

June 2016



PLANS

Plan 1	Regional Context	4
Plan 2	Precinct Features	6
Plan 3	Future Urban Structure	8
Plan 4	Land Use Budget	12
Plan 5	Image, Character, Housing, Community & Employment	16
Plan 6	Open Space	40
Plan 7	Native Vegetation Retention and Removal	46
Plan 8	Road Network	48
Plan 9	Public Transport and Path Network	52
Plan 10	Integrated Water Management	56
Plan 11	Utilities	60
Plan 12	Precinct Infrastructure - Transport (ICP)	64
Plan 13	Precinct Infrastructure - Community & Open Space (ICP)	66

TABLES

Table 1	Summary land use budget	13
Table 2	Housing type by lot size	19
Table 3	Housing Density	20
Table 4	Town centre hierarchy	32
Table 5	Anticipated employment creation in precinct	32
Table 6	Powerlines Easement Possible Use and Development	43
Table 7	Open space delivery guide	44
Table 8	Water infrastructure	59
Table 9	Precinct Infrastructure	67

FIGURES

Figure 1	Beattys Road Reserve - Powerlines Easement Interface	21
Figure 2	Beattys Road Reserve - Local Sports Reserve Interface	22
Figure 3	Beattys Road Reserve - Connector Street & Direct Frontage Interface	23
Figure 4	Beattys Road Reserve - Local Access Street & Community Facilities Interface	24
Figure 5	Beattys Road Reserve - Retarding Basin Interface	25
Figure 6	Plumpton Major Town Centre Organising Elements	28
Figure 7	Plumpton Major Town Centre Concept Plan	30
Figure 8	Plumpton Local Town Centre Concept Plan	33
Figure 9	Business and Industrial Precinct concept plan	35
Figure 10	Powerlines Easement Concept Plan	43

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.

CONTENTS

1.0	INTRODUCTION	5	3.5	Transport & movement	49
1.1	How to read this document	7	3.5.1	Street network	49
1.2	Land to which the precinct structure plan applies	7	3.5.2	Public transport	53
1.3	Plumpton & Kororoit Infrastructure Contributions Plan (ICP)	7	3.5.3	Walking and cycling	53
1.4	Background information	7	3.5.4	Town centre transport, access and connectivity	55
2.0	OUTCOMES	9	4.0	INTEGRATED WATER MANAGEMENT & UTILITIES	57
2.1	Vision	9	4.1	Integrated water management	57
2.2	Key objectives	10	4.2	Utilities	61
2.3	Land use budget	13	5.0	INFRASTRUCTURE DELIVERY & DEVELOPMENT STAGING	62
3.0	IMPLEMENTATION	17	5.1	Subdivision works by developers	62
3.1	Image, character, heritage & housing	17	5.2	Development staging	63
3.1.1	Image and character	17	6.0	PRECINCT INFRASTRUCTURE	65
3.1.2	Heritage	18	7.0	APPENDICES	86
3.1.3	Housing	19	Appendix A:	Property Specific Land Use Budget	86
3.2	Employment and Town Centres	27	Appendix B:	Plumpton Major Town Centre key design principles	90
3.2.1	Major Town Centre	27	Appendix C:	Local Town Centre Guidelines	93
3.2.2	Local Town Centre	34	Appendix D:	Road Cross Sections	99
3.2.3	Local Convenience Centre	34	Appendix E:	Alternative road cross sections	120
3.2.4	Business & Industrial Precinct	36	Appendix F:	Outer metro ring interface cross section	124
3.3	Community facilities & education	39	Appendix G:	Waterway cross section	125
3.4	Open space and biodiversity	41	Appendix H:	Easement cross sections	126
3.4.1	Open space	41	Appendix I:	Service placement guidelines	128
3.4.2	Biodiversity and threatened species	47	Appendix J:	Open Space Delivery Guidelines	129



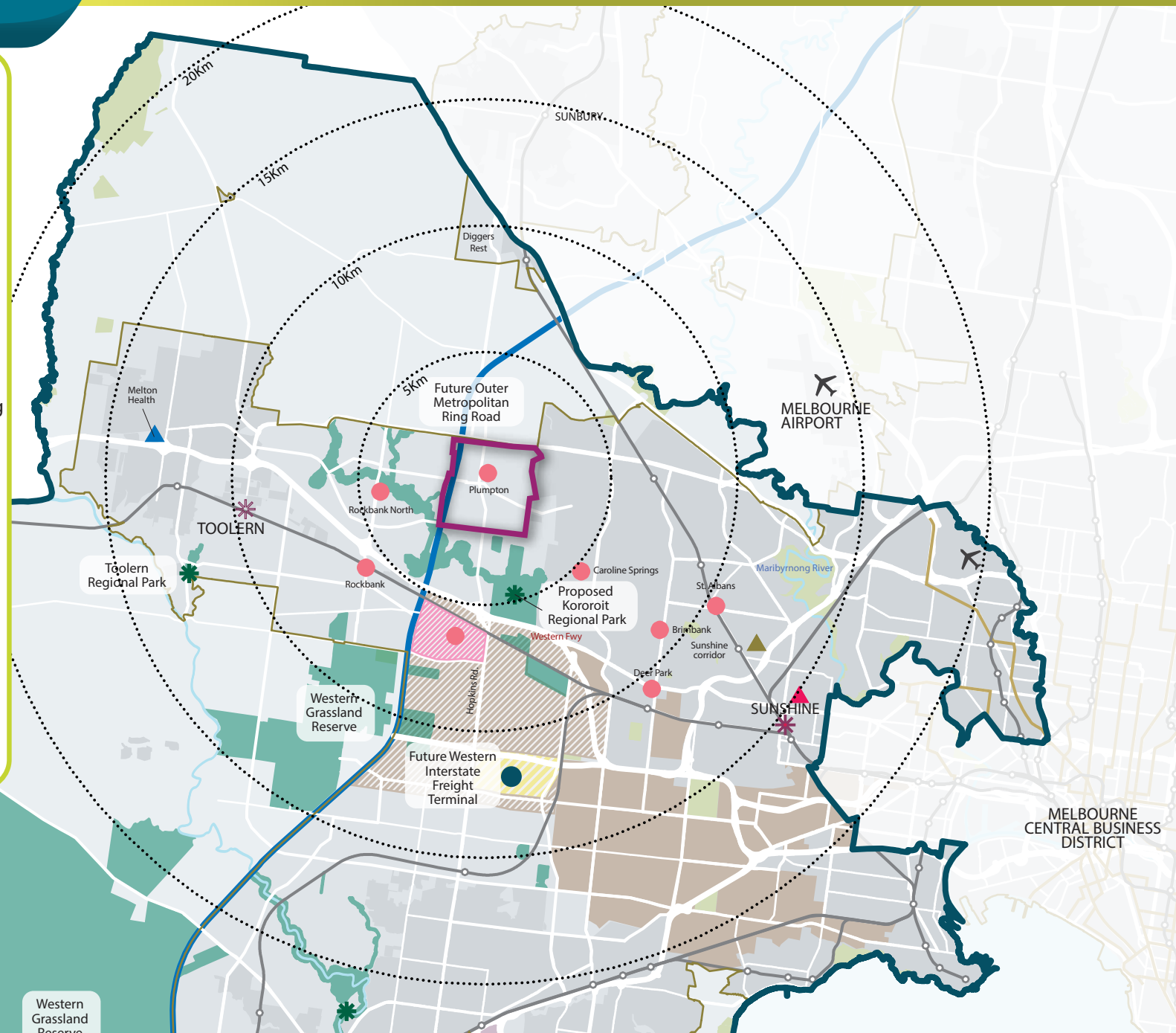
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MAP – WESTERN SUBREGION

SOURCE: DEPARTMENT OF TRANSPORT, PLANNING AND LOCAL INFRASTRUCTURE, 2014

- Western subregion boundary
- Metropolitan region
- Metropolitan urban boundary
- Urban area
- Road network
- Rail network
- Tram network
- Road initiative
- Metropolitan intermodal system terminal (indicative location)
- State significant industrial precinct – existing
- State significant industrial precinct – future
- Business and residential (as shown in growth corridor plans)
- Health/Education precinct
- Health precinct
- Education precinct
- Metropolitan activity centre – existing
- Metropolitan activity centre – future
- Activity centre – existing and future
- Regional open space – future
- Urban renewal area
- Biodiversity conservation area
- Major open space
- Waterway
- Airport

Note: This map is a diagrammatic of the structural elements of Plan Melbourne.



1.0 INTRODUCTION

The Plumpton Precinct Structure Plan (“the PSP”) has been prepared by the Metropolitan Planning Authority (MPA) in consultation with Melton City Council and with the assistance of Government agencies, service authorities and major stakeholders.

A PSP is a long-term plan for urban development. It describes how the land is expected to be developed, and how and where services are planned to support development.

