR THE WERRIBEE CITY CENTRE



***Embracing its unique river setting, the Werribee City Centre will combine with the Werribee Employment Precinct and grow as the Capital of Melbourne's New West; a focal point of economic, cultural and environmental excellence.***

## BACKGROUND

The population of Wyndham is forecast to grow from its current size of 158,000 people to around 400,000 people within the next 30-35 years. To serve this growing population, Melbourne's west will require a regional capital city as a focal point for commerce, recreation and culture. The Werribee City Centre, together with the Werribee Employment Precinct, is envisioned as the capital of Melbourne's new west: 'Werribee City'.

A set of documents has been drafted which set out a vision and planning framework for the future Werribee City Centre. The document set comprises:

- *Werribee City Centre Structure Plan*
- *Schedule 1 to the Activity Centre Zone – Werribee Principal Activity Centre*
- *Werribee City Centre Parking Precinct Plan*
- *Schedule to Clause 52.06-6*

These documents were developed with direction from the Werribee City Expert Reference Group, and with input from Werribee City Centre stakeholders. The documents will be on public exhibition from 5 January to 29 February 2012. Responses to the documents are invited by Wyndham City.

This brochure provides a summary of the vision and planning framework for the Werribee City Centre to be exhibited. Full copies of the exhibition documents are available from Wyndham City. See back cover for details.

## THE STRUCTURE PLAN

The *Werribee City Centre Structure Plan* sets out the vision for the Werribee City Centre and provides details on its planned future structure and composition, to both encourage and guide further development.

The key initiatives of the Structure Plan are:

- Connection of the Werribee City Centre to the Werribee Employment Precinct,
- Improved connection to and utilization of the Werribee River and Wyndham Park,
- Designation of new mixed use areas, and
- Intensification of existing mixed use areas.

These key initiatives are summarised on the following page.

The Structure Plan also:

- Sets an 'Activity Centre Boundary' within which medium and high intensity mixed use development is encouraged,
- Incorporates the major public infrastructure projects planned by Wyndham City over the next 5 years. (Information on these projects is provided on the following pages.)

## THE ACTIVITY CENTRE ZONE

The *Werribee City Centre Activity Centre Zone* specifies the objectives and requirements for new development in the Werribee City Centre. These objectives and requirements address: land use and activity, built form (including specifying building design requirements, building height limits and environmental sustainability requirements), movement, access, open space and natural features.

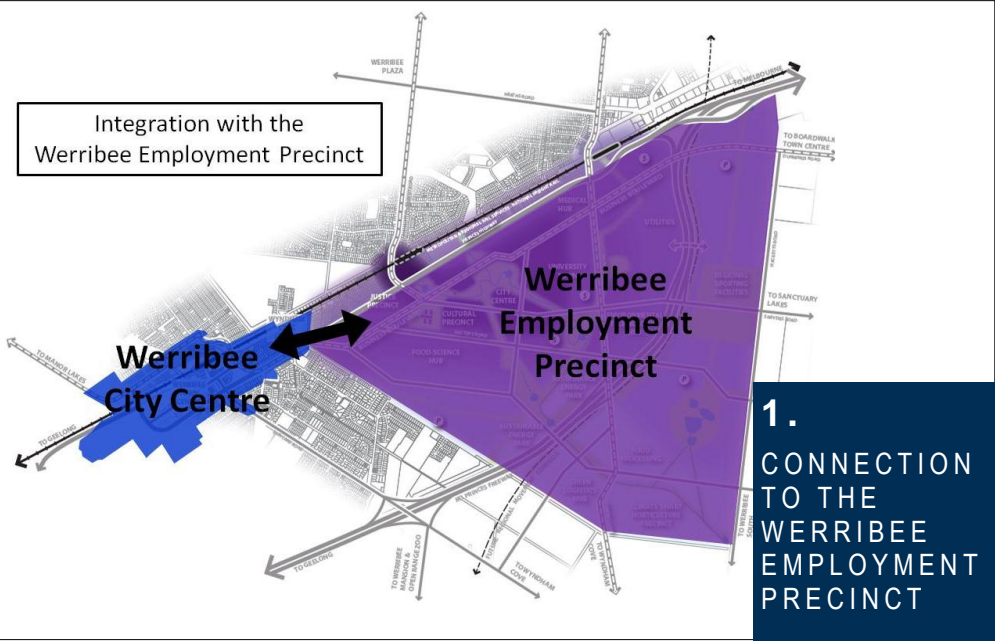
## THE PARKING PRECINCT PLAN & SCHEDULE

The *Werribee City Centre Parking Precinct Plan* and the supporting *Schedule to Clause 52.06-6* set out a clear and proactive strategy to manage and facilitate the efficient provision of car parking in the Werribee City Centre.

