*Planning and Environment Act 1987*

**MELTON PLANNING SCHEME**

**AMENDMENT C162**

**EXPLANATORY REPORT**

**Who is the planning authority?**

This Amendment has been prepared by the Growth Areas Authority (now known as the Metropolitan Planning Authority), which is the planning authority for this Amendment.

The Amendment has been made at the request of the Growth Areas Authority (now known as the Metropolitan Planning Authority) and Melton City Council.

**Land affected by the Amendment**

The Mt. Atkinson & Tarneit Plains Precinct (the Precinct) area covers 1,532 hectares located approximately 34 kilometres to the west of the Melbourne CBD. The Precinct is bounded by the Western Freeway to the north, Hopkins Road to the east, Middle Road to the south and the Outer Metropolitan Ring (OMR) road reservation to the West. The Precinct is illustrated on the map below.

**MAP 1 – C162 Amendment Area**

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**What the Amendment does**

The Amendment implements the development of the land within the Precinct in accordance with the *Mt Atkinson & Tarneit Plains Precinct Structure Plan, April 2016* (Mt Atkinson & Tarneit Plains PSP) by introducing Schedule 9 to the Urban Growth Zone (UGZ9) and rezoning the majority of land within the Precinct area to UGZ9. The UGZ9 will enable ‘residential’, ‘industrial’, and ‘commercial’ uses in areas identified in the future urban structure and in accordance with the vision of urban growth outlined in the Mt Atkinson & Tarneit Plains PSP and the West Growth Corridor Plan.

Specifically the Amendment will:

* Insert Schedule 9 to Clause 37.07 Urban Growth Zone (UGZ) into the Melton Planning Scheme and rezone the majority of the precinct to UGZ9. The Schedule sets out the land use and development controls for the Precinct. The Schedule requires land use and development to be generally in accordance with the *Mt Atkinson and Tarneit Plains PSP*;
* Insert Schedule 11 to Clause 37.01 Special Use Zone (SUZ) into the Melton Planning Scheme and rezone part of the Precinct to SUZ11 to provide for a range of uses and the development of land generally in accordance with the *Mt Atkinson & Tarneit Plains PSP*;
* Apply Clause 35.06 Rural Conservation Zone (RCZ) to parts of land within the Precinct that are identified as having conservation values;
* Insert Schedule 5 to the Incorporated Plan Overlay (IPO5) into the Melton Planning Scheme and apply it to land in the Precinct zoned RCZ to give effect to the *Mt Atkinson & Tarneit Plains PSP*;
* Delete the Environmental Significance Overlay Schedule 2 and Schedule 5 (ESO2, ESO5) from land within the Precinct;
* Delete the Public Acquisition Overlay Schedule 6 (PAO6) from land within the Precinct;
* Insert a new Schedule 6 to Clause 42.01 Environmental Significant Overlay (ESO6) and apply it to all land zoned RCZ, to remove the exemption from requiring a planning permit for the removal of non-native vegetation from land within the Precinct;
* Apply Clause 45.03 Environmental Audit Overlay (EAO) to two properties that currently operate as service stations to identify the potential for further investigative and land remediation requirements;
* Insert Schedule 9 to the Development Contributions Plan Overlay (DCPO9) and apply the overlay to all land within the Precinct;
* Amend the schedule to Clause 52.01 to include a public open space contribution for subdivision of land within the precinct;
* Amend the Schedule to Clause 52.17 to include the Precinct as a scheduled area;
* Amend the schedule to Clause 66.04 to require
  + a referral to the Growth Areas Authority (now known as the Metropolitan Planning Authority) for an application for subdivision; and construction of a building or carrying out works in the town centre and commercial areas where the value of the building or works is in excess of $500,000
  + a referral to the Secretary to the Department administering the Mineral Resources for an application for subdivision; and construction of a building or carrying out works within the ‘Quarry Sensitive Use Buffer’ shown in the PSP;
* Amend the schedule to Clause 66.06 to require notice to the gas transmission pipeline owner and operator for an application to use land for sensitive uses (listed in the UGZ9) within the ‘gas pipeline measurement length’ shown in the PSP; and
* Amend the Schedule to Clause 81.01 to include one new incorporated document titled *Mt Atkinson and Tarneit Plains Precinct Structure Plan, March 2016*.

**Strategic assessment of the Amendment**

**Why is the Amendment required?**

Melbourne has experienced considerable population growth in recent years that is expected to continue. It is expected that some of this population growth will be accommodated in new housing on the city’s fringe within the urban growth boundary. TheWest Growth Corridor Plan identifies this land for urban development to cater for Melbourne’s population growth.