This PSP guides proposed development within the Plumpton precinct (the Precinct).

Generally, the PSP:

- Sets out plans to guide the delivery of quality urban environments in accordance with relevant Victorian Government guidelines, including the MPA Precinct Structure Planning Guidelines, The Victorian *Planning and Environment Act, 1987* and the State Planning Policy Framework
- Enables the transition of non-urban to urban land
- Sets the vision for how land should be developed and the outcomes achieved
- Outlines the projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle
- Sets out objectives, guidelines and requirements for land use and development
- Provides Government agencies, the Council, developers, investors and local communities with certainty about future development
- Addresses the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999) in accordance with an endorsed program under Part 10*
- Development must also comply with other Acts and approvals where relevant e.g. in the case of Aboriginal cultural heritage, compliance with the *Aboriginal Heritage Act 2006* is required.

The PSP is informed by:

- The State and Local Planning Policy Framework set out in the Melton Planning Scheme
- The *West Growth Corridor Plan*, June 2012
- *Plan Melbourne*, May 2014
- The *Biodiversity Conservation Strategy* and applicable Sub-Regional Strategies for Melbourne’s Growth Areas, June 2013
- The MPA *Precinct Structure Planning Guidelines*, 2008.

The following document has been developed in parallel with the PSP to inform and direct the future planning and development of the Precinct:

- PSP 1078 Plumpton and PSP 1080 Kororoit Background Report

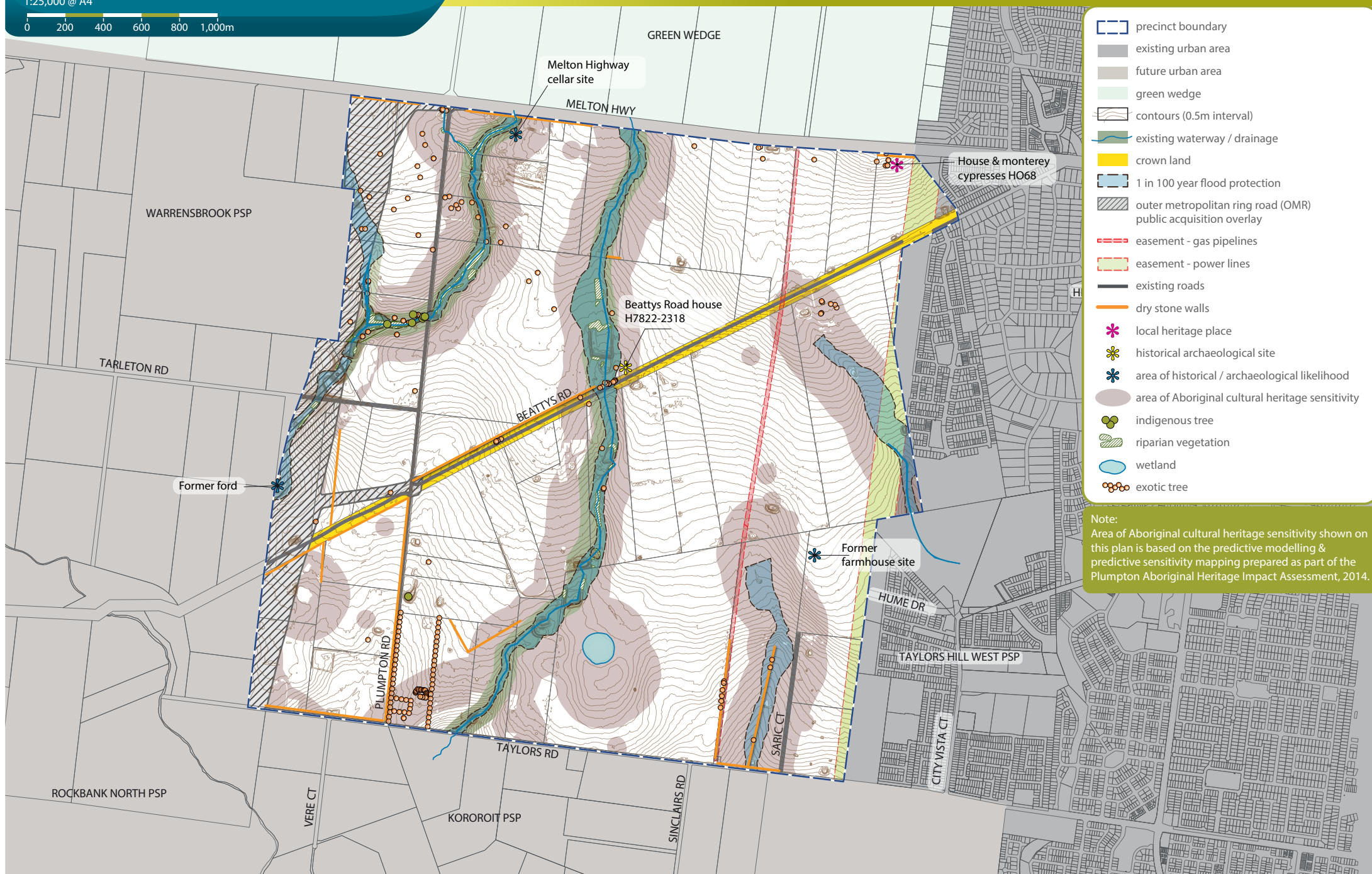
*On 5 September 2013 an approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the *Biodiversity Conservation Strategy for Melbourne’s Growth Corridors* (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.

Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

Plan 2 - Precinct Features

Plumpton Precinct Structure Plan

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- precinct boundary
- existing urban area
- future urban area
- green wedge
- contours (0.5m interval)
- existing waterway / drainage
- crown land
- 1 in 100 year flood protection
- outer metropolitan ring road (OMR) public acquisition overlay
- easement - gas pipelines
- easement - power lines
- existing roads
- dry stone walls
- local heritage place
- historical archaeological site
- area of historical / archaeological likelihood
- area of Aboriginal cultural heritage sensitivity
- indigenous tree
- riparian vegetation
- wetland
- exotic tree

Note:
Area of Aboriginal cultural heritage sensitivity shown on this plan is based on the predictive modelling & predictive sensitivity mapping prepared as part of the Plumpton Aboriginal Heritage Impact Assessment, 2014.

1.1 How to read this document

The Plumpton Precinct Structure Plan (PSP) guides land use and development where a planning permit is required under the Urban Growth Zone or another zone where that zone references this PSP.

A planning application and planning permit must implement the outcomes of the PSP. The outcomes are expressed as the vision and objectives.

Each element of the PSP contains requirements and guidelines as relevant.

Requirements must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in this precinct structure plan. A requirement may include or reference a plan, table or figure in the precinct structure plan.

Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline implements the outcomes the responsible authority may consider the alternative. A guideline may include or reference a plan, table or figure in the precinct structure plan.

Meeting these requirements and guidelines will implement the outcomes of the PSP.

Development must also comply with other Acts and approvals where relevant e.g. the *Environmental Protection and Biodiversity Act 1999* in the case of biodiversity or the *Aboriginal Heritage Act 2006* in the case of cultural heritage amongst others.

Not every aspect of the land's use and development is addressed in this structure plan and a responsible authority may manage development and issue permits as relevant under its general discretion.

1.2 Land to which the precinct structure plan applies

Plumpton (PSP 1078) covers an area of 1,016 hectares located approximately 30 kilometres to the west of the Melbourne CBD. The Precinct is bounded by Melton Highway to the north, the approved Taylors Hill West PSP to the east, Taylors Road and the draft Kororoit PSP to the south and the Outer Metropolitan Ring road (OMR) reservation and the approved Rockbank North PSP and future Warrensbrook PSP to the West. The Plumpton Precinct is illustrated on Plan 2.

1.3 Plumpton & Kororoit Infrastructure Contributions Plan (ICP)

The Plumpton and Kororoit ICP will set out the requirements for infrastructure funding across both Plumpton and Kororoit PSP areas. The ICP will be a separate document incorporated into the Melton Planning Scheme and will be implemented through an Infrastructure Contributions Plan Overlay (ICPO). The ICP is the subject of recent legislation, and final ministerial direction is still to be resolved. Therefore, the Plumpton and Kororoit ICP is still under preparation and will be developed following finalisation of the ministerial direction.

The infrastructure projects that are expected to be included in the ICP are listed in Table 9 of the PSP and shown on Plans 12 and 13.

1.4 Background information

Background information on the Precinct including its local and metropolitan context, history, landform and topography, biodiversity, drainage, open space, transport and community facilities is provided in the separate PSP 1078 Plumpton and PSP 1080 Kororoit Background Report. This report also references the various background technical studies that have informed preparation of the precinct structure plan.

