# Kororoit Precinct Structure Plan

## June 2016

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C147 TO THE MELTON PLANNING SCHEME UNDER SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT 1987.

## Active living and green spaces

* 9,200 homes
* 2,000 jobs
* Grasslands and Growling Grass Frog nature conservation areas
* Community facilities, walking trails, schools, parks, ovals and roads

The Metropolitan Planning Authority (MPA), in consultation with Melton City Council and government agencies, has prepared the Kororoit Precinct Structure Plan (PSP) to guide new urban development in the Kororoit area.

The Kororoit PSP area covers approximately 925 hectares of land, bounded by Taylors Road and the Plumpton PSP area to the north, Caroline Springs to the east, the Western Freeway to the south, and the Outer Metropolitan Ring (OMR) reservation and approved Rockbank North PSP to the west. The Kororoit PSP will ultimately provide over 2,100 jobs and support a residential community of around 25,875 people in approximately 9,200 dwellings.

Kororoit PSP 1080.2 (Part 2) comprises the proposed Kororoit Regional Park area. The Kororoit PSP 1080.2 (Part 2) will proceed as a separate planning scheme amendment later in 2016 following separate landowner consultation and once the proposed park boundary and land acquisition process are finalised.

## The Plan

The Kororoit Future Urban Structure Plan is shown overleaf. The future urban structure forms an integral part of the overall PSP. The PSP will guide the future urban development of Kororoit PSP area.

## Vision

The meandering Kororoit Creek shapes the structure of the Kororoit PSP area, emphasising its importance as habitat for the Growling Grass Frog; as a place of relaxation for local residents; and in the management of stormwater for the catchment area. The creek will connect to grassland conservation areas supporting preservation of nationally significant species, and will contribute to keeping a sense of the rural landscape within the developing PSP area.

Employment in the town centres and live-work opportunities throughout Kororoit PSP area will be complemented by employment in the Plumpton business and industrial precinct to the north and Mt Atkinson and Tarneit Plains to the south, accessible along the extended Hopkins Road and a pedestrian/cyclist bridge over the Western Freeway. Convenient access to further job opportunities will be via a potential future rail station in the Mt Atkinson and Tarneit Plains PSP, via bus services, and along the Western Freeway and future Outer Metro Ring road.

Significant Aboriginal heritage places along Kororoit Creek will be protected through respectful siting of new bridges that link communities to the south and north of the creek. The Deanside Homestead Complex will become a treasured and more visible part of the local landscape, located next to a local park and the Kororoit

Creek shared paths. Landscape connections to related parts of its history, such as the dam wall to its north and the old walking track to the south, will strengthen its role in the development of the Kororoit PSP area.

## Key themes:

* Two local town centres will offer shopping, services and community facilities
* Historic buildings and dry stone walls will be preserved to show the history of the area
* Kororoit Creek and walking trails will connect to local parks, waterways and sports ovals

## Implementing the plan – proposed changes to the Melton Planning Scheme

Amendment C147 proposes to insert a new incorporated document titled Kororoit Precinct Structure Plan, June 2016 into the Melton Planning Scheme and introduces and amends statutory provisions of the Melton Planning Scheme to implement the PSP. More specifically, the amendment proposes the following changes to the Melton Planning Scheme:

* Insert and apply Schedule 12 to the Urban Growth Zone (UGZ12) to a significant portion of land in the Amendment area. This zone sets out the land use and development controls for the Precinct in line with the requirements of the Kororoit PSP;
* Rezone the majority of the existing Farming Zone (FZ) within the precinct to Special Use Zone (SUZ) and insert Schedule 9 into the Scheme to cover land encumbered by a power easement;
* Rezone the remaining land zoned FZ to RCZ and insert Schedule 4 that identifies land for nature conservation purposes in accordance with the Biodiversity Conservation Strategy For Melbourne’s Growth Corridors June 2013;
* Apply Schedule 4 to the RCZ to a portion of land in the east of the precinct and a portion of land west of Sinclairs Road that identifies land for nature conservation in accordance with the Biodiversity Conservation Strategy;
* Apply and insert the Rural Conservation Zone Schedule 3 to land that is currently zoned RCZ and UFZ along Kororoit Creek. Schedule 3 to the RCZ identifies land values for the Growling Grass Frog Conservation, Floodplain and Open Space conservation in accordance with the Biodiversity Conservation Strategy;
* Delete the Environmental Significant Overlay Schedule 1, 2, and 5 from the precinct area as these will be replaced by inserting Schedule 6 that will identify objectives to be achieved for areas of rural conservation hence covering all land to be zoned RCZ within the Precinct;
* Apply and insert Incorporated Plan Overlay Schedule 4 (IPO4) over all land within the precinct zoned RCZ to protect and manage land in a manner consistent with the Biodiversity Conservation Strategy and in effect with the Kororoit PSP;
* Amend the Public Acquisition Overlay (PAO3) maps to delete a portion of land from the overlay area east of Deanside Drive, alter the outline overlay area over land north of the Western Freeway west of Sinclairs Road, and on Taylors Road adjacent to the Outer Metro Ring, and include a portion of land within the overlay north of Neale Road and east of Sinclairs Road;
* Delete the Development Plan Overlay Schedule 1 (DPO1) from the precinct area to be partially replaced with the Schedule 6 to the ESO (ESO6);
* Amend the map for the overlay area of Heritage Overlay Schedule 4 (HO4) to reflect the revised extent of heritage registration area for the Deanside Homestead Complex;
* Apply and insert Schedule 128 to the Heritage Overlay (HO128) over land along and west of Sinclairs Road near the Kororoit Creek to identify the heritage significance of a historic farmhouse and associated dry stone walls;
* Amend the Schedule to Clause 52.01 to include a public open space contribution for subdivision of land within the Amendment area;
* Amend the Schedule to Clause 52.17 to exempt permit requirements for native vegetation removal within the precinct;
* Amend the Schedule to Clause 66.04 to include the Secretary to the Department of Environment, Land, Water and Planning as a determining referral authority for permit applications pursuant to Clause 5 of the ESO6;
* Amends the Schedule to Clause 66.04 to include the Growth Area Authority as a determining referral authority for permit applications to develop land where value for works is in excess of $500,000 on land identified as a Local Town Centre pursuant to Clause 2.9 of the UGZ12;
* Amend the Schedule to Clause 66.06 to include notice to the owner and operator of the gas transmission pipeline for an application to use land for sensitive purposes within the gas pipeline measurement length pursuant to Clause 6 of the UGZ12;
* Incorporate a new document into the Scheme by amending the Schedule to Clause 81.01:
	+ Kororoit Precinct Structure Plan, June 2016.

### WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the Kororoit PSP and accompanying documentation for Amendment C147 to the Melton Planning Scheme are available from:

**The MPA website**: [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au)

**Melton City Council website**: [www.melton.vic.gov.au](http://www.melton.vic.gov.au)

**The Department of Environment, Land, Water & Planning website**: [www.dtpli.vic.gov.au/publicinspection](http://www.dtpli.vic.gov.au/publicinspection)

You can also review these documents in hardcopy during business hours, Monday to Friday, at the locations listed below:

**METROPOLITAN PLANNING AUTHORITY**

Level 25

35 Collins Street

MELBOURNE VIC 3000

**MELTON CITY COUNCIL**

Civic Centre

232 High Street, Melton VIC 3337

Submissions on Amendment C147 to the Melton Planning Scheme must be made in writing to the Metropolitan Planning Authority (MPA) and sent to the postal address below or via email to amendments@mpa.vic.gov.au. Please ensure that any submissions relating to the Amendment are received by Monday 18 July 2016.

### INFORMATION SESSION

The MPA and Melton City Council will host a drop-in information session about the PSP on:

**Wednesday 29 June 2016, 4:30pm to 7:30pm**

Caroline Springs Civic Centre Library

193-201 Caroline Springs Blvd

The drop–in information session will give you an opportunity to discuss the plan with the MPA and Council. If you are unable to attend but still wish to discuss the plan, please contact us to arrange a separate meeting time.

### FOR MORE INFORMATION PLEASE CONTACT

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Note: Any reference to the Metropolitan Planning Authority (MPA) in this document is a reference to the Growth Areas Authority (GAA) as defined under the Planning & Environment Act 1987.

### WHAT WE DO WITH YOUR SUBMISSION

Submissions are provided to the Metropolitan Planning Authority in accordance with Part 3 of the Planning and Environment Act 1987 (Act). Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. As required by the Act, your submission will be made available for public inspection at the premises of the MPA until two months after gazettal of the resulting planning scheme amendment, and will also be made available to relevant Ministers and local councils, and other involved government agencies. In addition, your submission will be made available to developers, landowners, other submitters and interested parties on request.

If you are a private individual, your contact details will be removed from your submission before it is released to parties outside government or local councils. Contact details do not include the address of land that is the subject of your submission.

By making a submission, you also give permission for copyright material to be copied and made public. For further information consult the MPA website at www.mpa.vic.gov.au or phone the MPA (9651-9600).

### CONTACT US

**METROPOLITAN PLANNING AUTHORITY**

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