The Amendment provides for the development of approximately 6,700 new homes to accommodate an expected population of more than 18,500 residents and, approximately 506 hectares of the Precinct will accommodate land for the purpose of industrial and commercial development creating over 18,000 jobs in a variety of sectors.

A ‘Specialised Town Centre’ in the northern part of the Precinct will complement the ‘Hopkins Road Business Precinct’ and will service the future residential community within the Precinct and surrounding communities. Additional employment land is provided in the north of the Precinct by way of industrial land. Mixed use land adjacent to the town centre will also create employment opportunities that will complement the town centre. The southern part of the Mt Atkinson Precinct will accommodate a significant area for industrial land. The Tarneit Plains Precinct contributes to the state significant Western Industrial Node and is adjacent to the future Western Interstate Freight Terminal making it a vital employment hub within the West Growth Corridor. The location and capacity of the industrial land is anticipated to be attractive to a variety of businesses, manufacturing and advanced manufacturing, wholesale trade, transport, postal and warehouse activities.

Community hubs featuring schools, open space and recreational facilities, and community services will be developed on three sides of the Mt Atkinson volcanic cone reinforcing its role in the structure of the area, and providing a landscaped open space focus for the emerging residential areas. These will be linked via a strong open space network. Three conservation areas, sporting reserves, the Mt Atkinson homestead heritage avenue, linear green links and local parks will all form part of an open space network.

The Amendment also streamlines the development process in relation to the retention, removal, destruction or lopping of native vegetation by incorporating exemption from permit requirements for vegetation removal provided it is in accordance with the PSP. In addition, the Incorporated Plan Overlay Schedule 5 (IPO5) is proposed to ensure conservation areas are protected and managed in a manner consistent with the *Biodiversity Conservation Strategy* (BCS) and the PSP.

The Amendment provides clarity for development on land along the western side of Hopkins Road, responding to the existing quarry works authority and the potential future Melbourne Regional landfill expansion by directing sensitive land uses be located outside the relevant buffer distances that encroach into the Precinct.

To ensure the area develops in an integrated way, the Amendment provides an overall structure for the area providing certainty and clarity as to the appropriate location of land use and associated development, and requirements for the provision of community infrastructure.

**How does the Amendment implement the objectives of planning in Victoria?**

The Amendment will facilitate the development of land within the Urban Growth Boundary (UGB) of Metropolitan Melbourne and provide for the efficient development and management of the land. It also will ensure that community services and physical infrastructure are provided early in the life of the new community.

The Amendment will increase the supply of housing and create a diverse neighbourhood including employment areas connecting to existing and future planned residential and employment precincts.

The Amendment implements a number of the objectives of planning in Victoria under Section 4 of the *Planning and Environment Act 1987* (Act) through the delivery of a Precinct Structure Plan (PSP) and associated statutory planning tools prepared to facilitate development. In particular:

* *To provide for the fair, orderly, economic and sustainable use and development of land*

The Amendment will facilitate the development of a new community with good access to community infrastructure, services, employment and public open space. The delivery of housing makes effective use of the available land within the area with a required average density of at least 16.5 dwellings per net developable hectare.

Land providing significant employment opportunities is accommodated throughout the Precinct within specialised and local convenience centres, industrial, business, and mixed use areas. The delivery of community infrastructure such as schools, community centres, child care facilities and home based businesses will also provide employment opportunities.

The Precinct has been planned to ensure dwellings are located within walkable proximity to public transport. The location of services and facilities are such that there are connections via shared bicycle and pedestrian links to encourage sustainable modes of transport alternative to the private vehicle.

The PSP has been planned to link proposed industry/commercial areas within the Precinct to future planned precincts to make local employment opportunities accessible and create a significant opportunity for mixed use area co- locating employment and residential land within the Precinct. A well-designed integrated transport network, including a bus-capable road network, focussing intense development with a mix of uses close to the potential future railway station and community hubs will facilitate linkages throughout the Precinct and to future planned precincts.

The Amendment applies consistent planning controls across the Precinct for residential and commercial development and will ensure the fair and equitable provision of community and development infrastructure by applying an ICP in the future via a separate amendment to the Scheme. The ICP will provide a clear structure of contributions required to fund development and community infrastructure.

Throughout the development of the PSP, the MPA and Melton City Council have planned the infrastructure required for the future community. Basic and essential infrastructure such as arterial roads, intersections, bridges, community facilities, sports and recreation facilities and open space will be funded. The Victorian Government has recently passed legislation to introduce an Infrastructure Contribution Plan (ICP) system that will replace the current Development Contribution Plan (DCP) system to fund this basic and essential infrastructure.

The new system is expected to come into effect in mid 2016. The ICP that will apply to Mt Atkinson and Tarneit Plains PSP will be developed when the new system is in place.