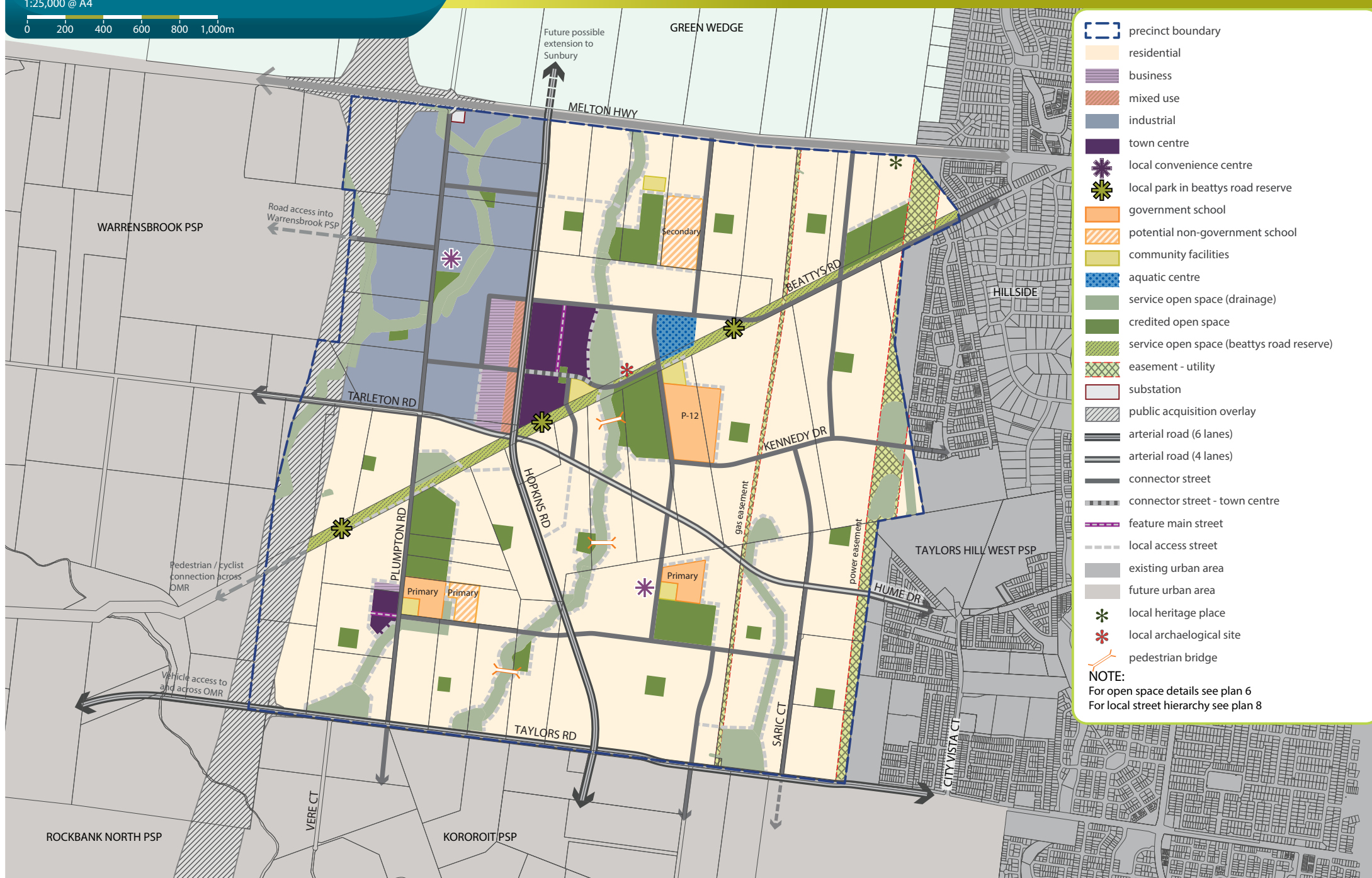
Plan 3 - Future Urban Structure

Plumpton Precinct Structure Plan

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- precinct boundary
- residential
- business
- mixed use
- industrial
- town centre
- local convenience centre
- local park in beattys road reserve
- government school
- potential non-government school
- community facilities
- aquatic centre
- service open space (drainage)
- credited open space
- service open space (beattys road reserve)
- easement - utility
- substation
- public acquisition overlay
- arterial road (6 lanes)
- arterial road (4 lanes)
- connector street
- connector street - town centre
- feature main street
- local access street
- existing urban area
- future urban area
- local heritage place
- local archaeological site
- pedestrian bridge

NOTE:
For open space details see plan 6
For local street hierarchy see plan 8

2.0 OUTCOMES

2.1 Vision

The Plumpton Precinct will provide over 12,000 jobs close to where people live, with synergies between the Major Town Centre and adjacent commercial and industrial areas encouraging a diversity of employment. The library, council facilities and nearby aquatic centre will complement the retail and commercial offer in the Major Town Centre, with a thriving café/ entertainment area making the most of the outlook onto the adjacent waterway.

Excellent transport connections along a connector and arterial road network which leverages existing roads and road reservations will link workers and residents to existing rail stations along the Melton and Sunbury rail corridors and to a possible future station at Mt Atkinson, as well as to the Melton Highway and the future Outer Metro Ring road. Walking and cycling to town centres, schools and parks will be the modes of choice along tree-lined streets with dedicated pedestrian and cycle paths.

The erstwhile gold route along Beattys Road shapes the structure of the Precinct and will be reinterpreted as a street and linear park. Beattys Road Reserve will draw visitors to play areas and community facilities punctuating its length, and will provide strong links to areas east and west of the PSP. North-south easements and waterways will be popular recreation areas which connect through to the Kororoit Creek, the proposed Kororoit Regional Park, and the historic Deanside Homestead Complex in the Kororoit PSP area to the south. Linear paths along this open space network will also connect to local destinations including parks, play areas and sporting reserves which will encourage healthy lifestyles and engagement across the community. Sporting reserves will be developed in a range of sizes to adapt to different sporting needs over time, and are located near to waterways so that stormwater harvesting may be realised in future.

The Aboriginal history of the area will be celebrated through protection of significant places and through signage and information relating to this history. The area's post-contact history will be remembered through retention of dry stone walls and other heritage sites, which will help develop a sense of place for the growing community.

Diversity of dwelling sizes and types will provide affordable and flexible housing and live-work opportunities. Both the Major Town Centre and the Local Town Centre will offer shopping, community facilities and services immediately adjacent to residential areas, providing convenient access over the full life-cycle to enable ageing-in-place. The adjacency of higher density residential areas to the town centres will ensure that these are vibrant places by day and by night.

2.2 Key objectives

The development of the Plumpton PSP area is guided by a set of key development objectives.

Development within Plumpton will seek to:

OBJECTIVES	
IMAGE, CHARACTER, HERITAGE & HOUSING	
01	Deliver a minimum of 10,600 new homes across the Precinct at a density that promotes housing choice through the delivery of a range of lot sizes capable of accommodating a variety of dwellings (16.5 dwellings per residential net developable hectare average in residential areas, with medium to higher densities within and adjacent to town centre areas and areas identified in Plan 5).
02	Identify, retain and celebrate Aboriginal cultural heritage places within the Precinct.
03	Encourage a strong sense of place through the protection, enhancement and interpretation of places of post-contact cultural heritage significance, in particular Beattys Road former goldfields route, Melton Highway House (HO68) and dry stone walls.
04	Deliver a high quality landscaped interface between residential areas and the Plumpton Business and Industrial Precinct bordered by Hopkins and Tarleton Roads, to minimise potential impacts of industrial uses on residential amenity, and to ensure viability of industrial and commercial land uses.
TOWN CENTRES & EMPLOYMENT	
05	Deliver over 12,000 local jobs through capitalising on the significant opportunities of the local context including the growing residential population; existing and proposed roads, including the future extension of Hopkins Road which will connect the Princes Highway to the Melton Highway (and possibly through to Sunbury in future); the future Outer Metropolitan Ring road; the possible future rail station at Mt Atkinson; and connections to the future industrial area in Warrensbrook PSP.

