

Frequently Asked Questions (FAQ)

Where is Reservoir?

The Reservoir Major Activities Area (**Reservoir MAA**) is conveniently located on the South Morang Rail Line 14 kilometres north of Melbourne's Central Business District (CBD) in the City of Darebin.

What is a Major Activities Area?

A **Major Activities Area (MAA)** is a medium sized centre with a mix of activities that are well served by public transport. The size and/or location of a MAA mean they have an important role to play as a focus for community activity and to provide scope for ongoing investment and change in retail, office, community, service and residential markets. There are a total of 94 MAA's in Metropolitan Melbourne.

What does this mean for Reservoir?

Reservoir is identified under Victorian State Planning Policy as a Major Activities Area (**Reservoir MAA**). The preparation of a Structure Plan for Reservoir MAA is required under Victorian State Planning Policy required to guide the future planning and development of the centre up until 2030.

As a MAA, Reservoir MAA can expect to see more diversity in the kinds of shops and services it provides and increased density in certain sections, with buildings designed to complement their surroundings.

Other improvements will typically include:

- greater attention to the needs of pedestrians and cyclists
- safer, more attractive bus shelters, tram stops and train stations
- increased frequency of public transport services
- better designed public places, particularly squares, parks and streets
- increased housing diversity and housing opportunities within the centre
- more people living in/visiting the centre
- improved business diversity and performance

Why are we planning for change and growth in Reservoir?

The population within the Reservoir MAA is anticipated to grow and change over the period until 2030. An increase in population from 3,628 to 5,497 (an additional 1,869 people) is forecast, with an additional 794 dwellings expected to be constructed in the same period. Households will become smaller and the population will age.

These changes will have a number of implications for the future planning of Reservoir including:

- The character of Reservoir is likely to evolve in order to accommodate additional dwellings
- Shops, services and provision of public spaces will need to improve and change to serve the increased and changing population
- Housing types and services will need to respond to the greater proportion of elderly residents and smaller household sizes

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What is a Structure Plan?

Structure Plans set out the shared community, stakeholder and government Vision for an area. Structure Plans also identify and facilitate the major changes to land uses, building size and design, and public spaces needed to realize this shared vision. They include a series of objectives, strategies and actions that relate to investment, business, employment, housing, the public realm, infrastructure, transport, community facilities and social inclusion.

A Draft Structure Plan has been delivered for Reservoir MAA and is currently on public exhibition until 13 July 2012.

What areas are included in the Structure Plan boundary for Reservoir?

The Draft Structure Plan boundary includes Reservoir Village Shopping Centre, Broadway Shopping Centre, Reservoir Rail Station, Reservoir Civic Centre and Library, Edwardes Lake Park, TW Andrews Park, Reservoir Leisure Centre, East Reservoir Neighbourhood Centre and the surrounding residential areas.

The Draft Structure Plan has been divided into 6 precincts (as shown in Figure 1), each with its own unique land use and development objectives, strategies and actions:

- Precinct 1 The Central Heart
- Precinct 2 Reservoir Village
- Precinct 3 Broadway
- Precinct 4 High Street North
- Precinct 5 High Street South
- Precinct 6 Surrounding Residential

Figure 1: Precincts in the Structure Plan Boundary



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What does the Draft Structure Plan look like?

The Draft Structure Plan for Reservoir MAA has 6 separate parts.

Section 1 Introduction provides an overview of the Draft Structure Plan documents including a Glossary and a How to Read This Structure Plan guide.

Section 2 About the Reservoir MAA provides a summary of the key issues affecting the future planning of the MAA.

Section 3 The Reservoir MAA Vision sets out the long term Vision for Reservoir MAA developed in conjunction with stakeholders and community.

Section 4 The Strategic Response provides for centre wide planning for Reservoir MAA with objectives, strategies and actions relating to the following themes:

- Businesses, activities and investment
- Housing
- Public spaces, streets and buildings
- Moving around safely and efficiently
- Sustainable local living
- Community connections

Section 5 Precinct Plans details the future structure and character of the six identified precincts through a series of objectives, strategies and actions:

- Precinct 1 The Central Heart
- Precinct 2 Reservoir Village
- Precinct 3 Broadway
- Precinct 4 High Street North
- Precinct 5 High Street South
- Precinct 6 Surrounding Residential

The precinct approach ensures that the diversity of existing land uses and the character of each Precinct is recognized as part of any future growth and development.

Section 6 Implementation provides an overview of the next steps to implement the Draft Structure Plan for Reservoir MAA.

How has the Draft Structure Plan been prepared?

To date the Draft Structure Plan for Reservoir MAA has been developed with significant input from community and key stakeholders across four key stages. Feedback from the engagement process has been integrated with evidence-based research to develop the Vision and more detailed initiatives in this document.

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The following summarises the project stages:

Stage 1 - 'Background Research and Issues Identification'

- Stakeholder and community engagement and research undertaken to gain an understanding of key issues affecting the future planning of Reservoir

Stage 2 - 'Community Visioning and Place Essence'

- A vision was developed for the Reservoir MAA through a series of stakeholder, community and trader visioning workshops

Stage 3 - 'Vision Scenarios'

- Various options and scenarios were developed for key sites within the Structure Plan area. Feedback from the community was provided on each of these scenarios

Stage 4 - 'Structure Plan' (Current Stage)

- The Draft Structure Plan will be released for public comment and finalised to incorporate feedback

Stage 5 - 'Implementation Plan' (Future Stage)

- An implementation plan will be developed to ensure key actions within the Structure Plan are realised

How will the Draft Structure Plan impact on me as a resident?