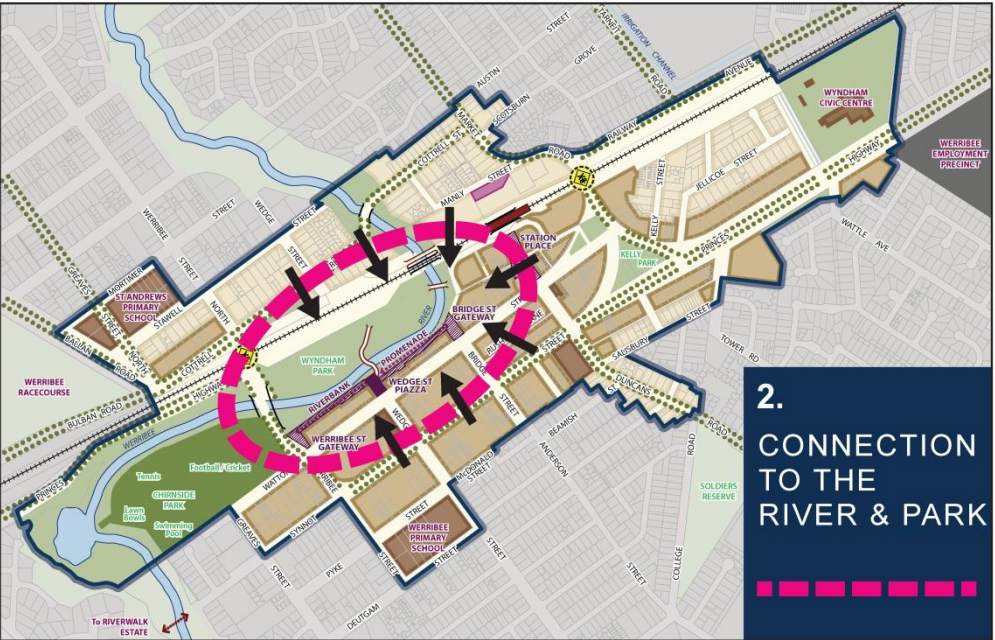
Together these documents:

1. Set sustainable parking provision rates for new development;
2. Provide a mechanism which enables the parking required of new development to be provided off-site in consolidated parking facilities (where appropriate);
3. Set out a Master Plan for the provision of consolidated parking facilities, to be realized as necessary over time; and
4. Set out strategies and actions to improve parking management, including a clear performance target for the enforcement of parking time limits.