For the interim the Amendment proposes the application of a Development Contributions Plan Overlay Schedule 9 (DCPO9) that will apply to all land within the Amendment area. This overlay will provide the option for a planning permit to be issued for development of land if an agreement has been entered into, or a condition of the permit requiring an agreement that makes provision for items or contributions towards items listed in the Precinct Infrastructure Table within the PSP.

* *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

In preparation of the Mt Atkinson & Tarneit Plains PSP investigative studies have found no specific natural resources to be protected. The existing high voltage electricity easement and proposed terminal station within the Precinct will be retained and included within a Special Use Zone Schedule 11 (SUZ11) and Schedule 3 (SUZ3) respectively, ensuring adequate appropriate land use and development within these areas.

The *Biodiversity Conservation Strategy* (BCS) sets out all the conservation measures required for Matters of National Environmental Significance (MNES) and State significance to satisfy Federal and State biodiversity and native vegetation requirements. Areas within the Precinct have been identified for conservation purposes consistent with the BCS. The Amendment provides statutory tools ensuring adequate protection of these conservation areas consistent with *Environment Protection & Biodiversity Conservation Act 1999* (EPBC Act).

An existing Council-managed conservation reserve within the Meskos Road reserve will additionally be partially retained for heritage and conservation purposes.

Stormwater flows will be managed through an integrated system of natural and constructed waterways that will manage drainage in the Precinct to pre-development levels.

* *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The Amendment supports the upgrade to the existing and future arterial road network to accommodate the proposed development within the PSP and facilitate connectivity with its surrounds. The Precinct will maximise use of public transport by providing an efficient bus-capable road network and focusing intense development and a mix of land uses around the potential future Mt Atkinson train station and community hubs.

Mt Atkinson being one of a number of volcanic cones within the region will feature restored grassland and retained rocky outcrops. Playing fields and casual play areas will also be located within the Mt Atkinson reserve providing an outdoor recreational for the future population of the area and visitors.

New local parks and linear open spaces, new sporting facilities, and waterway corridors and drainage assets will also contribute to the creation of a pleasant living and recreational environment for the community and its visitors.

A safe working environment will be provided through facilitating employment uses in appropriate locations with respect to the railway line, quarry buffer, potential expanded landfill, and the high pressure gas pipeline measurement length.

* *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

The Mt Atkinson volcanic cone is the central feature of the Precinct, being one of several volcanic cones in the region. The PSP will ensure it becomes a landscape feature of the Precinct as it enable views to Macedon Ranges, Melbourne CBD, and Port Phillip Bay. The PSP will require development of the volcanic cone to interpret Aboriginal cultural significance, while playing fields and casual play areas will also be located within the reserve.

There are areas of post contact heritage value within the Precinct, including the Mt Atkinson homestead and dry stone walls, which are protected by Heritage overlays. The PSP requires development within and adjacent to identified heritage places to have regard to their heritage significance and be designed sensitively.

* *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The Amendment ensures that servicing of the new urban development will be of sufficient capacity to ensure future development is connected to reticulated electricity, gas, water and sewer.

The existing power transmission easement that traverses through the Precinct will be zoned Special Use Zone Schedule 11 (SUZ11) to ensure appropriate development within these areas. The future terminal station will be retained in the Special Use Zone Schedule 3 (SUZ3). A measurement length is established adjacent to the existing high pressure gas transmission easement, which traverses along the east and southern boundary of the Precinct. The PSP will ensure sensitive land uses are minimised within the measurement length of the high pressure gas transmission pipelines adjacent to Hopkins Road and Middle Road, and that construction is managed to minimise risk of any adverse impacts.

The PSP, and Schedule 9 to the UGZ, have responded to the existing quarry buffers established to protect the operation of the state significant Deer Park Quarry. The quarry blast buffer extends 200m from the approved quarry works authority and Schedule 9 to the UGZ identifies restrictions on use and development within this area.

The quarry sensitive use buffer extends 500m from the approved quarry works authority. The West Growth Corridor Plan identifies land with a width of approximately 500m from the western edge of Hopkins Road as the Hopkins Road Business Precinct. Schedule 9 to the UGZ identifies restrictions on use and development within the quarry sensitive use buffer. Additionally, Schedule 9 to the UGZ outlines specific referral requirements to relevant authorities*.*

The potential future Melbourne Regional landfill expansion is not anticipated to impact on the development of the PSP. The applied zoning and Schedule 9 to the UGZ responds to the potential for adverse amenity from odour from any expanded future landfill by establishing a distance of at least 500m from residential uses to the landfill site. This is expected to be complemented by a 500m distance containing no putrescible fill within the landfill site itself to ensure 1km is established between the landfill and residential uses. Further, a planning permit is required for uses pursuant to Provision 52.10 (Uses with Adverse Amenity potential) within the business, business/large format retail, industrial and light industrial land.

