according with the Minister for Planning that he approves Amendment C145 in consultation, the MPA intends to recommend to the
Pending resolution of any matters raised during Amendment are received by
Please ensure that any comments relating to the draft Amendment are made in writing to the

You can also review these documents in hardcopy available from the Metropolitan Planning Authority website:

www.mpa.vic.gov.au

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The primary purpose of submissions is to ensure a consultative process that gives all parties an opportunity
corridor plans and biodiversity studies for other planning purposes undertaken by the MPA such as
Information contained within submissions may also be used
be made available for public inspection at the premises of the Metropolitan Planning Authority (MPA) until two months after gazettal of the
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
Further information on privacy of information can be found

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 bounded 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 Troops Road North. This precinct will ultimately support a residential community of approximately 7,765 dwellings, a projected population of around 22,000.

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 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 be directly linked with waterways and shared paths for maximising 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 andPaynes 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 Rockbank Railway Station. 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.

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.

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:

1. 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.
2. Rezone land from Urban Growth Zone to UGZ Schedule 7 (UGZ7) to land within the amendment area.
3. Rezone land from Low Density Residential Zone (LDRZ) to UGZ Schedule 7 (UGZ7) to part of the land within the amendment area.
4. Rezone land from Urban Floodway Zone (UFZ) to UGZ Schedule 7 (UGZ7) to part of the land within the amendment area.
5. Rezone land from Public Use Zone Schedule 4 (PUZ4) to UGZ Schedule 7 (UGZ7) to part of the land within the amendment area.
6. Insert a new Schedule 7 to Clause 45.06 Development Contributions Plan Overlay (DCPO) to apply to land in the amendment area.
7. Amend the Schedule to Clause 52.01 to provide for passive open space contributions for land within the amendment area.
8. Amend the Schedule to Clause 52.17 to identify native vegetation exempt from requiring a planning permit.
9. 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.
10. 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.

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