

*The Wallan Station Street Precinct will play a pivotal role in the realisation of the future development of the greater Wallan East Precinct.*

*With prime access to the station precinct, an opportunity exists to leverage investment in transport improvements and in the growth of surrounding precincts to create a substantial locality that will drive growth for Wallan and the northern region.*

For more information on this engagement process, please contact Paul Bezemer from Mitchell Shire Council.

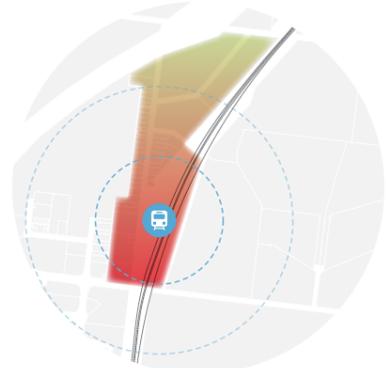
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**MITCHELL SHIRE COUNCIL**



# WALLAN STATION STREET PRECINCT MASTERPLAN AND INFRASTRUCTURE FRAMEWORK

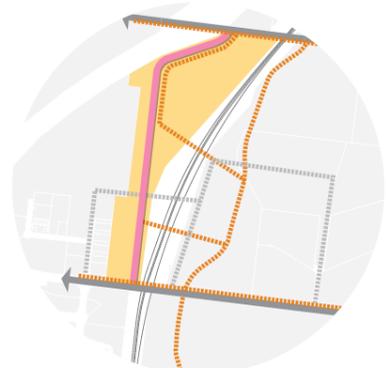
## PRECINCT OBJECTIVES



Deliver higher density development close to the station and bus interchange and along Station Street.



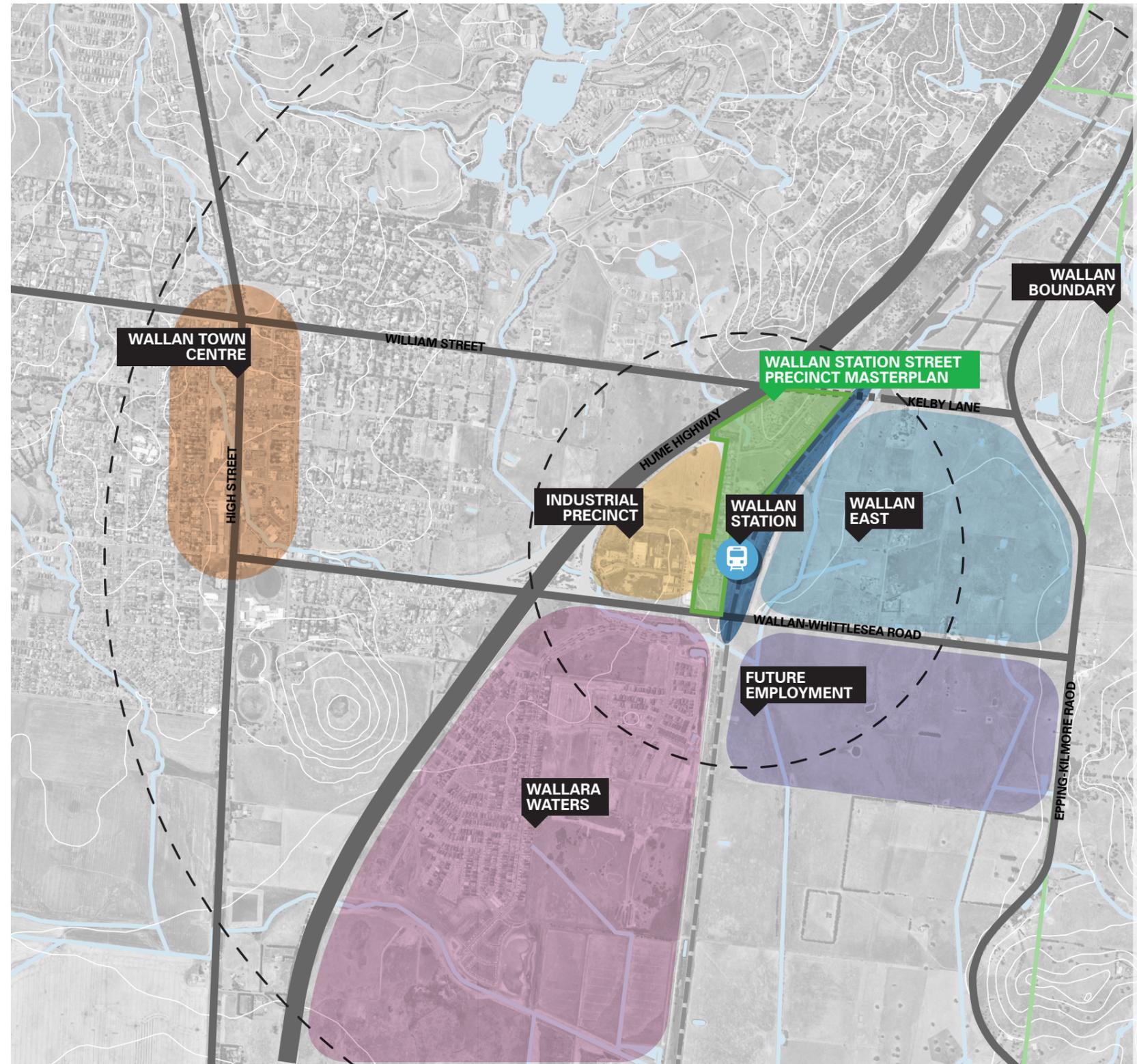
Deliver shared network of community infrastructure and open space by creating opportunity for complementary uses, shared facilities and amenity.