The PSP assumes all landfill gas migration will be retained within the landfill site and that any buffers to mitigate landfill gas migration required by the Best Practice Environmental Management (BPEM) for Siting, Design, Operation and Rehabilitation for Landfills are internalised on the landfill site. Therefore no additional planning controls or referrals have been included in the PSP to mitigate landfill gas migration.

The PSP provides for enhancement and embellishment of the existing waterway environs in the Precinct that will play an important stormwater management role as well as providing open space and recreational opportunities with the provision of shared pedestrian and cycling paths.

* *To balance the present and future interests of all Victorians*

The PSP identifies land for arterial road upgrades, significant employment opportunities, sports facilities, local parks and the provision of utilities.

It is anticipated that an Infrastructure Contribution Plan (ICP) will be implemented via a subsequent amendment to the Melton Planning Scheme, under this scenario contributions would be levied for the development of new infrastructure in line with the future community’s projected use of the infrastructure. By doing so the benefits of the infrastructure can be up front, alleviating the need for costly public spending in the future to ‘reclaim’ privately developed land for public purposes.

**How does the Amendment address the environmental effects and any relevant social and economic effects?**

*Environmental effects*

The Amendment identifies vegetation to be protected and retained where appropriate. There are conservation areas identified under the *Biodiversity Conservation Strategy* (BCS) that will be managed in accordance with the EPBC Act by applying the Environmental Significance Overlay Schedule 5 (ESO5) to these areas.

An existing Council managed conservation reserve within the Meskos Road reserve will be partially retained for heritage and conservation purposes.

Stormwater flows will be managed through an integrated system that aims to manage flows beyond the Precinct to pre-development levels. The Precinct will incorporate a network of open waterways that will provide for both drainage and open space features, and contribute to the conservation of flora and fauna.

An integrated water management system that reduces reliance on potable water and encourages re-use of stormwater will assist in maintaining healthy waterways and contribute to a sustainable urban environment.

Areas of open space have been provided to conserve areas of environmental significance.

The distribution of open space throughout the Precinct, ensures that at least 95% of residential land is within 400 metres of open space.

The Amendment will contribute towards increased transport choice and encourage reductions in private car use by providing a bus-capable road network and on and off-road bicycle paths.

*Economic effects*

The Amendment facilitates the delivery of land for urban growth that will include the provision of employment and residential land consistent with the objectives of the West Growth Corridor Plan. The Precinct has the potential to deliver over 18,000 jobs in a variety of sectors by creating industrial and commercial areas that will capitalise on an improved transport network that includes the potential future Mt Atkinson railway station, the Western Freeway, the future widening of Hopkins Road, and the future Outer Metropolitan Ring (OMR) road.

The location of the Precinct within the state-significant Western Industrial Node and adjacent to the future Western Interstate Freight Terminal makes it a vital employment hub within the West Growth Corridor.

The PSP and supporting statutory provision to be implemented by this Amendment provide guidance to the hierarchy of centres throughout the Precinct by ensuring they are strategically located and scaled so as to serve the primary residential catchment but not compromise the function and roles of nearby existing town centres.

*Social Effects*

The Amendment is expected to generate positive social benefits through the provision of a range of residential densities that are well served by community facilities and other key infrastructure including education centres, retail areas, and areas of passive open space and recreational facilities.

The PSP sets out what new infrastructure is required to service the new community. In addition, the PSP gives guidance to the extent of provision and location of town centres.

Planning for the development of community infrastructure such as schools, sporting reserves and open space has ensured that these facilities will have a close spatial relationship with residential neighbourhoods and specialised and local convenience centres and will assist in the creation of a ‘sense of place’ by fostering social interaction within the immediate and wider community.

Does the Amendment address relevant bushfire risk?

The Precinct is within an identified grass fire prone area. Most of the land within and surrounding the Precinct has or is currently used for agriculture and general farming. In the short to medium term these grasslands present a low fire risk. In the medium to long term most of the land within the Precinct will be developed for urban purposes and subsequently the fire risk will be substantially reduced. However, there will be potential risk in areas of open space and areas that are reserved for conservation purposes.

The cross sections of all roads abutting conservation reserves will include necessary firebreaks and fuel management zones to mitigate fire risk.

Schedule 9 to the UGZ includes a requirement for the preparation of site management plans to be prepared prior to the commencement of development to address potential fire risk. This requirement combined with new building regulations ensuring greater fire resistance in newly constructed buildings will assist in mitigating fire risk.