The Vision for the Draft Structure Plan is to create a place *"without barriers that celebrates diversity, connectedness and participation"*.

Fundamental to the Vision is the creation of a Central Heart precinct to connect Reservoir Village and Broadway to better incorporate retail, housing, public spaces, lifestyle activities and transport in the centre.

The Central Heart precinct is a long term project which will stimulate renewal and investment in Reservoir MAA and provide opportunities for retail diversity, employment, housing, public spaces, an integrated public transport hub and safe pedestrian and cycling connections.

The Draft Structure Plan will bring many benefits to residents of Reservoir MAA by:

Note: this is a summary only and it is important to read the Draft Structure Plan for full details of the future plans and community benefits.

- attracting a diversity of businesses to the centre including a full line supermarket
- upgrading streetscapes including the replacement of footpaths and improvements in the overall appearance and safety to facilitate lifestyle activities in the day and night such as outdoor dining
- providing greater certainty about the type, scale and form of future development in the different precincts of the centre
- achieving housing diversity by encouraging higher density housing outcomes such as shop top and mixed use development in the commercial areas and on key sites and; apartment buildings along main roads including Edwardes Street and Broadway

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- achieving high quality design outcomes which contribute positively to the character and vitality of the centre as part of any new development
- protecting the ‘village feel’ of the commercial areas and the existing resident interface to the commercial areas from visual bulk or overshadowing as part of any new development
- planning for a connected centre where pedestrians and cyclists have priority throughout and access to public transport is convenient and balanced with vehicle access
- working with key stakeholders to simplify Reservoir Junction and build the business case for undergrounding the South Morang Train Line
- ensuring that any changes to the layout of car parking in the centre does not cause a loss of existing car parking spaces
- planning for the delivery of additional public open space and better integration of existing public open space such as Edwardes Lake Park and TW Andrews Park with the commercial areas of the centre
- beautifying the Reservoir Rail Station in the short term
- demonstrating leadership in environmental sustainability through the design of new buildings and public spaces and the protection of biodiversity values such as at Edwardes Lake Park
- ensuring that residents, traders and other interested people can continue to get involved in and influence the planning process for future projects in the centre
- directing funding to the provision of art in the centre including visual art and performance based arts such as community events and celebrations
- improving the quality of and access to community facilities in the centre in particular the renewal of Reservoir Library, the development of plans for a community health and early years hub and the delivery of small office spaces for start up businesses and Non Government Organisations
- attracting more people as employees, visitors and residents so that the centre becomes increasingly diverse and vibrant

How will the Structure Plan be used and implemented?

The Structure Plan provides a tool with which Darebin City Council can manage and facilitate growth and development in Reservoir MAA. The initiatives of the Structure Plan will be delivered by the State Government, Darebin City Council, the private market, developers and the community.

The vision, objectives, strategies and actions in the Draft Structure Plan will be translated into draft zoning requirements. Future planning applications for developments in Reservoir MAA will be assessed against the vision, objectives and strategies in the Structure Plan and the relevant zoning requirements.

The Final Structure Plan will include an Implementation Plan. The Implementation Plan will set out initiatives and projects that the State Government, its agencies and Council have committed to over the lifetime of the Plan.

What will happen to the residential areas outside the Structure Plan boundary?

Darebin City Council is currently preparing an Integrated Housing Strategy for the Municipality.

The Strategy will determine the future Vision and Strategic Directions for housing in the residential areas outside of the Structure Plan boundary.

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Darebin's Integrated Housing Strategy Project is currently on public consultation until early July. See www.darebinhousingstrategy.com.au for further information about Darebin's Integrated Housing Strategy Project.

Where can I see the Draft Structure Plan?

The Draft Structure Plan is available online at www.darebin.vic.gov.au/reservoir.

Paper copies of the Draft Structure Plan are available at the following locations:

- Reservoir Civic Centre, Reservoir Library, East Reservoir Neighbourhood House, Preston Town Hall

A paper copy of the Draft Structure Plan can be obtained on request from Strategic Planning Unit on telephone 8470 8494.

How can I provide feedback on the Draft Structure Plan?

The Draft Structure Plan will be available for public feedback as part of the public exhibition period **until 13 July 2012**. During this period there will be a range of ways to provide comment on the contents of the Structure Plan including:

Questionnaire:

A Questionnaire is available online at www.darebin.vic.gov.au/reservoir

Paper copies of the Questionnaire are available at the following locations:

- Reservoir Civic Centre, Reservoir Library, East Reservoir Neighbourhood House

A paper copy of the Draft Structure Plan can be obtained on request from Strategic Planning Unit on telephone 8470 8494.

One on one meetings:

Contact the Strategic Planning Unit on telephone 8470 8494 to book a one on one meeting to discuss the Draft Structure Plan.

Community workshops:

A series of community workshops will be held in Reservoir at different times and locations.

See the project website www.darebin.vic.gov.au/reservoir for information about the time and location of the community workshops.

Contact the Strategic Planning Unit on 8470 8494 to confirm your attendance at a community workshop.

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How will my feedback be used?

Feedback received during the public exhibition period, will help to finalise the Structure Plan for Reservoir MAA. After the public exhibition period is finished, a report outlining how the feedback was used to refine and finalise the Structure Plan will be presented to Council.

The anticipated date for Council reporting is 20 August 2012 however; this date may be subject to change based on the consultation outcomes.

How will my personal information be used?

You can provide feedback without providing personal information.

Should you provide personal information, your details will be kept for the purposes of keeping you informed about this project and will not be passed on to any other individual or organisation or used for any other purpose unless required to by law.