06	Attract a diversity of businesses and employers to Plumpton and in particular to the Plumpton Business and Industrial Precinct; the Major Town Centre; and the Local Town Centre, through creating a range of lot sizes which respond to local conditions including topography, environmental features and the street network.
07	Develop the Major Town Centre at the 'pinwheel' intersection of Beattys, Hopkins and Tarleton Roads, using the connections of Beattys Road to maximise the catchment to the Town Centre, drawing visitation from the broader communities of Plumpton and Kororoit PSP and beyond.
08	Ensure the Major Town Centre and the Local Town Centre deliver high quality public spaces and civic uses as well as retail and commercial uses, and attract visitors through clear identification at gateway sites along Plumpton Road, Hopkins Road, Beattys Road and connector streets.
09	Develop a high quality interface between the Plumpton Business and Industrial Precinct and the Plumpton Major Town Centre, to maximise connections and synergies between the two areas.
010	Deliver high amenity town centres by prioritising access for walking, cycling and public transport.
011	Deliver lower-cost, flexible space in and adjacent to the Major Town Centre and Local Town Centre for a range of small local enterprises, and to ensure these centres have an ability to adapt and evolve over time.
012	Encourage the provision of a Local Convenience Centre in the south east of the Precinct without compromising the functions and roles of nearby town centres.
OPEN SPACE & COMMUNITY FACILITIES	
013	Develop an open space network which connects to local and regional destinations including the proposed Kororoit Regional Park, the Kororoit Creek, the Mt Atkinson volcanic cone area and the Western Grasslands Reserve.
014	Encourage walking, cycling and other recreation opportunities by providing connections between the various elements of the open space network including along streets, local parks, sports reserves, public plazas, waterways, gas and powerlines easements, and the historic Beattys Road goldfields route.

015	Retain the street function of Beattys Road reserve while delivering a continuous linear park function along its length, with development fronting the reserve and maximising use of the linear park for walking, cycling, play, community facilities and as a direct connection to the Major Town Centre.
016	Maximise the open space and conservation benefits of the powerlines and gas easements, which run north-south through the Precinct, through developing a shared path within each, and complemented by indigenous landscaping and recreational uses within the easements.
017	Provide for government and non-government school sites to meet the strategically justified need for state and private education in the area.
018	Promote the health and wellbeing of residents by developing a built environment with facilities and amenities to enable healthy lifestyles.
BIODIVERSITY AND THREATENED SPECIES	
019	Contribute to the long term conservation of significant flora and fauna species through protection of habitat, particularly along waterways which flow into the Kororoit Creek.
TRANSPORT & MOVEMENT	
020	Provide safe, continuous and inviting paths of travel for pedestrians and cyclists to key destinations and trails, including the Major Town Centre and Local Town Centre; schools and community hubs; shared paths along waterways and easements; and to the Kororoit Creek and proposed Kororoit Regional Park to the south.
021	Create a clear and legible street network that provides straightforward connections to the wider public transport and road network.
022	Maximise use of public transport by providing an efficient bus-capable road network that services key destinations throughout the precinct.
INTEGRATED WATER MANAGEMENT & UTILITIES	
023	Deliver an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water, responds to local soil types, minimises flood risk, ensures waterway health, and contributes towards a sustainable and green urban environment.

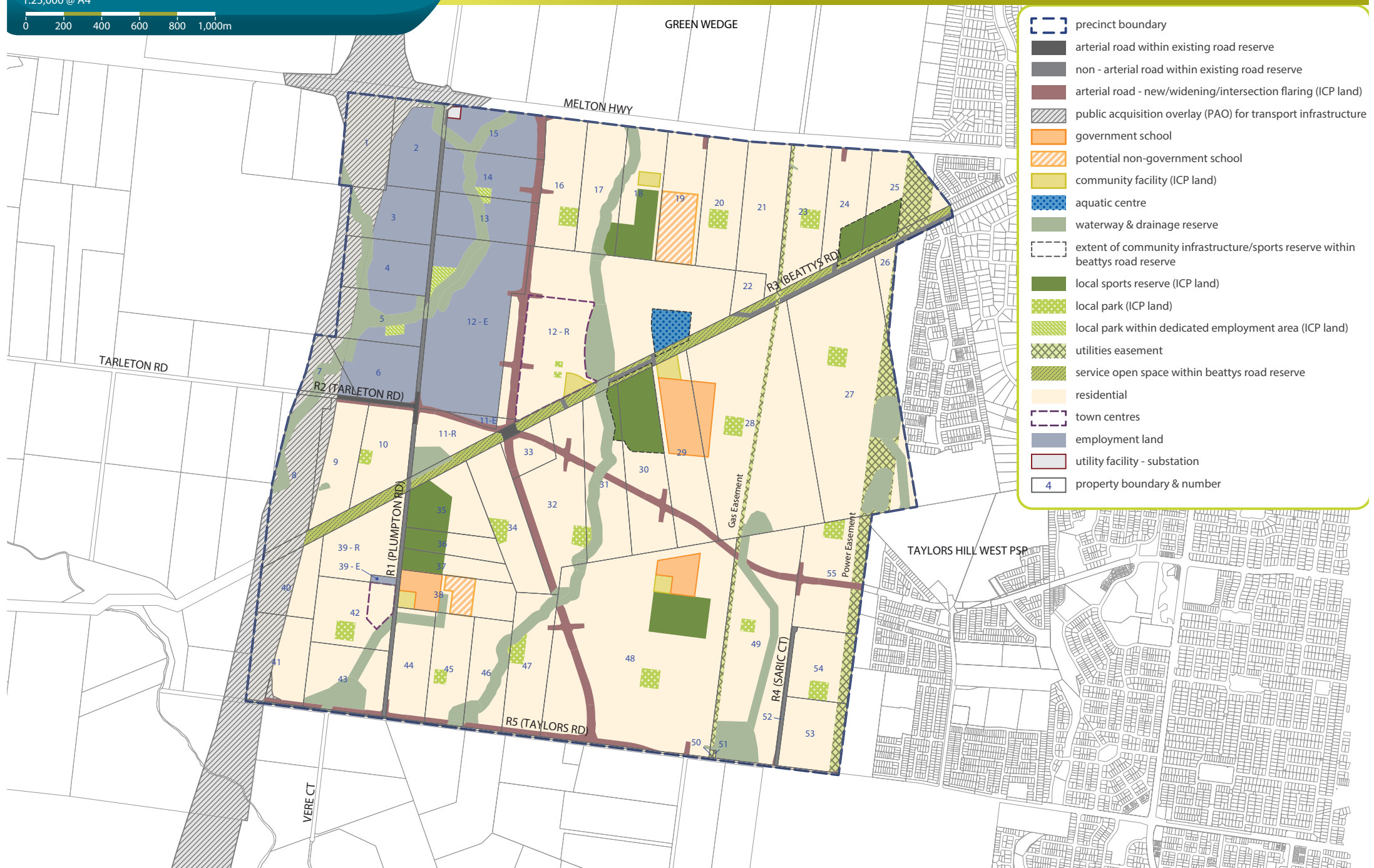
024	Ensure sensitive land uses are located outside the measurement length of the high pressure gas transmission pipelines where possible and that construction is managed to minimise risk of any adverse impacts.
INFRASTRUCTURE DELIVERY & DEVELOPMENT STAGING	
025	Deliver Hopkins Road and associated waterway crossings early in the staging of the Precinct, to open up access to the Major Town Centre and the Business and Industrial Precinct, and to reduce pressure on existing and proposed connector streets.
026	Provide all lots with potable water, third pipe, electricity, reticulated sewerage, drainage, gas and telecommunications to the satisfaction of the relevant authority.
027	Deliver cohesive and integrated neighbourhoods by co-ordinating development with the delivery of key local and state infrastructure.

Plan 4 - Land Use Budget

Plumpton Precinct Structure Plan

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2.3 Land use budget

The Plumpton PSP land use budget in Table 1 provides a summary of the land required for transport, community facilities, government education facilities, and open space and identifies the total amount of land available for development.

The Net Developable Area (NDA) is established by deducting the land requirements for transport, community facilities, public and private education facilities, open space (sports reserves and local parks), drainage corridors, conservation areas and other encumbered land from the Gross Developable Area (GDA).

The GDA for the Plumpton Precinct is 1016.06 hectares, with a total NDA of 705.17 hectares. The residential NDA is 599.47 hectares, meaning approximately 59.00% of the land within the Plumpton PSP area is available for residential development, while 105.70 hectares, or 10.40% of the land, is available for predominantly employment uses.

Based on a typical residential development yield average of 16.5 dwellings per net developable hectare, and including higher densities of up to 25 - 30 dwellings per hectare as per Plan 5 in some locations, the Plumpton PSP will generate at least 10,680 dwellings to accommodate 29,900 residents.