**Does the Amendment comply with the requirements of any Minister’s Direction applicable to the Amendment?**

The Amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The Amendment also complies with the following relevant Ministerial Directions:

*Direction No. 9 - Metropolitan Strategy*

Direction 9 has been considered in preparing this Amendment and is compliant with this direction.

The Amendment will facilitate development of land within the Urban Growth Boundary (UGB) of Metropolitan Melbourne. The implementation of the PSP will facilitate the future development of the land in an efficient and sustainable manner, so that community services and physical infrastructure are available from early in the life of the new community.

*Direction No. 11 - Strategic Assessment of Amendments*

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This Explanatory Report addresses the requirements outlined in this direction.

*Direction No. 12 - Urban Growth Areas*

Part 6 of Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

* *How the Amendment implements any Growth Area Framework Plan applying to the land*

The Precinct is within the published West Growth Corridor Plan. The Corridor Plan identifies the land for industrial, business and business with residential. The Corridor Plan also depicts the Outer Metropolitan Ring (OMR) road bounding the Precinct to the west and the Principal Public Transport Network servicing the Precinct. A Specialised Town Centre is also nominated on the Plan in the north-east corner of the Precinct.

The PSP has refined the uses as shown in the Corridor Plan as follows:

* The Hopkins Road Specialised Town Centre has moved to the west of the location proposed in the West Growth Corridor Plan in response to potential impacts from the high pressure gas pipeline measurement length and to maximise the future benefits from development of a potential future rail station.
* In response to the potential for the development of a train station, the land use north of the rail corridor has partially changed to commercial and mixed use (from industrial) to capitalise on the potential station development.
* The designation of ‘business with residential’ has been refined to propose mixed use and commercial 1 and 2 zoning south of the rail line, and predominantly residential uses around the Mt Atkinson volcanic cone.
* The southern section of the Precinct is identified in the Corridor Plan as industrial. The PSP establishes a section of this land as residential to allow for the development of a critical residential mass to support two community hubs providing council community facilities, open space and government primary schools within the Precinct (one either side of the volcanic cone open space, which would otherwise form a significant barrier between residents and community facilities). This reconfiguration of land uses also establishes the high transmission electricity easement as a logical interface with the industrial land in Tarneit Plains along with the application of the Industrial 3 Zone.
* The PSP retains a minimum 500m width of commercial and industrial land use designations abutting Hopkins Road consistent with the West Growth Corridor Plan.
* The Amendment removes a freight rail spur line indicated in the West Growth Corridor Plan as the acquiring authority has confirmed that an alternative route is preferable and the spur line is therefore no longer required to be protected.

The Amendment implements the objectives of the Corridor Plan as it will deliver industrial, business, and residential land including the provision of community infrastructure to support the future community. The Precinct will be developed ensuring the road and public transport network is well connected with existing and future identified transport network identified in the Corridor Plan.

In addition, areas identified in the Corridor Plan as having landscape values, conservation values, and necessary utility provision are included in the Precinct.

* *How does the Amendment accord with the Precinct Structure Planning Guidelines (October 2009)?*

Objective one: To establish a sense of place and community

The Precinct will establish a sense of place through the protection, enhancement and interpretation of places of cultural post-contact heritage significance, by requiring subdivision design to incorporate natural and built design elements which respond to local topography and by enabling high quality urban design outcomes in the town centres.

Schools, community facilities, and areas for passive and recreational open space, with a focus on the landscape values of Mt Atkinson will assist in establishing a sense of place for future communities.

Objective two: To create greater housing choice, diversity and affordable places to live

The Amendment follows the MPA’s approach to the distribution of housing density. Medium density development will be encouraged in areas adjacent to town centres, open space, community hubs and public transport routes. This will facilitate development that achieves a minimum of 16.5 dwellings per hectare to provide a variety of housing types at varying price points.

Objective three: To create highly accessible and vibrant activity centres

The Mount Atkinson Specialised Town Centre will provide opportunities to integrate a mix of higher density residential and employment with mixed use, retail and restricted retail uses, and supporting community, open space and recreational facilities. The town centre will have a main street focus and will provide a core retail area appropriately located to support major supermarket anchors and discount department stores, along with opportunities to provide fine grained small local enterprises and a mix of commercial uses. Three local convenience centres are also proposed throughout the Precinct and strategically co located with community facilities and schools where appropriate.

Objective four: To provide for local employment and business activity

The Precinct will deliver up to 18,000 job opportunities in a variety of sectors.