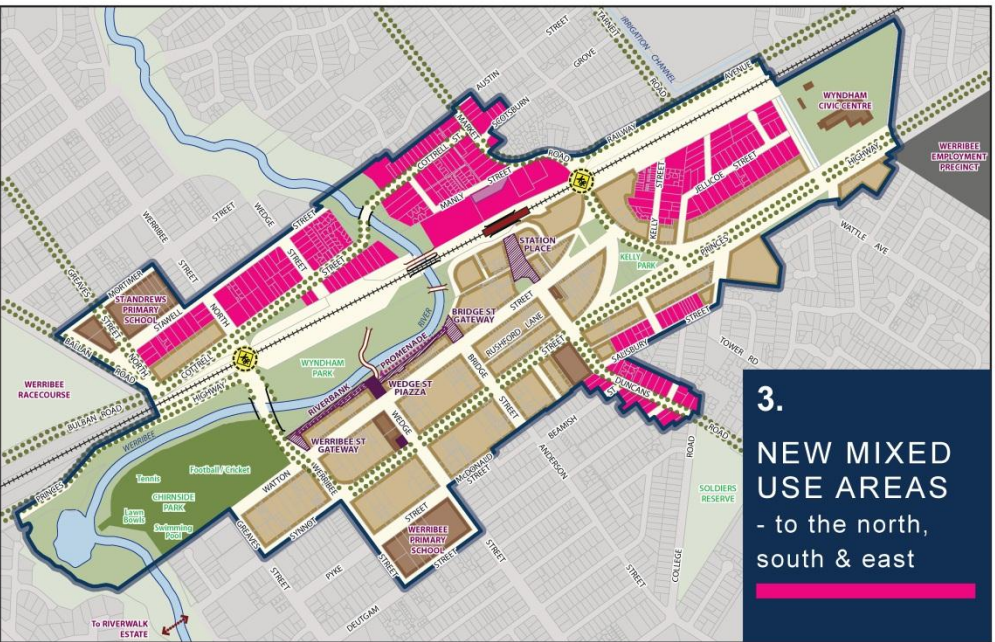
# KEY INITIATIVES



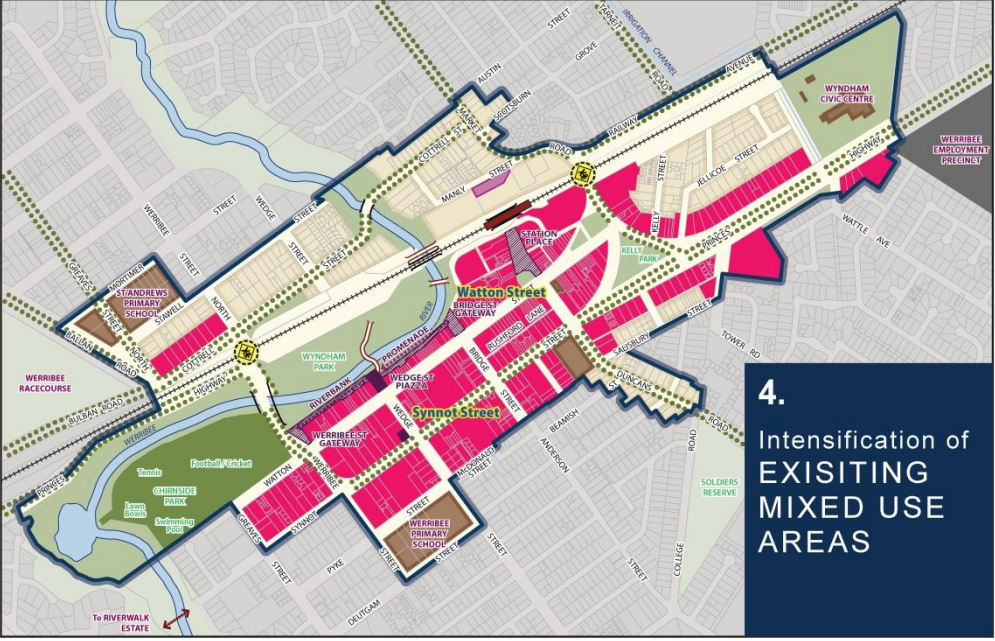
The Werribee City Centre and the Werribee Employment Precinct have the potential to combine and grow together as the capital of Melbourne's new west.