Table 1 Summary land use budget

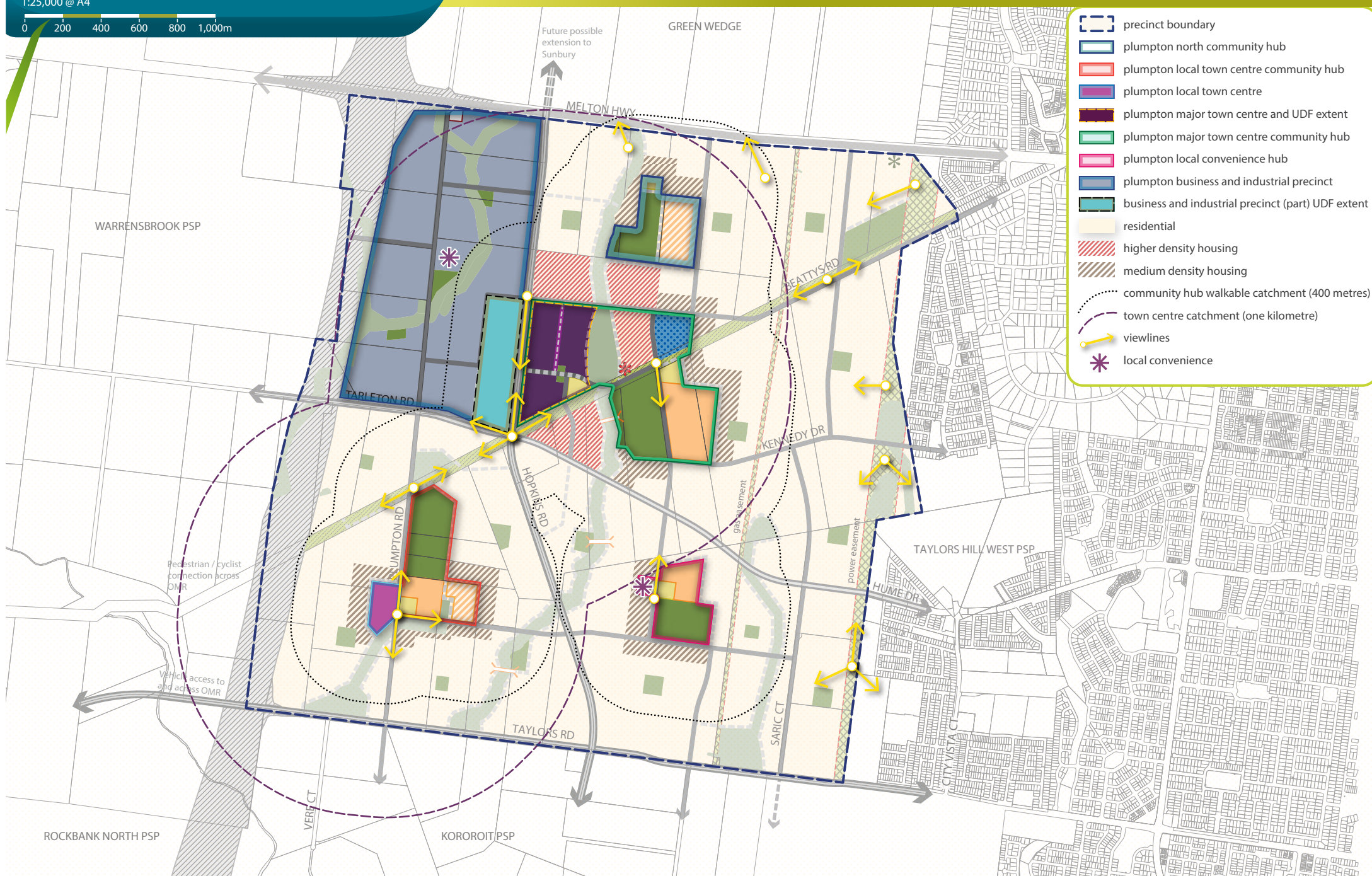
DESCRIPTION	PLUMPTON PSP		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	1,016.06		
TRANSPORT			
Arterial Road - Existing Road Reserve	4.91	0.48%	0.70%
Arterial Road - Public Acquisition Overlay	52.30	5.15%	7.42%
Arterial Road - New / Widening / Intersection Flaring (ICP land)	31.57	3.11%	4.48%
Non-Arterial Road - Retained Existing Road Reserve	11.08	1.09%	1.57%
Sub-total Transport	99.86	9.8%	14.16%
COMMUNITY & EDUCATION			
Potential Government School	17.02	1.68%	2.41%
Potential Non-Government School	9.60	0.94%	1.36%
Local Community Facility (ICP land)	4.61	0.45%	0.65%
Aquatic Centre	3.60	0.35%	0.51%
Sub-total Education	34.84	3.4%	4.9%

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DESCRIPTION	PLUMPTON PSP		
	HECTARES	% OF TOTAL	% OF NDA
OPEN SPACE			
SERVICE OPEN SPACE			
Waterway and Drainage Reserve	79.89	7.86%	11.33%
Utilities Easements	25.95	2.55%	3.68%
Beattys Road Reserve	16.32	1.61%	2.31%
Sub-total Service Open Space	122.16	12.02%	17.32%
CREDITED OPEN SPACE			
Local Sports Reserve (ICP land)	37.88	3.7%	5.37%
Local Network Park (ICP land)	15.75	1.6%	2.23%
Sub-total Credited Open Space	53.63	5.3%	7.61%
Total All Open Space	175.78	17.3%	24.93%
OTHER			
Utilities Sub-stations / facilities (acquired by relevant authority)	0.40	0.04%	0.06%
Sub-total	0.40	0.04%	0.06%
TOTAL NET DEVELOPABLE AREA - (NDA) Ha	705.17	69.40%	
NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) Ha	599.47	59.00%	
NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) Ha	105.70	10.40%	
DESCRIPTION	PSP 1078		
	HECTARES	% OF NDAR	
RESIDENTIAL LOCAL OPEN SPACE (EXPRESSED AS % OF NDAR)			
Local Sports Reserve (ICP land)	37.88	6.32%	
Local Network Park (ICP land)	13.75	2.29%	
Sub-total	51.63	8.61%	
EMPLOYMENT LOCAL OPEN SPACE (EXPRESSED AS % OF NDAE)			
Local Network Park (ICP land)	2.00	1.89%	
Sub-total	2.00	1.89%	
TOTAL OPEN SPACE	53.63	7.61%	



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3.0 IMPLEMENTATION

3.1 Image, character, heritage & housing

3.1.1 Image and character

REQUIREMENTS									
R1	All public landscaped areas must be planted and designed to the satisfaction of the responsible authority.								
R2	<p>Street trees must be planted on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, unless otherwise agreed by the responsible authority and in accordance with Melton City Council Landscape Guidelines, at an average of:</p> <table> <tr> <th>Average interval</th><th>Tree size (in height)</th></tr> <tr> <td>8 – 10 metres</td><td>Small trees (less than 10 metres)</td></tr> <tr> <td>10 – 12 metres</td><td>Medium trees (10 – 15 metres)</td></tr> <tr> <td>10 – 15 metres</td><td>Large trees (15 metres or greater)</td></tr> </table>	Average interval	Tree size (in height)	8 – 10 metres	Small trees (less than 10 metres)	10 – 12 metres	Medium trees (10 – 15 metres)	10 – 15 metres	Large trees (15 metres or greater)
Average interval	Tree size (in height)								
8 – 10 metres	Small trees (less than 10 metres)								
10 – 12 metres	Medium trees (10 – 15 metres)								
10 – 15 metres	Large trees (15 metres or greater)								
R3	Street tree planting on declared arterial roads must be established in accordance with the clear zone guidelines to the satisfaction of the coordinating road authority.								
R4	<p>Trees in parks and streets must be:</p> <ul style="list-style-type: none"> • Suitable for local conditions. • Planted in modified and improved soil to support tree establishment and longevity. • Consistent with any guidance provided on the relevant cross section within this PSP unless otherwise approved by the responsible authority. 								
R5	Boundary fences forward of the building line must not exceed 1.2 metres in height.								

GUIDELINES	
G1	Streets should be provided directly abutting waterway reserves, open spaces and utilities easements to ensure houses generally face these public spaces.
G2	In locations where the responsible authority is satisfied it is not feasible to locate a street adjacent to the open space network (including waterway reserve, open space or utilities easement), then houses should face the path within the open space network path and be 'rear-loaded'.
G3	High quality landscape treatments should be provided throughout the precinct, most particularly in streetscapes and along creek and drainage waterway corridors.
G4	Street networks within subdivisions should be designed to maximise the number of connections and direct views to the open space network and town centres.
G5	Subdivision design should incorporate natural and built design elements which respond to local heritage and topography to assist in place making and the achievement of a "sense of place".
G6	To reinforce neighbourhood character and the role of the street or public place, a consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the type and role of street or public space, unless otherwise approved by the responsible authority.
G7	Salvaged rocks should be retained on site where possible and incorporated in the design of waterways, retaining structures, fences and other landscape features.
G8	Existing trees shown on Plan 2 should be retained where possible along streets and in subdivisions.
G9	Built form on corner lots should provide a positive address to both frontages. This can be achieved through the use of appropriate placement of glazing, location of architectural treatments and appropriate and high quality boundary fencing.
G10	Built form should add to the Precinct character by providing an attractive street address that encourages passive surveillance and visual interest.
G11	Sites in prominent locations, such as Plumpton Major Town Centre and major intersections, should be developed to respond to their strategic location and preferably have greater height, density and architectural quality (refer Appendix B).