The Hopkins Road Business Precinct is strategically located to contribute to the achievement of a greater diversity of employment opportunities in the West Growth Corridor. Higher order services, research and development, and local service businesses will be located in the Precinct. The location of the Tarneit Plains precinct within the state significant Western Industrial Node and adjacent to the future Western Interstate Freight Terminal makes it a vital employment hub within the West Growth Corridor.

Objective five: To provide better transport choices

The Precinct identifies land required for a potential future railway station; integrates with the existing road network; and accommodates land reserved for the future OMR bordering the western edge of the Precinct. Delivery of new arterial roads, the extension to existing roads, and the widening of Hopkins Road, will provide significant connections to existing strategic road network thereby connecting the Precinct to the broader metropolitan area. There will also be bus-capable routes connecting to the wider principal public transport network (PPTN).

The proposed road network and open space network allows for shared pedestrian and cycle paths to key locations throughout Precinct, encouraging alternative travel option to the private vehicle.

Objective six: To respond to climate change and increased environmental sustainability

The PSP proposes a lot yield of a minimum of 16.5 lots per hectare, which is higher than the minimum required in the PSP Guidelines of 15 lots per hectare. The Precinct layout is such that at least 95% of all residential lots will be located within 400m of a potential public transport route, and will have a shared pedestrian and cycle path network encouraging alternative more sustainable modes of transport.

An integrated stormwater and drainage system will be adopted to minimise stormwater runoff and impacts on the natural waterway system to be retained within the Precinct. A reticulated third pipe system to residential, commercial, industrial, and community facilities for non-potable water will reduce use of potable water resources.

Objective seven: To deliver accessible, integrated adaptable community infrastructure

The street network and the open space network within the Precinct is planned together with the location of specialised and local convenience centres, employment areas, and community facilities to ensure accessibility by various modes of transport (walking, cycling, public transport and private vehicle). This network will be well connected to existing and future planned communities outside the PSP area to enable accessibility to local and regional destinations.

All elements of the PSP Guidelines have been considered in preparing the Precinct structure plan.

* *How the provisions give effect to the intended outcomes of the precinct structure plan;* and,
* *How a translation of the provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.*

The ordinances proposed to be included in the Melton Planning Scheme reflect the outcomes sought through the Mt Atkinson & Tarneit Plains PSP. The UGZ Schedule 9 prepared for the Precinct has been structured such that the ultimate translation to conventional Victoria Planning Provisions (VPP’s) zones can occur to various parts of the Precinct to reflect the intended uses for these areas. The translation from a UGZ to standard VPP zones will be a procedural task. The Schedule to Clause 52.17 (Native Vegetation) is amended to streamline the process for vegetation removal in line with the intentions of the PSP.

*Section 46m(1) - Direction on Development Contributions Plan*

This direction seeks to guide planning authorities in relation to the preparation and content of developer contributions. The Victorian Government is in the process of introducing legislation to introduce a simpler system for funding local infrastructure, referred to as an Infrastructure Contributions Plan (ICP).

The new system will come into effect in 2016 and will require a separate amendment to the Melton Planning Scheme to incorporate an ICP for the Precinct.

The ICP rate will be determined by the Minister for Planning and formalised through a Ministerial Direction. An Amendment to incorporate the future ICP applying to this Precinct will respond to that Ministerial Direction when it is released.

The future Mt Atkinson and Tarneit Plains ICP will set out funding of infrastructure works for the Precinct. The ICP levies a certain amount from developers in the Precinct with the balance of funding being the responsibility of Melton City Council and other state agencies. The PSP provides the strategic justification for the ICP items.

In the interim, a Development Contributions Plan Overlay will apply to all land within the Amendment area. This overlay will provide the option for a planning permit to be issued for development of land if an agreement has been entered into, or a condition of the permit requiring an agreement, that makes provision for items or contributions towards items listed in the Precinct Infrastructure Plan within the PSP.

**How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The Amendment represents an integrated decision making process that balances the various objectives of the relevant State planning policies as follows:

* *Clauses 11.01 Activity centres, 11.02 Urban growth, 11.03 Open space:* The Amendment incorporates a precinct structure plan (PSP) that outlines an orderly structure for development of the Precinct including the location and function of employment areas and activity centres taking into account the existing and planned network of centres in the region. The Amendment provides urban land with good proximity to existing and planned amenities and services and infrastructure.

The Amendment aims to provide a mix of residential densities and household types at a rate of approximately 16.5 dwellings per developable hectare whilst seeking to facilitate a broader mix of uses to encourage new housing and economic activity within this strategic context.

