# PLUMPTON PRECINCT STRUCTURE PLAN

## JUNE 2016

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C146 TO THE MELTON PLANNING SCHEME UNDER SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT 1987.

## Major Town Centre and green spaces

* 10,680 homes
* 12,000 jobs
* New community facilities, walking trails, schools, parks, ovals and streets

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

The Plumpton PSP area covers 1016 hectares of land, bounded by the Melton Highway to the north, the approved Taylors Hill West PSP area to the east, Taylors Road and the Kororoit PSP area to the south, and the Outer Metropolitan Ring (OMR) reservation and approved Rockbank North PSP area and proposed Warrensbrook PSP to the west. The Plumpton PSP will ultimately provide over 12,000 jobs and support a residential community of around 29,900 people in approximately 10,680 dwellings.

## The Plan

The Plumpton 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 Plumpton PSP area.

## Vision

The Plumpton precinct will provide over 12,000 jobs close to where people live, with the major town centre and adjacent business and industrial areas enabling a broad range of employment uses. Local town centres will provide areas for small businesses to thrive next to shops, services and medium-density housing. The library, council facilities and nearby aquatic centre will complement the retail and commercial offer in the major town centre, with thriving cafés and an entertainment area making the most of the outlook onto the adjacent waterway.

Excellent transport connections along a connector and arterial road network, including the extended Hopkins Road, will link workers and residents to existing rail stations south of the PSP area and to a potential future rail station in the draft Mt Atkinson and Tarneit Plains PSP, as well as to Melton Highway and the future Outer Metro Ring road. This will be complemented by a pedestrian and cyclist bridge across the Western Freeway. Walking and cycling to town centres, schools and parks will be encouraged through a network of tree-lined streets with dedicated off-road pedestrian and cycle paths.

The former gold route along Beattys Road shapes the structure of the precinct and will be reinterpreted as both street and linear park. North-south utilities easements and waterways will become popular recreation areas that 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 waterways so that stormwater harvesting may be realised in future.

The Aboriginal cultural values of the area will be celebrated through protection of significant places and through signage and information relating to these places. The area’s post-contact heritage will be remembered through retention of dry stone walls and other historic places, which will contribute to place-making and increase the appeal of walking and cycling along streets in the PSP.

## Key themes

* Connects Taylors Hill West with Rockbank North along historic Beattys Road
* Easements, waterways and new parks and sports ovals will deliver a network of walking trails
* Diverse housing types on a variety of lot sizes
* Business/ industrial areas, and town centres enabling local jobs

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

Amendment C146 proposes to insert a new incorporated document titled Plumpton Precinct Structure Plan, June 2016 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:

* Inserts and applies Schedule 11 to the Urban Growth Zone (UGZ11) to the majority of land in the amendment area. This zone sets out the land use and development controls for the precinct. The zone requires land use and development to be generally in accordance with the incorporated Plumpton Precinct Structure Plan, June 2016;
* Inserts Schedule 10 to the Special Use Zone (SUZ) and rezones existing Farming Zone (FZ) within the precinct to Special Use Zone Schedule 10 (SUZ10) over land encumbered by a power line easement;
* Amends the map of the Public Acquisition Overlay (PAO3) to delete approximately 1km length of east-west oriented reservation between Beattys Road and Tarleton Road. Inserts Schedule 10 to the Development Contributions Plan Overlay (DCPO10) and applies the overlay to all land within the Amendment area;
* Amends the Schedule to Clause 52.01 to include a public open space contribution for subdivision of land within the Amendment area;
* Amends the Schedule to Clause 52.02 to exempt permit requirements for the removal of a restrictive covenant contained in Instrument of Transfer No. T36502V from the following properties in Plumpton; 451-471 Beattys Road (Lot 8 on PS219656R); 1241-1249 Plumpton Road (Lot 7 on PS219656R); 1251 Plumpton Road (Lot 1 on PS648499M); 1257 Plumpton Road (Lot 2 on PS648499M); 1259-1265 Plumpton Road (Lot 5 on PS219656R); 1267-1275 Plumpton Road (Lot 4 on PS219656R); 1200-1306 Taylors Road (Lot 3 on PS219656R); 1176-1198 Taylors Road (Lot 2 on PS219656R); and, 1152-1174 Taylors Road (Lot 1 on PS219656R);
* Amends the Schedule to Clause 52.17 to exempt permit requirements for native vegetation removal within the precinct;
* Amends the Schedule to Clause 66.04 to include the Growth Areas 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 the Plumpton Major Town Centre and Local Town Centre pursuant to Clause 2.10 of the UGZ11;
* Amends 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 6.0 of the UGZ11; and
* Incorporates a new document into the Scheme by amending the Schedule to Clause 81.01:
	+ Plumpton Precinct Structure Plan, June 2016.

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

Electronic copies of the Plumpton PSP and accompanying documentation for Amendment C146 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 C146 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 22 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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### Metropolitan Planning Authority

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### Metropolitan Planning Authority

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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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