3.1.2 Heritage

REQUIREMENTS	
R6	Any subdivision and/or development of land adjoining a heritage site identified under the Heritage Overlay in the Melton Planning Scheme and/or of post-contact cultural heritage significance, must have regard to the heritage significance of the site and provide a sensitive interface.
R7	Beattys Road Reserve must be retained for public use with connector road and local road functions as per concept plans in Figure 1 to Figure 5 and as per sections located on Plan 8 and in Appendix D, with a continuous off-road shared path and local parks and community uses at designated locations, and dry stone walls retained as required by this PSP.
R8	<p>Dry stone walls illustrated on Plan 2 must be retained unless otherwise agreed by the responsible authority. Dry stone walls to be retained must:</p> <ul style="list-style-type: none"> • Be situated within public open space or road reserve to the satisfaction of the responsible authority. • Have a suitable landscape interface. • Be checked by a suitably qualified dry stone waller for any loose stones. Any loose stones are to be reinstated in the wall in secure positions. • Retain post and wire or post and rail fences situated within the walls, with any wire protruding beyond the vertical face of the wall reinstated to its original position or removed. • Be incorporated into subdivision design to minimise disturbance to the walls (e.g. utilisation of existing openings for vehicle and pedestrian access).
R9	Any reinstatement or repair of walls must be undertaken by a suitably qualified dry stone waller and is to be consistent with the construction style of the original wall.
R10	Installation of services across the alignment of retained dry stone walls must be undertaken by boring rather than open trenching. If open trenching or disturbance to the wall is unavoidable, a minimum section of wall may be temporarily removed and then reinstated to original condition under the supervision of a suitably qualified dry stone waller to the satisfaction of the responsible authority.

R11	<p>Reinstatement of walls must use stone from (in order of priority):</p> <ul style="list-style-type: none"> • The original wall in that location (including fallen stone adjacent to the wall). • A nearby section of the wall approved to be removed. • Any adjacent paddock containing wall parts which can be recovered. • Walls approved to be removed in the nearby area (including any stone which has been stockpiled by Council).
R12	Housing and other development must front Beattys Road unless agreed by the responsible authority.
GUIDELINES	
G12	Identify opportunities for interpretation of local history within the Beattys Road Reserve.
G13	Development of land subject to the Heritage Overlay in the Melton Planning Scheme should ensure that the heritage place is recognised within, and well integrated with, the subdivision.
G14	Proponents undertaking development of land identified on the Victorian Aboriginal Heritage Register, and/or with high Aboriginal cultural heritage values including those identified on Plan 2, should liaise with the designated Registered Aboriginal Party (or the Office of Aboriginal Affairs Victoria in its absence) to ascertain whether heritage interpretation is appropriate in these identified locations, and how the heritage site(s) should be incorporated into the design of the subdivision.
G15	Land uses abutting retained dry stone walls should enhance public visibility of the walls. Relevant uses include open space, conservation reserve, road verge or property boundary wall.
G16	Where it has been agreed with the responsible authority that an existing dry stone wall is to be removed, land owners should consult with Council to determine whether the material can be retained for use elsewhere.
G17	Adaptive reuse of Melton Highway House (HO68) may be appropriate if it is demonstrated that it will contribute to the long term conservation of this heritage place.

3.1.3 Housing

REQUIREMENTS	
R13	Residential subdivisions must deliver a broad range of lot sizes capable of accommodating a variety of housing types.
R14	Subdivision of land must deliver an overall minimum average density of 16.5 dwellings per net developable hectare. Where a subdivision proposal represents a single stage or limited number of stages, proponents should demonstrate how the subdivision will contribute to the eventual satisfaction of this guideline through further stages of development.
R15	Medium density and higher density housing must be maximised within and adjacent to key amenity areas of the Precinct, as illustrated on Plan 5 and in Table 3.
R16	Subdivision of land within a 400 metre walkable distance of Plumpton Major Town Centre, the Local Town Centre, community hubs and the Principal Public Transport Network, and as indicated on Plan 5, must create a range of lot sizes suitable for the delivery of medium or higher density housing types listed in Table 2.
R17	<p>Lots and dwellings where possible must front or side:</p> <ul style="list-style-type: none"> • Drainage channels, waterways • All open space and utilities easements (including the historic Beattys Road Reserve) • Arterial and connector roads, including the future Outer Metro Ring road (refer Appendix F) <p>The siting of lots to the above must be kept to a minimum.</p>
R18	<p>Subdivision applications must include layouts for any lots identified for future development of medium density, high density or integrated housing that suitably demonstrate:</p> <ul style="list-style-type: none"> • Potential dwelling yield • Active interfaces with adjacent street, open space and waterways • Safe and effective internal vehicle and pedestrian circulation • The delivery of dwelling diversity and lot sizes • Servicing arrangements. • Treatments for sensitive interfaces.

GUIDELINES	
G18	Subdivisions should cater for the provision of a range of dwelling types and lot frontages to achieve housing diversity and create choice at each stage of development.
G19	Subdivisions should, for each stage, cater for the provision of three or more dwelling types, as listed in Table 2 as appropriate, or demonstrate an alternative lot range that achieves the housing diversity objectives.
G20	<p>Specialised housing forms such as lifestyle communities, retirement living or aged care facilities should:</p> <ul style="list-style-type: none"> • Be integrated into the wider urban structure • Be located in close proximity to town centres and community hubs • Be accessible by public transport. • Not present a barrier to movement through the surrounding road network.

Table 2 Housing type by lot size

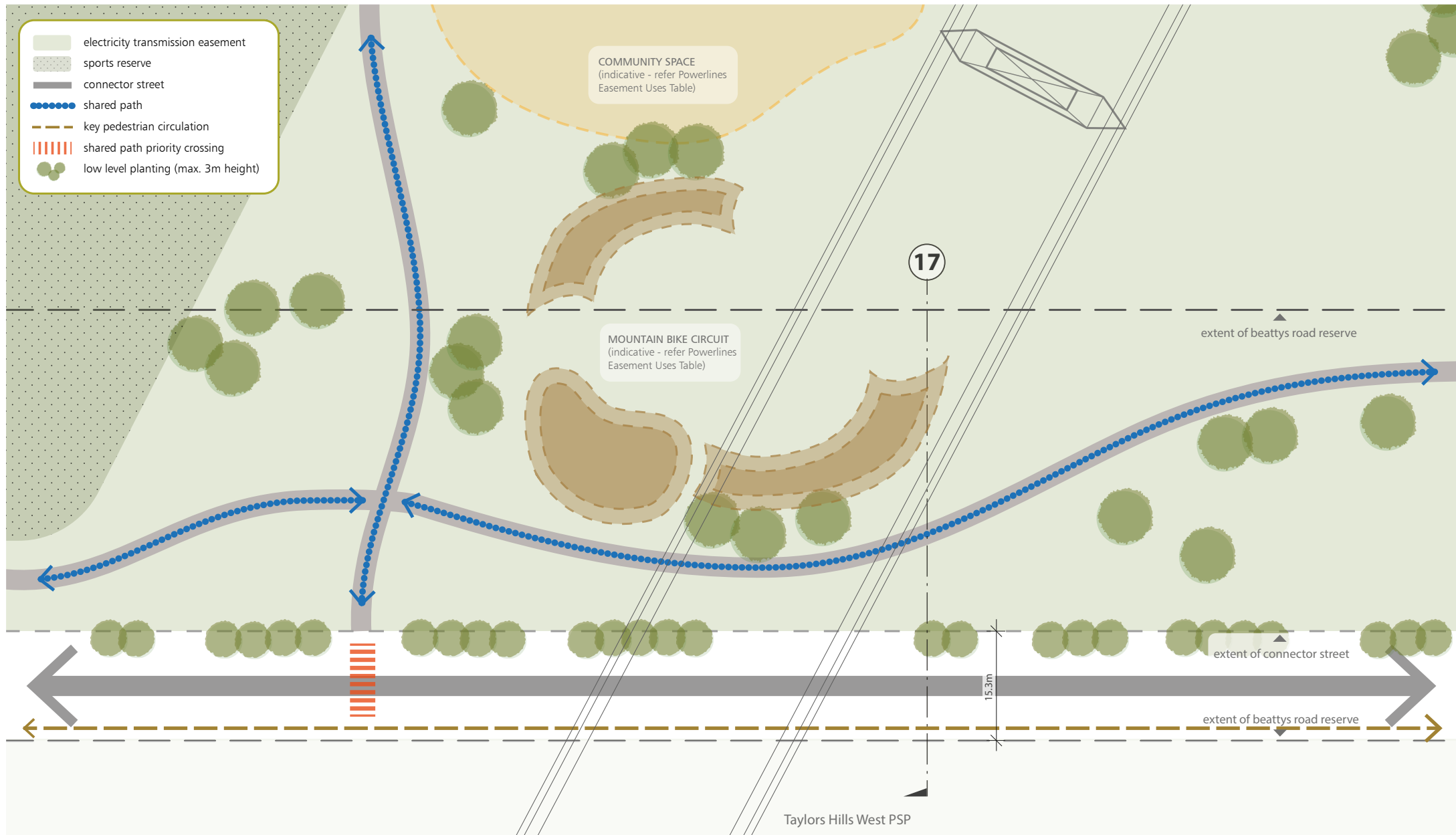
The following table provides an example of the typical housing types that might be provided on a range of lot sizes that support the housing diversity objectives.

