The Metropolitan Planning Authority (MPA) wishes to hear your views on the proposal. Please provide your comments relating to the draft Amendment by Monday 5 October 2015. Any comments relating to the draft Amendment are received by e-mail to nicholas.power@mpa.vic.gov.au or via the MPA website at www.mpa.vic.gov.au/amendments. Please ensure that your submission before it is released to other parties, but may be used to contact you in relation to the amendment. 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).

Disclaimer
This publication may be of assistance to you but the MPA and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

The Metropolitan Planning Authority (MPA), in consultation with Melton City Council and government agencies has prepared the draft Rockbank Precinct Structure Plan (PSP) and Rockbank Development Contributions Plan (DCP) to guide new urban development in Rockbank. This follows previous consultation which was undertaken with the wider Rockbank community in November 2014. The Rockbank precinct covers approximately 752 hectares of land, bounded by the Western Freeway to the north, Paynes Road to the west, Greigs Road to the south and the future Outer Metropolitan Ring Road corridor to the east, beyond Troups Road North. The Rockbank PSP area will ultimately support a residential community of around 22,200 people in approximately 7,932 dwellings.

Following consideration and resolution of any matters raised during consultation, the MPA proposes to recommend to the Minister for Planning that he considers approving the Rockbank PSP and DCP as Planning Scheme Amendment C145 to the Melton Planning Scheme in accordance with the Planning and Environment Act 1987. Before finalising the planning process and making recommendations, the MPA wishes to hear your views on the proposal. Please provide your comments to the MPA by Monday 5 October, 2015.

The Rockbank draft Future Urban Structure Plan is shown overlaid. The future urban structure forms an integral part of the overall PSP. The PSP will guide the future urban development of Rockbank.

This is a Notice of the Preparation of Amendment C145 of the Melton Planning Scheme Under Section 19 of the Planning and Environment Act 1987.

A NEW ERA FOR ROCKBANK

Over 7,900 new homes
New town centre
Improved road links

The Metropolitan Planning Authority (MPA) is always interested in your views about our programs and initiatives, and the issues covered in this newsletter. If you would like to receive regular email updates on the work of the MPA, please register via our website www.mpa.vic.gov.au

FOR MORE INFORMATION PLEASE CONTACT:
Nat Anson, Structure Planning Manager Metropolitan Planning Authority Phone: (03) 9651 9600 nat.anson@mpa.vic.gov.au
Nick Power, Senior Urban Planner Metropolitan Planning Authority Phone: (03) 9651 9600 nicholas.power@mpa.vic.gov.au

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 will be made available for public inspection at the premises of the MPA until two months after gazettal of the resulting planning scheme amendment.

Electronic copies of the draft Rockbank PSP, DCP and accompanying documentation for Amendment C145 to the Melton Planning Scheme are available from:
The Metropolitan Planning Authority website, www.mpa.vic.gov.au
Melton City Council website, www.melton.vic.gov.au
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
232 High Street
MELTON VIC 3337

Comments on draft Amendment C145 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 e-mail to amendments@mpa.vic.gov.au. Please ensure that any comments relating to the draft Amendment are received by Monday 5 October 2015.

WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY
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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.

Contact details will be removed from your submission before it is released to other parties, but may be used to contact you in relation to the amendment. 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).

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Pending resolution of any matters raised during consultation, the MPA intends to recommend to the Minister for Planning that he approves Amendment C145 in accordance with the Planning and Environment Act 1987.
Vision

Rockbank Precinct Structure Plan outlines the growth of a historic agricultural settlement situated amongst basalt plains to a dynamic suburb that enhances its natural systems, preserves local heritage and fully integrates with the existing Rockbank Township.

Rockbank will be supported by an accessible open space network incorporating linear waterway corridors and generous, tree-lined nature strips. Local parks and sporting reserves will be directly linked by waterways with shared paths to maximise community access and amenity, and provide future opportunities for year-round irrigation across the park network.

A strong focus on cycling and pedestrian movement is continued throughout the precinct; an urban landscape trail features prominently along Greigs Road, and all connector streets incorporate off-road shared paths that will integrate seamlessly with the open space path network.

Social infrastructure will be centralised within each residential neighbourhood, mixing schools and community centres with sports reserves and the open space network. The hubs will provide a walkable destination for residents to build and strengthen bonds with friends, family and neighbours in their community. Rockbank will incorporate a secondary school, four new primary schools, and three community centres of varied size and function.

Rockbank Major Town Centre and Rockbank Railway Station provide the key community focal point for the precinct and wider community. The town centre will offer extensive retail, employment, community and commercial destinations, particularly the commuter safety and prioritising pedestrian movements upon construction of the Rockbank Road Bridge, promoting the Western Freeway. Leakes Road level crossing will close the precinct and provides direct access to the town centre and Rockbank Road forms the central north-south spine of the new urban area.

Grid-pattern streets will provide efficient access across local neighbourhoods and to the arterial road network. The new Rockbank Road forms the central north-south spine of the precinct and provides direct access to the town centre and the Western Freeway. Leakes Road level crossing will close upon construction of the Rockbank Road Bridge, promoting commuter safety and prioritising pedestrian movements within the town centre. Bus services will link residents to all community and commercial destinations, particularly the town centre and railway station with its extensive park’n’ride facility and bus interchange.

Rockbank will offer diverse housing choices to support the full range of households and lifestyles. Higher density housing will be delivered within and surrounding the town centre in close proximity to the railway station. Medium density housing will be encouraged in proximity to the open space network, along public transport routes and within walking distance of the town centre. Traditional homes will be developed throughout the precinct, all with access to community facilities and a variety of transport modes.

Implementing the Plan – Proposed Changes to the Melton Planning Scheme

Amendment C145 proposes to insert two new incorporated documents titled “Rockbank Precinct Structure Plan, September 2015” and “Rockbank Development Contributions Plan, September 2015” into the Melton Planning Scheme and implements the plans. More specifically, the amendment proposes the following changes to the Melton Planning Scheme:

- Insert Schedule 7 to Clause 37.07 Urban Growth Zone (UGZ) into the Melton Planning Scheme and rezone land within the amendment area to UGZ Schedule 7 (UGZ7).
- Rezone land within the amendment area from Road Zone Schedule 1 (RDZ1) to UGZ Schedule 7 (UGZ7).
- Rezone land within the amendment area from Low Density Residential Zone (LDRZ) to UGZ Schedule 7 (UGZ7).
- Rezone land within the amendment area from Public Park and Recreation Zone (PPRZ) to UGZ Schedule 7 (UGZ7).
- Rezone land within the amendment area from Urban Floodway Zone (UFZ) to UGZ Schedule 7 (UGZ7).
- Insert a new Schedule 7 to Clause 45.06 Development Contributions Plan Overlay (DCPO) and apply the DCPO Schedule 7 (DCPO7) to land zoned UGZ7 within the amendment area.
- Delete part of the Environmental Significance Overlay Schedule 1 (ESO1) 259-305 Paynes Road, Rockbank.
- Amend the Schedule to Clause 52.01 to provide for passive open space contributions for land within the amendment area.
- Amend the Schedule to Clause 52.17 to identify native vegetation exempt from requiring a planning permit.
- Amend the Schedule to Clause 66.04 to require referrals for planning permit applications in the Rockbank Major Town Centre to the Growth Areas Authority.
- Amend the Schedule to Clause 81.01 to include the new incorporated document titled “Rockbank Precinct Structure Plan, September 2015” and “Rockbank Development Contributions Plan, September 2015”.

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