WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the Mt Atkinson and Tarneit Plains PSP and accompanying documentation for Amendment C162 to the Melton Planning Scheme are available from:
- The MPA 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
Civic Centre
232 High Street, Melton VIC 3337

If you wish to make a submission on Amendment C162 to the Melton Planning Scheme and the Mt Atkinson and Tarneit Plains PSP submissions 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.

Please ensure that any submissions relating to the Amendment C162 are received by Monday 30 May 2016.

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 which 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 (9651-9660).

CONTACT US

METROPOLITAN PLANNING AUTHORITY
Level 25, 35 Collins Street, Melbourne, 3000 | Phone: (03) 9651 9600 | Fax: (03) 9651 9623 | info@mpa.vic.gov.au | www.mpa.vic.gov.au

The Metropolitan Planning Authority 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.

INFORMATION SESSION

The MPA and Melton City Council will host a drop-in information session about the PSP on:
Wednesday 11 May 2016
Between 4.30pm to 8.00pm
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:
- Ben Hawkins, Senior Structure Planner
  Metropolitan Planning Authority
  Phone: (03) 9651 9600
  ben.hawkins@mpa.vic.gov.au

- Nicholas 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.

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 PLAN

The MPA, in consultation with Melton City Council and government agencies has prepared the Mt Atkinson Tarneit Plains Precinct Structure Plan (PSP) to guide new urban development in Mt Atkinson and Tarneit Plains.

The PSP applies to approximately 1,050 hectares of land in the Mt Atkinson precinct and 485 hectares of land in the Tarneit Plains precinct. The PSP is bounded by the Western Freeway to the north, Hopkins Road and the Deer Park quarry to the east, Middle road to the south and the future Outer Metropolitan Ring Road reserve to the west. The precinct is a key component of the state significant Western Industrial Node.

The precinct is expected to deliver over 6,700 dwellings accommodating approximately 19,000 residents. It is anticipated that over 18,000 jobs in retail, commercial, industrial, office, education and home-based businesses will be created in the precinct. The Mt Atkinson and Tarneit Plains PSP is now at public exhibition stage. This brochure provides an overview of the proposed future land uses and development in the new community and explains how you can find out more and make your views known.

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C162 TO THE MELTON PLANNING SCHEME UNDER SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT 1987

THE MT ATKINSON & TARNEIT PLAINS PRECINCT STRUCTURE PLAN – APRIL 2016

MT ATKINSON & TARNEIT PLAINS
PRECINCT STRUCTURE PLAN
APRIL 2016

A place to live and work in Melbourne’s thriving west
The PSP outlines and manages the growth of the Mt Atkinson & Tarneit Plains Precinct Structure Plan (PSP) by incorporating the PSP into the Melton Planning Scheme (the Scheme), inserting the Urban Growth Zone Schedule 9 (UGZ9) into the Scheme and rezoning the majority of land within the PSP boundary to UGZ9. The UGZ9 will enable the development of the land for employment and residential uses generally in accordance with the PSP.

More specifically, the Amendment proposes the following changes:

- Insert Schedule 9 to Clause 37.01 Urban Growth Zone (UGZ) into the Melton Planning Scheme and rezone the majority of the precinct to UGZ9.
- Insert Schedule 11 to Clause 37.01 Special Use Zone (SUZ) into the Melton Planning Scheme and rezone part of the Precinct to SUZ11 to provide for a range of uses and the development of land generally in accordance with the Mt Atkinson & Tarneit Plains PSP.
- Apply Clause 35.06 Rural Conservation Zone (RCZ) to parts of land within the Precinct that are identified as having conservation values.
- Insert Schedule 5 to the Incorporated Plan Overlay (IPO5) into the Melton Planning Scheme and apply it to land in the Precinct zoned RCZ to give effect to the Mt Atkinson & Tarneit Plains PSP.
- Delete the Environmental Significance Overlay Schedule 5 (ESO5) from land within the Precinct.
- Delete the Public Acquisition Overlay Schedule 6 (PAO6) from land within the Precinct.
- Insert a new Schedule 6 to Clause 42.01 Environmental Significant Overlay (ESO6) and apply it to all land zoned RCZ, to remove the exemption from requiring a planning permit for the removal of non-native vegetation from land within the Precinct.
- Apply Clause 45.03 Environmental Audit Overlay (EAO) to properties that currently operate as service stations to identify the potential for further investigative and land remediation requirements.
- Insert Schedule 9 to the Development Contributions Plan Overlay (DCPO9) and apply the overlay to all land within the Precinct.
- Amend the Schedule to Clause 52.01 to include a public open space contribution for subdivision of land within the precinct.
- Amend the Schedule to Clause 52.17 to include the Precinct as a scheduled area.
- Amend the schedule to Clause 66.04 to require: a referral to the Growth Areas Authority (now known as the Metropolitan Planning Authority) for an application for subdivision; and construction of a building or carrying out works in the town centre and commercial areas where the value of the building or works is in excess of $50,000; a referral to the Secretary to the Department administering the Mineral Resources for an application for subdivision; and construction of a building or carrying out works within the “Quarry Sensitive Use Buffer” shown in the PSP.
- Amend the schedule to Clause 66.06 to require notice to the gas transmission pipeline owner and operator for an application to use land for sensitive uses (listed in the UGZ9) within the “gas pipeline measurement length” shown in the PSP, and
- Amend the Schedule to Clause 81.01 to include one new incorporated document titled Mt Atkinson & Tarneit Plains Precinct Structure Plan, April 2016.