HOUSING TYPES THAT MAY BE SUPPORTED	LOT SIZE CATEGORY (m ²)		
	LESS THAN 300m ²	301-600m ²	MORE THAN 600m
Small lot housing (including town houses and attached, semi-detached and detached houses)			
Dual occupancies, including duplex			
Detached housing			
Multi-unit housing sites (including terraces, row houses and villas)			
Stacked housing (including apartments and walk-up flats)			

Table 3 Housing Density

CATCHMENT	AVERAGE DWELLINGS PER NET DEVELOPABLE HECTARE	AREA (HA) - APPROX.	DWELLING YIELD	RESULTING ADDITIONAL NUMBER OF DWELLINGS OVER 16.5 DWELLINGS PER HECTARE
Plumpton Major Town Centre (MTC)	30	29.5	886	399
Plumpton Major Town Centre community hub	25	16.0	399	136
Plumpton local convenience hub	25	10.3	257	87
Plumpton local town centre community hub	25	14.3	357	121
Plumpton north community hub	25	5.7	142	48
TOTAL		75.7	2041	791

0 5 10 25 50m



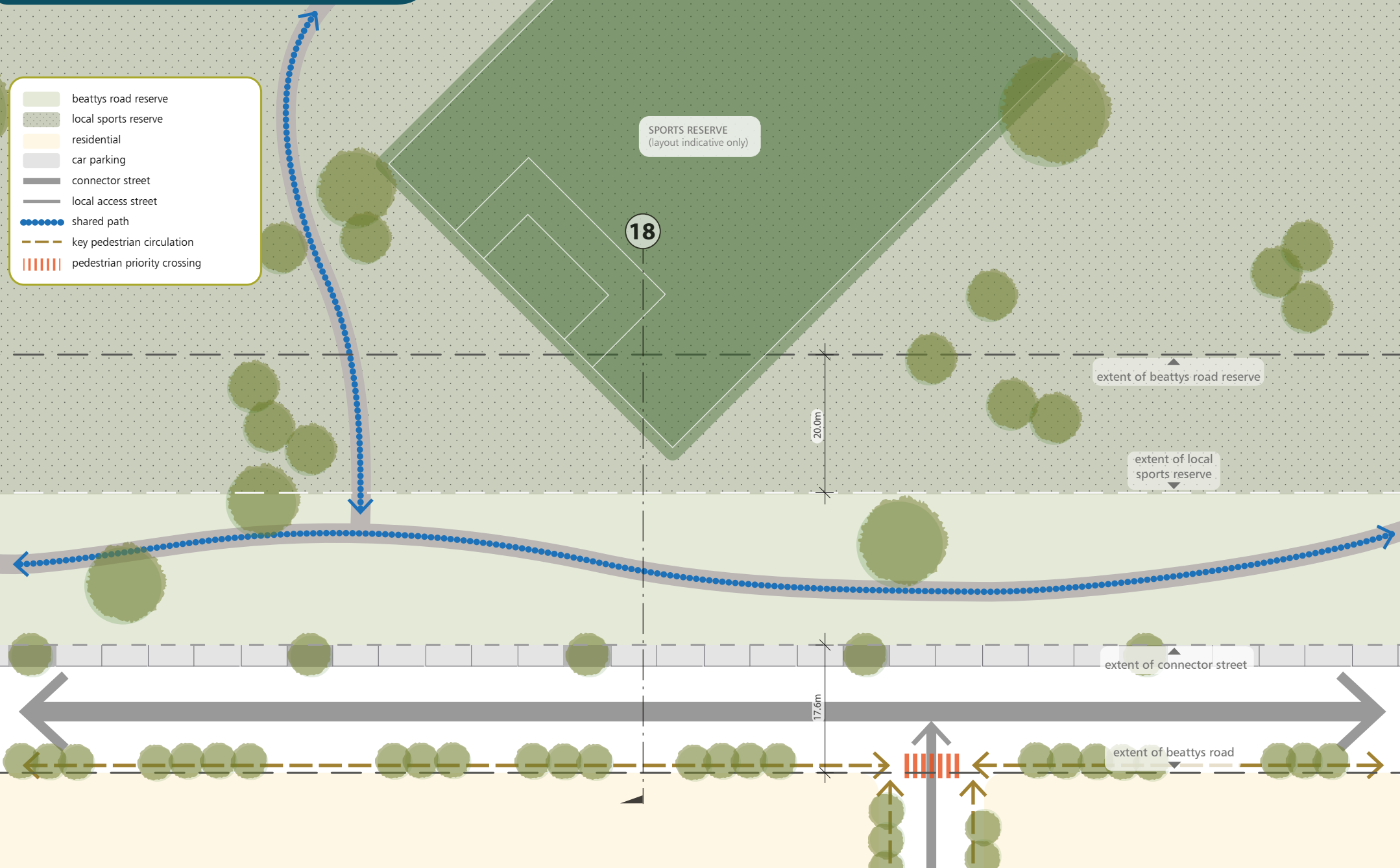


Figure 3
Beattys Road Reserve - Connector Street and Direct Frontage Interface

Plumpton Precinct Structure Plan



0 5 10 25 50m

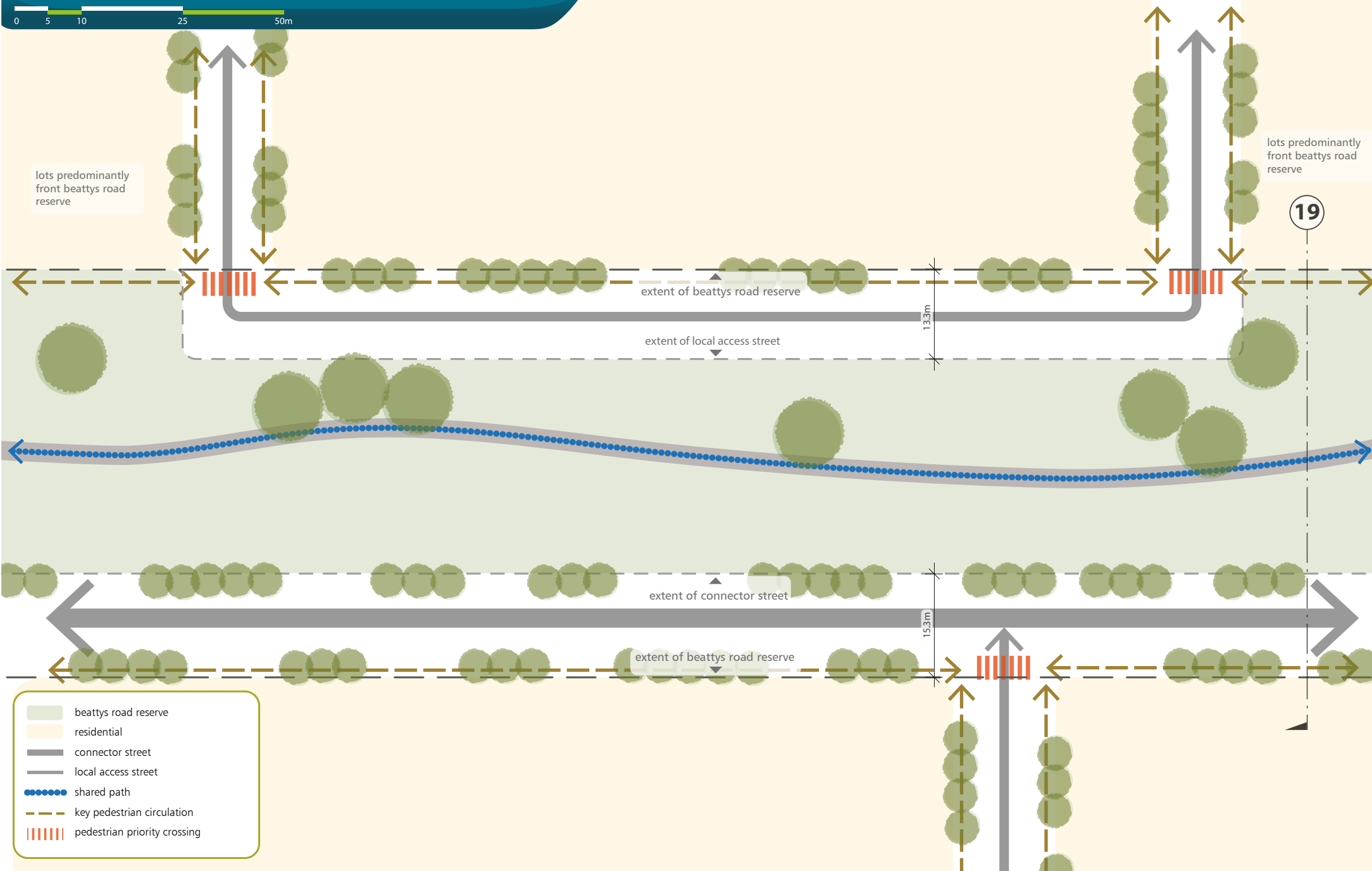


Figure 4
Beattys Road Reserve - Local Access Street & Community Facilities Interface