* *Clause 12.01 Native vegetation management:* The PSP identifies vegetation to be retained and areas of vegetation that are appropriate for removal to accommodate development. The Amendment will streamline the process for native vegetation removal provided it is in accordance with the PSP.
* *Clause 16.01 Integrated housing:* Housing in the Precinct will be fully serviced. The PSP sets out a range of housing densities that can be accommodated in the Precinct. The future residential community will have access to employment opportunities, services and amenities that will be provided throughout the Precinct.
* *Clause 17.01 Commercial:* The PSP provides a significant amount of land for employment opportunities having the potential to deliver approximately 18,000 jobs. A ‘specialised town centre’ and three local convenience centres will provide services and amenities for the future community of the Precinct and the broader community.
* *Clause 18.01 Integrated transport, 18.02 Movement networks:* The Precinct is strongly integrated with the existing and planned arterial road network and principal public transport network. Mixed use land is focussed around the potential future Mt Atkinson railway station and close to the Western Freeway access to provide a strong walk up catchment for the Mt Atkinson potential future station along with employment opportunities adjacent to the town centre. The Precinct includes a bus-capable road network and there will be a significant network of on and off-road bicycle paths, hence encouraging alternative transport modes.
* *Clause 19.02 Community infrastructure, 19.03 Development infrastructure:* An infrastructure contributions plan (ICP) will be prepared and adopted by a future amendment that will identify the cost for the necessary community and development infrastructure to service the Precinct. For the interim this Amendment introduces a contributions mechanism by way of Schedule 9 to the Development Contributions Plan Overlay (DCPO9) that will provide the responsible authority means to collect development contributions should subdivision and development applications be approved prior to the ICP system being introduced into the Scheme.

**How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The Amendment is consistent with and has been prepared in accordance with the Local Planning Policy Framework as discussed below.

Municipal Strategic Statement (MSS) & Local Planning Policy Framework (LPPF):

*Clause 21.03 – Planning Visions and Objectives for Melton.* This clause provides a vision and Planning objectives for the City of Melton. Each objective is further elaborated on with policy and strategies outlined in an individual local policy in the LPPF. The PSP aims to meet the objectives and local policies as follows:

* *Residential Land Use*

The Amendment will provide an increase in land for residential use with complementary community facilities such as schools, sporting fields, recreational and passive open spaces and commercial uses that are well connected through the road and path network hence creating a desirable place to live. The PSP encourages a mix of dwelling types to provide housing diversity and attract a mixed population.

* *A Sustainable Environment*

The PSP identifies natural waterways and the habitat alongside the waterways to provide for both drainage and open space features, and contribute to the conservation of flora and fauna. Coupled with an integrated water management system to reduce reliance on potable water, minimise flood risk, and assist maintaining natural waterway health will assist in contributing towards a sustainable environment.

Areas reserved for conservation purposes will be protected from inappropriate development and conserved in accordance with the Rural Conservation Zone (RCZ) and Environmental Significance Overlay Schedule 6 (ESO6). Management of these conservation areas is guided by the PSP that can be implemented by applying the Incorporated Plan Overlay Schedule 5 (IPO5).

The road and shared foot/cycle path network and location of specialised and local convenience centres and community facilities will encourage sustainable modes of transport as opposed to reliance on the motor vehicle.

* *Recreation and Open Space Networks*

The PSP provides a network of recreational open space for active use as well as passive open space areas along and adjacent to waterways and an indoor recreation facility. The gentle rise of Mt Atkinson volcanic cone is the central natural feature of the Precinct that will provide a popular destination for users of recreational open space. Further passive open space and recreational open space throughout the Precinct are linked via a street network that incorporates on and off-road bike paths.

* *Urban Development – Staging and Patterns*

The staging of development will be determined by market requirements and the provision of infrastructure to ensure orderly development.

The Amendment identifies the necessary community infrastructure nominating the amount of open space, schools, community facilities, etc.

The delivery of such infrastructure and staging of development can be monitored and further controlled at the planning permit stage.

* *Employment & Retailing*

The Amendment provides a significant portion of land for industrial and business uses within close proximity to the ‘specialised town centre’, also locating a local convenience centre in adjacent to the industrial land in the southern portion of the Precinct. Two further local convenience centres are located in residential areas east and west of the Mt Atkinson Volcanic Cone Reserve. These town and convenience centres will offer retail and services for the future residential and employment community, thereby creating an environment that is conducive to economic growth and encouraging the development of vibrant town centres.

* *Transport and Movement*

The transport network throughout the Precinct will encourage a variety of more sustainable travel modes by incorporating a network of shared paths, bus-capable roads that link to the principal public transport network, the potential future railway station and the clustering of complementary uses together to reduce the number of car trips. Hence the PSP provides a choice of travel modes throughout the Precinct.