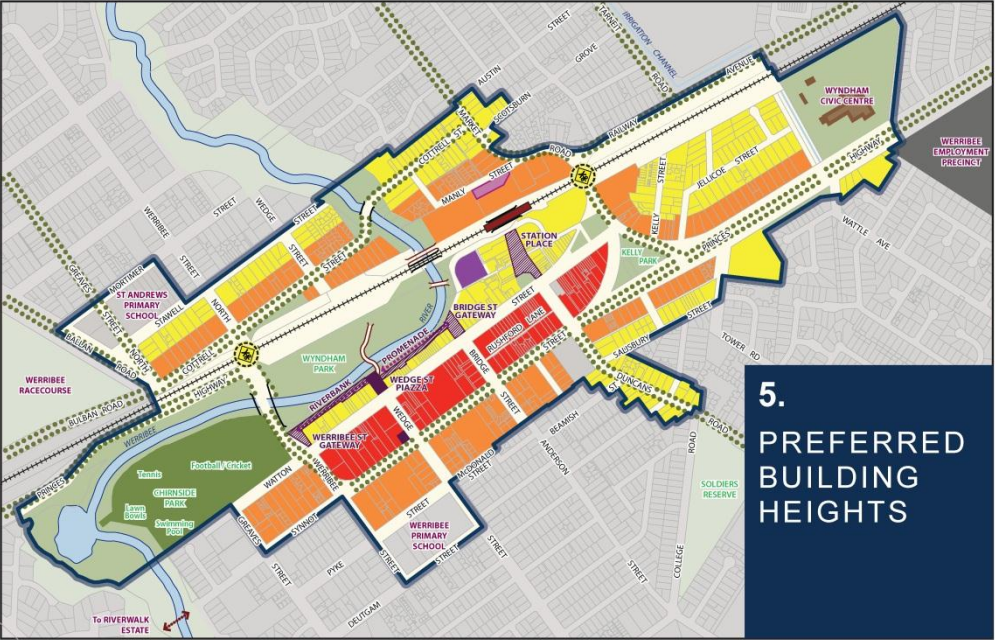
A number of Wyndham City-led projects are planned to strengthen the connection between the urban area of Werribee City and its unique natural assets: the Werribee River and Wyndham Park. These projects are summarised on the following page.



New areas for mixed use development have been designated to the north, south and east of the current City Centre area, creating the opportunity for significant growth.



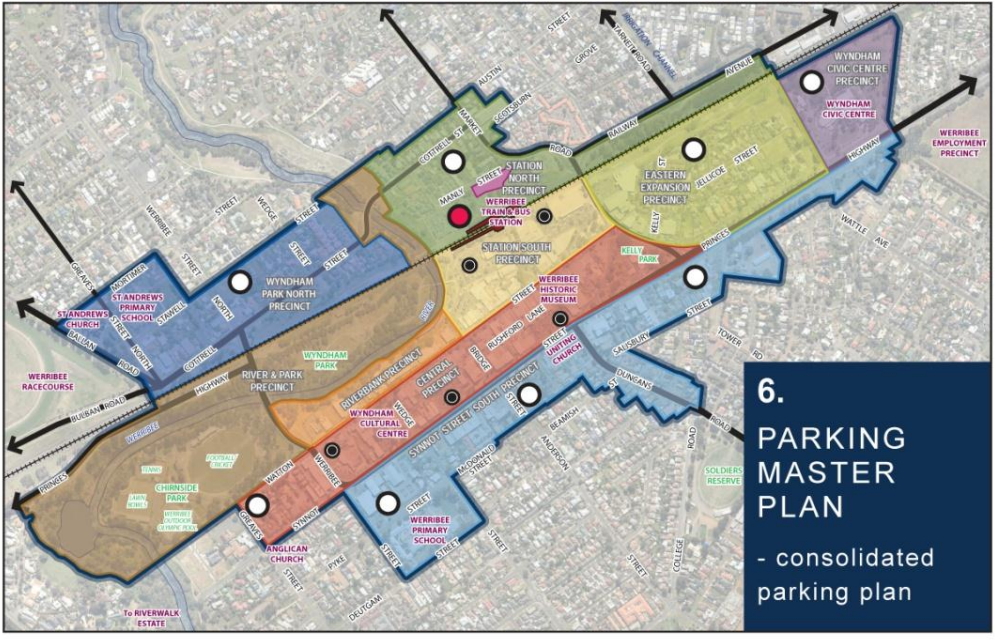
The intensification of the existing Werribee City Centre area is a primary objective of the Structure Plan. Intensification through upper level office and residential development will strengthen the Werribee City Centre and add to its vibrancy.



Preferred building heights and design requirements have been specified for the Werribee City Centre, via Schedule 1 to the Activity Centre Zone. Preferred building heights are shown in the figure to the left.

## Preferred Building Heights

- 2 to 5 storeys (8m to 18.5m)
- 2 to 7 storeys (8m to 25.5m)
- 2 to 10 storeys (8m to 36m)
- 2 to 20 storeys (8m to 71m)



A network of large, easily locatable and evenly distributed public parking facilities is planned to be established over time as development occurs. The public parking facilities may be publicly and/or privately provided, and may incorporate public amenities, and active uses at ground level and at upper levels along street frontages.

