

## WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the Rockbank PSP and the draft Amendment C145 to the Melton Planning Scheme are available from the Metropolitan Planning Authority website: [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au)

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

METROPOLITAN PLANNING AUTHORITY  
Level 29  
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 above or via e-mail to: [amendments@mpa.vic.gov.au](mailto:amendments@mpa.vic.gov.au).

Please ensure that any comments relating to the draft Amendment are received by **Friday 5 December, 2014**.

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*.

*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.*

## Collection Notice for Consultation / Submissions

Consultation, including receiving submissions, is necessary for the MPA to perform its functions of planning, use, development and protection of land in the growth areas under s46AS of the *Planning and Environment Act 1987*.

The primary purpose of submissions is to ensure a consultative process that gives all parties an opportunity to inform the development and refinement of a Precinct Structure Plan, and the MPA considers that it is important that all submissions received are made available as part of the consultation process.

Accordingly, submissions will be made available for public inspection at the premises of the Metropolitan Planning Authority (MPA) until two months after gazettal of the resulting planning scheme amendment. Submissions will also be made available electronically to relevant local councils and other involved government organisations in addition to developers, landowners, other submitters and interested parties on request during the same period as above. Information contained within submissions may also be used for other planning purposes undertaken by the MPA such as corridor plans and biodiversity studies.

Further information on privacy of information can be found at [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au) or by phoning the MPA (9651-9600).

Copyright: By making a submission, authors give permission for copies of their submissions to be made public and provided to interested parties.

This publication may be of assistance to you but the Metropolitan Planning Authority 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.

## NEXT STEPS

### INFORMATION SESSION

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

**Thursday, 27 November 2014**  
**5:00pm to 8:00pm**  
**Rockbank Hall**  
**Old Leakes Road**  
**Rockbank VIC 3335**  
(Melways Ref: 344 H8)

The drop-in information session will give you an opportunity to discuss the Precinct Structure 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, CONTACT:

**Nat Anson**, Structure Planning Manager  
Metropolitan Planning Authority  
Phone: (03) 9651 9600  
[nat.anson@mpa.vic.gov.au](mailto:nat.anson@mpa.vic.gov.au)

**Charlene McCoy**, Senior Urban Planner  
Metropolitan Planning Authority  
Phone: (03) 9651 9600  
[charlene.mccoy@mpa.vic.gov.au](mailto:charlene.mccoy@mpa.vic.gov.au)

**7,750+ new homes**

**Transit-oriented town centre**

**New primary and secondary schools**

**Upgrade to Rockbank Railway Station**

# A NEW ERA FOR ROCKBANK

The Metropolitan Planning Authority (MPA) has prepared a Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) to guide development of a new residential precinct in Rockbank. Preparation of the draft Rockbank PSP and draft Rockbank DCP has been undertaken by the MPA in consultation with State Government agencies and Melton City Council.

The Rockbank PSP covers an area of approximately 750 hectares in Melton City Council. The amendment applies to land bound by the Western Freeway (Ballarat Road) to the north, Paynes Road to the west, Greigs Road to the south and Outer Metropolitan Ring Road reservation to the east, beyond Troups Road North. This precinct will ultimately support a residential community of approximately 7,765 dwellings, a projected population of around 22,000.

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 as Planning Scheme Amendment C145 to the Melton Planning Scheme in accordance with the *Planning and Environment Act 1987*. Before finalising the PSP and making recommendations, the MPA wishes to hear your views on the proposal. Please provide your comments to the MPA by Friday, 5 December, 2014.

## THE PLAN

The draft Future Urban Structure Plan for Rockbank is shown overleaf. The future urban structure forms an integral part of an overall precinct structure plan. The PSP will guide future development and enable urban development to start in Rockbank.





## ROCKBANK PRECINCT STRUCTURE PLAN - NOVEMBER 2014

### 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 and preserves local heritage.

Rockbank will support a complex and well-vegetated open space network as it flourishes along the meandering waterway corridors and generous, tree-lined nature strips. Local parks and sporting reserves will directly link with waterways and 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; urban landscape trails feature prominently along Greigs Road and Paynes Road, and all connector roads 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 sporting 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 four new primary schools, two secondary schools, and three community centres of varied size and function.

Rockbank will offer diverse housing choices to support the full range of households and lifestyles. High and medium density housing will be promoted within the town centre in close proximity to the Rockbank 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.

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 Major Town Centre and Rockbank Railway Station and its extensive park'n'ride facility.

Rockbank Town Centre and Rockbank Railway Station provide the key community focal point in the precinct and the gateway to the wider Melbourne metropolitan area. The town centre will offer extensive retail and commercial opportunities set along a tree-lined 'main street' setting, including civic

building, leisure facilities and urban parks. A pedestrian plaza will directly address the upgraded Rockbank Railway Station as part of the modernised, electrified Melton Line.

Rockbank Precinct Structure Plan provides a growth framework for the suburb that provides residents the freedom to live and move as they desire as it promotes community health and cooperation. The plan aims to support future economic and environmental resilience, and fairly apportions services, mobility and cost across the precinct.

### IMPLEMENTING THE PLAN – PROPOSED CHANGES TO THE MELTON PLANNING SCHEME

Amendment C145 proposes to insert two new incorporated documents titled *Rockbank Precinct Structure Plan, November 2014* and *Rockbank Development Contributions Plan, November 2014* into the Melton Planning Scheme and implements the PSP and DCP.

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 applies the UGZ Schedule 7 (UGZ7) to land within the amendment area.
- Rezone land from Urban Growth Zone to UGZ Schedule 7 (UGZ7) to land within the amendment area.
- Rezone land from Low Density Residential Zone (LDRZ) to UGZ Schedule 7 (UGZ7) to part of the land within the amendment area.
- Rezone land from Urban Floodway Zone (UFZ) to UGZ Schedule 7 (UGZ7) to part of the land within the amendment area.
- Rezone land from Public Use Zone Schedule 4 (PUZ4) to UGZ Schedule 7 (UGZ7) to part of the land within the amendment area.
- Insert a new Schedule 7 to Clause 45.06 Development Contributions Plan Overlay (DCPO) to apply to land in the amendment area.
- 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 Metropolitan Planning Authority.
- Amend the Schedule to Clause 81.01 to include the new incorporated document titled *Rockbank Precinct Structure Plan, November 2014* and *Rockbank Development Contributions Plan, November 2014*.