Plumpton Precinct Structure Plan

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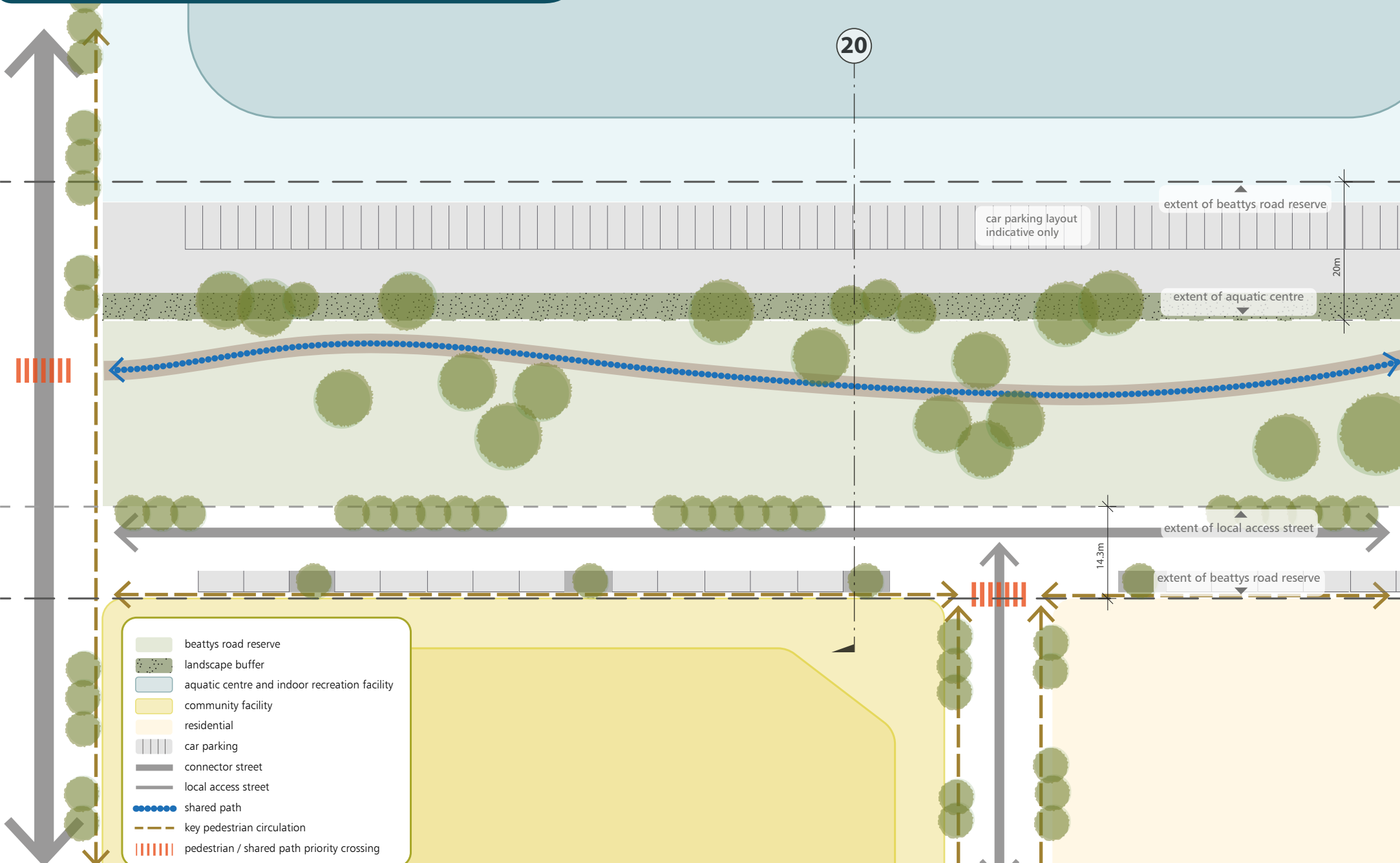


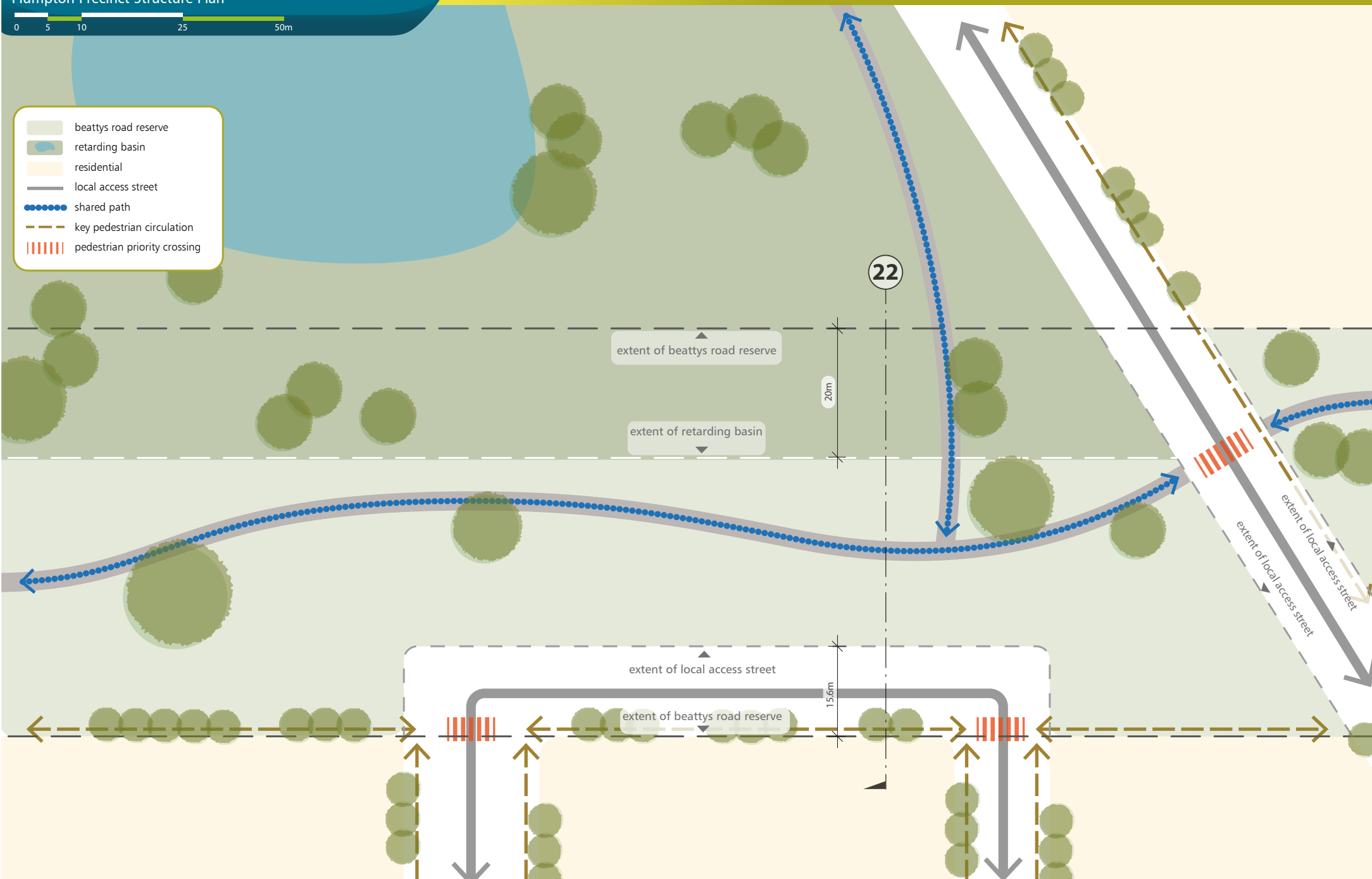
Figure 5
Beattys Road Reserve - Retarding Basin Interface

Plumpton Precinct Structure Plan



0 5 10 25 50m

- beattys road reserve
- retarding basin
- residential
- local access street
- shared path
- key pedestrian circulation
- pedestrian priority crossing



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