- Central Precinct Parking Facilities
- Perimeter Precinct Parking Facilities
- Commuter Parking Facility

*Note: Illustrated locations within precincts are indicative only*

# WYNDHAM CITY-LED PROJECTS

## 1. WEDGE STREET PIAZZA

Strategically located at the entertainment end of Watton Street, overlooking the Werribee River and Wyndham Park, the Piazza is a vibrant space for people to mingle, meet, relax, and a gateway to the River and Park Precinct.



## 2. WYNDHAM PARK BRIDGE

Extending from the Wedge Street Piazza, the Wyndham Park Bridge provides a key new connection between the Werribee City Centre and Wyndham Park. The bridge's iconic form winds its way over the river through the tree-tops.



## 3. WYNDHAM PARK

Wyndham Park, a 4 hectare central park through which the Werribee River flows, will be redeveloped to become the centrepiece of the Werribee City Centre and an iconic regional recreational attraction.



## 4. RIVERBANK PROMENADE

The Riverbank Promenade will be a vibrant pedestrian space for alfresco dining, shopping, entertainment, socialising and enjoyment of the park and river setting; an emblematic destination; a talking point.



## 5. THE GATEWAY

The Gateway site marks a key entry point to the Werribee City Centre. A landmark new development is proposed on the Council-owned site, featuring retail, offices, apartments and multistorey car parking.