Create a connected precinct that encourages walking and cycling.



Celebrate and enhance the existing natural features of the precinct and create a curated sense of place.



## INDUSTRIAL PRECINCT

The precinct will accommodate more business and employment through an expanded subdivision.

## WALLAN STATION

The station facilities will be substantially expanded in the medium to long term to accommodate an anticipated 6,000 daily passengers from Wallan and the surrounding region. Longer term works include the potential expansion of electrified lines to Wallan and grade separation works at the Wallan Whittlesea junction substantially improving access across the broader precinct

## WALLAN EAST

A new precinct is being planned to accommodate residential, employment and community uses and a new population of between 3,000-4,000.

## WALLARA WATERS

Substantially underway,, this new precinct will see an increased population of 9,000-10,000 new residents and a new neighbourhood activity centre.

## SOUTHEAST PRECINCT

Positioned in close proximity to Station Street and identified by the State Government as the potential location for Victoria's Beveridge Intermodal Freight Terminal (BIFT), this precinct has the potential to play a significant role as a jobs generator for the region.

AREAS OF CHANGE

# WALLAN STATION STREET PRECINCT MASTERPLAN AND INFRASTRUCTURE FRAMEWORK

## PROJECT BACKGROUND

Mitchell Shire Council have commenced work on the Wallan Station Street Masterplan and Infrastructure Framework.

To help facilitate the project, Council is reaching out to relevant stakeholders and landholders to seek views and to understand plans, and to seek feedback on the preliminary objectives established for the project.

The Masterplan and Infrastructure Framework will deliver a vision for the transformation of the Wallan Station Street Precinct. This vision will assist the Council to deliver the preferred future outcomes of the precinct, as well as other future areas of development around the precinct.

The Station Street Precinct consists of four sub-precincts as follows:

## SUB-PRECINCT 1: 'STATION STREET CENTRAL'

**A higher-density urban precinct hosting a mix of commercial, retail, employment and residential uses.**

This precinct will:

- Leverage off its proximity to the enhanced station
- Include an enhanced Station Street that provides a high quality urban boulevard
- Include a mix of activities and amenities to support the forecast population growth of the area
- Have an urban boulevard landscape character
- Allow taller built form and encourage street activation

## SUB-PRECINCT 2: 'STATION STREET NORTH'

**A medium-density precinct with primarily residential uses and some employment, and a mix of apartment and townhouse typologies.**

This precinct will:

- Leverage off its proximity to the enhanced station to encourage low rise apartment buildings and townhouses
- Include an enhanced Station Street that provides a high quality residential boulevard
- Transition between Station Street Central activity and the residential character of Hilltop and Hillside

## SUB-PRECINCT 3: 'HILLSIDE'

**A medium and low density residential precinct, with convenient access to the station, anchored by a new wetland space.**

This precinct will:

- Provide a circulating loop for traffic and high quality pedestrian linkages
- Manage water through integrated wetlands that will become a key contributor to the character of the precinct and part of the Precinct's open space network
- Provide housing typologies that are appropriate to managing noise impacts from the rail line
- Include a mix of medium density townhouses and housing lots for detached housing

## SUB-PRECINCT 4: 'HILLTOP'

**A medium and low density residential precinct, characterised by its hilly topography and offering a premium 'hilltop' open space for passive community use.**

This precinct will:

- Utilise appropriate building typologies that work with its challenging topography without undue cut and fill works
- Include a major open space with views to the surroundings, including Wallan Town Centre, Merri Creek and the Foothills
- Provide a landscape buffer and appropriate acoustic mitigation of highway noise



WALLAN STATION STREET PRECINCT MASTER PLAN



1 HIGH-QUALITY MIXED-USE DEVELOPMENT CHAPEL STREET HOUSING | MGS ARCHITECTS



2 URBAN BOULEVARD LONSDALE STREET | BKK ARCHITECTS & TAYLOR CULLITY LETHLEAN



3 TWO-STOREY TOWNHOUSE GEN Y | DAVID BARR ARCHITECTS



4 RESIDENTIAL BOULEVARD HOWARD STREET RAIN GARDENS | CITY OF MELBOURNE



5 TWO-STOREY TOWNHOUSE DEVELOPMENT HELLER STREET RESIDENCES | SIX DEGREES



6 WETLANDS AND BOARDWALKS



7 SINGLE-STORY DEVELOPMENT THE CAPE HOUSING ESTATE



8 LARGE GREEN OPEN SPACE CIVIC PARK WARRAGUL | FITZGERALD FRISBY LANDSCAPE ARCHITECTURE