The PSP builds on the road network identified in the West Growth Corridor Plan. It abuts the future OMR and creates an arterial road network that is connected to the OMR and the future Hopkins Road which will be widened to a 6 lane arterial road in the long term. The location of the ‘specialised town centre’ and potential future railway station, the surrounding business land near the Western Freeway access, and the provision of a legible road network will ensure the Precinct is a well-planned transit oriented destination.

* *Rural Land Use*

The Amendment facilitates the delivery of land for urban development. There are no rural land uses proposed following development of the Precinct.

* *Areas of Historical, Cultural and Environmental Significance*

The PSP identifies and encourages protection of areas that have historical and cultural integrity, including areas of Aboriginal and post-contact significance. These include areas of significant cultural landscape within the Mt Atkinson Volcanic Cone Reserve, the Mt Atkinson Homestead, and existing dry stone walls.

**Does the Amendment make proper use of the Victoria Planning Provisions?**

The Amendment meets the form and content requirements of the Victoria Planning Provisions. Importantly, the application of the UGZ is considered an appropriate tool to apply a suite of Victoria Planning Provisions zones to guide future use and development of the Precinct.

**How does the Amendment address the views of any relevant agency?**

The Amendment including the Mt Atkinson and Tarneit Plain PSPhas been prepared in consultation with relevant agencies. A draft of the Amendment was provided to relevant agencies and their comments incorporated into the updated Amendment as appropriate. Key organisations and agencies consulted include (but not limited to):

* Melton City Council;
* Department of Environment, Land, Water, and Planning;
* VicRoads;
* City West Water;
* Aboriginal Victoria;
* Bicycle Network Victoria;
* Catholic Archdiocese of Melbourne
* Department of Education and Training;
* Country Fire Authority;
* Public Transport Victoria;
* Environment Protection Authority;
* Metropolitan Waste Resource and Recovery Group;
* Department of Economic Development, Jobs, Transport, and Resources;
* Melbourne Water;
* Victorian National Parks Association;
* Sustainability Victoria;
* Powercor;
* Jemena Asset Management;
* Ausnet Services;
* Western Water; and
* APA Gasnet .

**Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The Amendment is likely to have a significant impact on the transport system at a local level. It will require upgrades to the regional road network and provides for the creation of a new arterial and local road network that will set the future pattern of development in the Precinct. It will require the development of a bus network in the area and create demand for additional train services, eventually requiring the provision of the potential future Mt Atkinson railway station.

The proposed additions and changes to the existing transport system in and adjacent to the Precinct will meet the transport system objectives by:

* Providing for an interconnected road system that responds to the likely level of use generated by the Precinct and hence facilitating investment in housing, employment land and local services in the area.
* Enabling efficient access to existing and planned employment and services in and around Melton and outer western region through connections to the arterial road network and planned extensions to bus and train services in Melton.
* Ensuring the road network minimises impacts on the site’s topography, native vegetation and water flow regimes.
* Providing locally based employment, commercial, recreational, and community facilities to reduce the need for extended travel.
* Designing roads that are of a suitable scale and compatible with the expected travel demand and provides for the efficient construction of items concurrent with subdivisional development.
* Providing for the design of bus stop facilities as part of the subdivision process.
* Integrating relevant government bodies involved in the provision of transport infrastructure and services in the decision making process of future planning permit applications.

## Resource and administrative costs

* **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment will have minimal impact on the resources and administrative costs of the responsible authority. The incorporation of the PSP in the Planning Scheme will facilitate the orderly and proper planning of the area. The introduction of the DCPO9 facilitates the collection of development contributions, in addition to the Growth Areas Infrastructure Contribution (GAIC) that will assist in funding the provision of essential public development and community infrastructure required to service the Precinct.

Further, the UGZ Schedule has been structured in such a way that the ultimate translation to conventional Victoria Planning Provisions zones can occur in a timely and efficient manner once the land has been developed.

**Where you may inspect this Amendment.**

The Amendment is available for public inspection, free of charge, during office hours at the following places:

**Melton City Council Metropolitan Planning Authority**

Melton Civic Centre Level 25

232 High Street 35 Collins Street

Melton 3337 Melbourne 3000

[www.melton.vic.gov.au](http://www.melton.vic.gov.au) [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au)

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.dtpli.vic.gov.au/publicinspection](http://www.dtpli.vic.gov.au/publicinspection)

## Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **Monday 30 May 2016**. A submission referencing Amendment Melton C162 must be sent to:

Metropolitan Planning Authority (MPA)

Amendment C1626 to the Melton Planning Scheme

Level 25, 35 Collins Street

Melbourne VIC 3000

Or via email to [amendments@mpa.vic.gov.au](mailto:amendments@mpa.vic.gov.au)

## Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

* Directions hearing: week commencing **12 September 2016**
* Panel hearing: week commencing **03 October 2016**