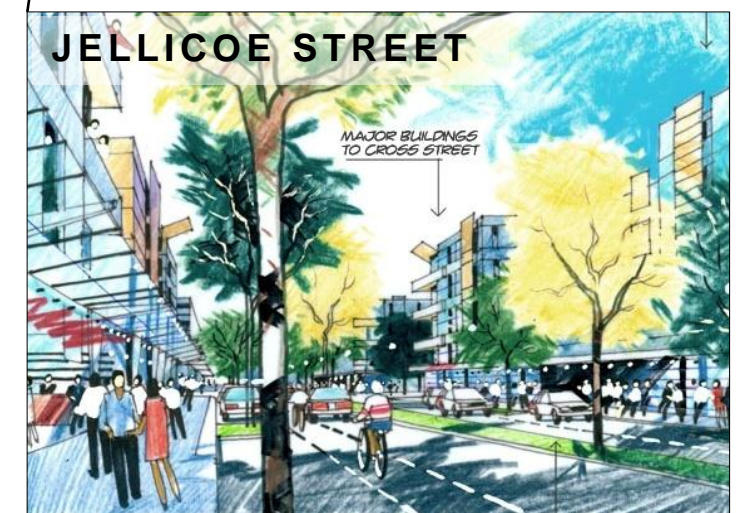
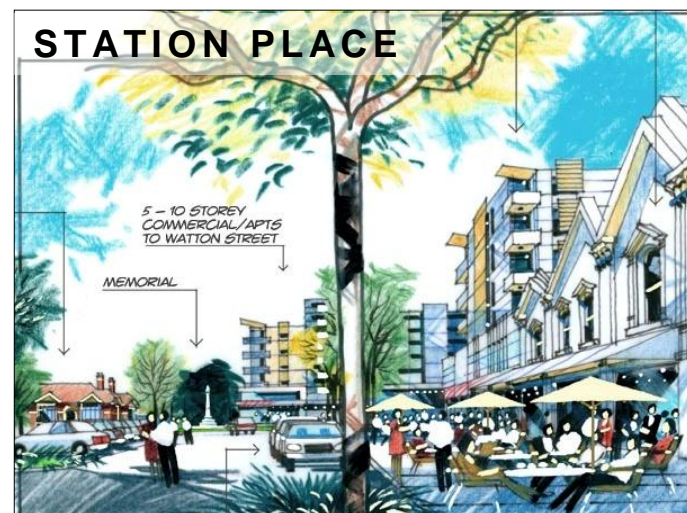
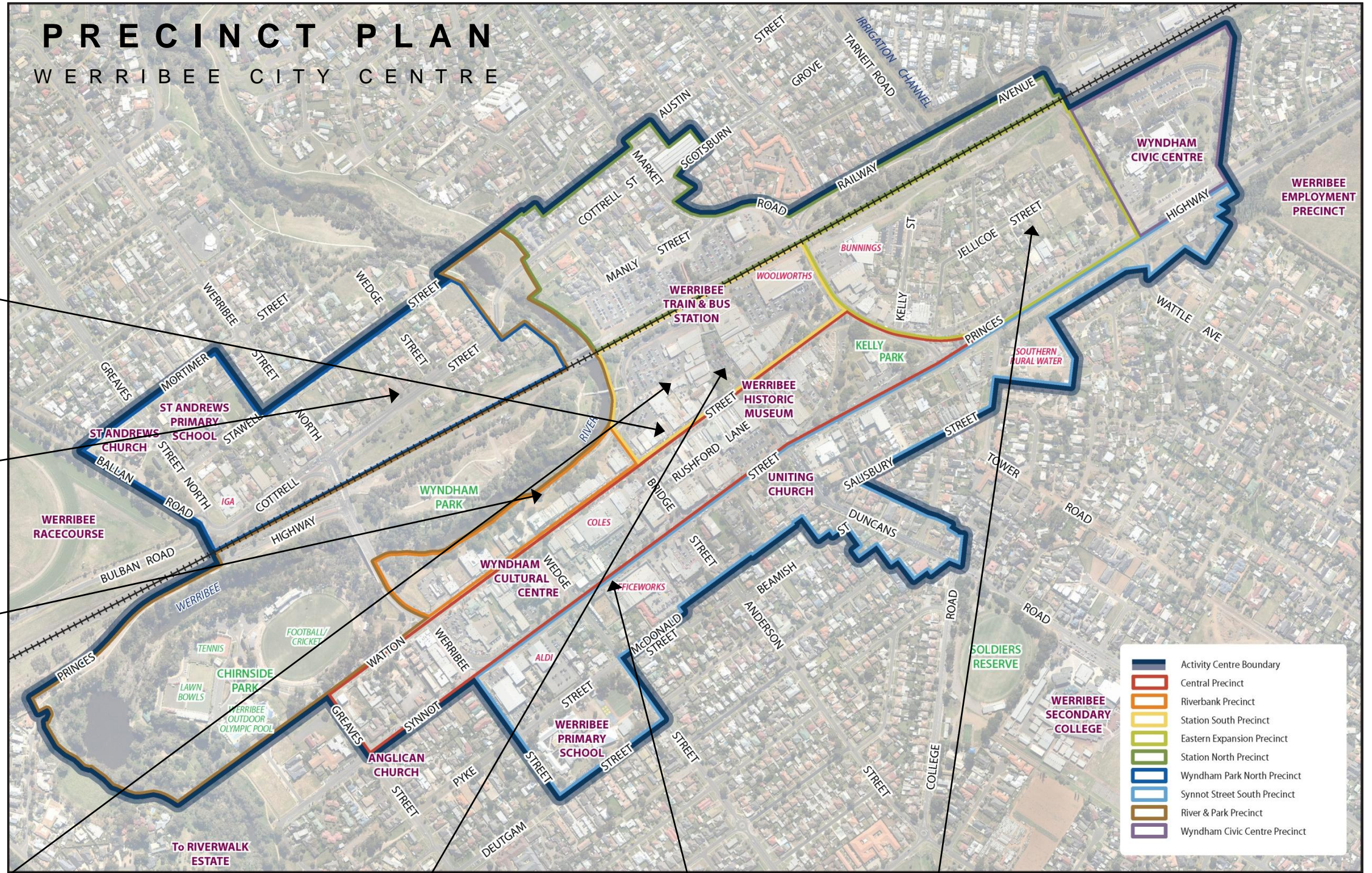


## 6. RIVERBEND

The Riverbend site offers unparalleled views of the Werribee River and Wyndham Park. A new development is proposed on the Council-owned site to bring the Riverbend to life, featuring retail, offices and apartments and multistorey car parking.



## PRECINCT VISIONS



For more information on the Werribee City Centre visit:  
**[www.wyndham.vic.gov.au/werribee](http://www.wyndham.vic.gov.au/werribee)**

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