

WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the draft Lincoln Heath South PSP, Amendment C194 to the Wyndham Planning Scheme and associated planning permit are available from:

The Metropolitan Planning Authority website,
www.mpa.vic.gov.au

Wyndham City Council website,
www.wyndham.vic.gov.au

The Department of Environment, Land, Water & Planning website,
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

WYNDHAM CITY COUNCIL

45 Princes Highway
WERRIBEE VIC 3030

Comments on draft Amendment C194 to the Wyndham Planning Scheme must be made in writing to the Metropolitan Planning Authority (MPA) and sent to the postal address below or via e-mail to amendments@mpa.vic.gov.au. Please ensure that any comments relating to the draft Amendment are received by **Monday 25 May, 2015**.

Pending resolution of any matters raised during consultation, the MPA intends to recommend to the Minister for Planning that he approves Amendment C194 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.

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*. 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. 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. 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.

Your contact details will be removed from your submission before it is released to other parties, but may be used to contact you in relation to the amendment.

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).

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.

CONTACT US

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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

FOR MORE INFORMATION PLEASE CONTACT

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LINCOLN HEATH SOUTH PRECINCT STRUCTURE PLAN APRIL 2015

547 new homes approximately

Improved road links

Conservation of local wetlands

LINKING POINT COOK COMMUNITIES

The Metropolitan Planning Authority (MPA), in consultation with Wyndham City Council and government agencies has prepared the draft Lincoln Heath South Precinct Structure Plan to guide new residential development in Point Cook and considered a concurrent planning application. This follows previous consultation which was undertaken with the wider Point Cook community in November 2014.

A small precinct, Lincoln Heath South covers 43 hectares of land bound by Lincoln Heath Estate to the north, Point Cook Road to the east, Alamanda Estate to the west and the future Point Cook South Precinct Structure Plan area to the south. This precinct will ultimately support a residential community of approximately 547 dwellings with a projected population of around 1,532 residents.

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 Lincoln Heath South PSP as Planning Scheme Amendment C194 to the Wyndham Planning Scheme in accordance with the *Planning and Environment Act 1987*. Before finalising the Precinct Structure Plan and making recommendations, the MPA wishes to hear your views on the proposal. Please provide your comments to the MPA by **Monday 25 May, 2015**.

VISION

Settlement on the Werribee Plains has always had a reliance on water. The importance of water is reflected in Lincoln Heath South, a residential precinct distinguished by its responsive interface with natural wetlands.

Lincoln Heath South will provide its residents with direct links to the surrounding open space network. Biodiversity values will be protected and enhanced in the southwest quarter of the precinct, creating an accessible and high-amenity community asset that connects to the broader waterway network and Cunninghams Swamp.

The precinct will enhance local movement and connectivity for surrounding neighbourhoods. Fongeo Drive will extend from Alamanda Estate

to Point Cook Road as a bus-capable road featuring off-road shared paths for cyclists and pedestrians. The link will improve the east-west connections between key attractors at Alamanda College, Saltwater Reserve and surrounding neighbourhoods.

Lincoln Heath South will deliver diverse housing choices, providing opportunities for higher density dwellings in proximity to local parks. Housing product in the precinct will respond to aircraft noise generated by Point Cook RAAF Base (RAAF Williams), the oldest continually-operating military airfield in the world and a landmark location in the future development of the wider Point Cook area.

THE PLAN

The Lincoln Heath South draft Future Urban Structure Plan is shown overleaf. The future urban structure forms an integral part of an overall Precinct Structure Plan (PSP). The PSP will guide the future urban development of Lincoln Heath South.

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C194 OF THE WYNDHAM PLANNING SCHEME UNDER SECTION 96C OF THE PLANNING AND ENVIRONMENT ACT 1987.



Plan 2 - Future Urban Structure
Lincoln Heath South Precinct Structure Plan



- precinct boundary
- residential
- environmental based recreation
- local park
- seasonal herbaceous wetland

- retarding basin/stormwater quality treatment
- connector road
- key access street
- Australian Noise Exposure Forecast contour line

Note: internal roads and public spaces to be identified at a later stage.

LINCOLN HEATH SOUTH PRECINCT STRUCTURE PLAN - APRIL 2015

IMPLEMENTING THE PLAN – PROPOSED CHANGES TO THE WYNDHAM PLANNING SCHEME

Amendment C194 proposes to insert one new incorporated document titled "Lincoln Heath South Precinct Structure Plan, April 2015" into the Wyndham Planning Scheme and implements the PSP.

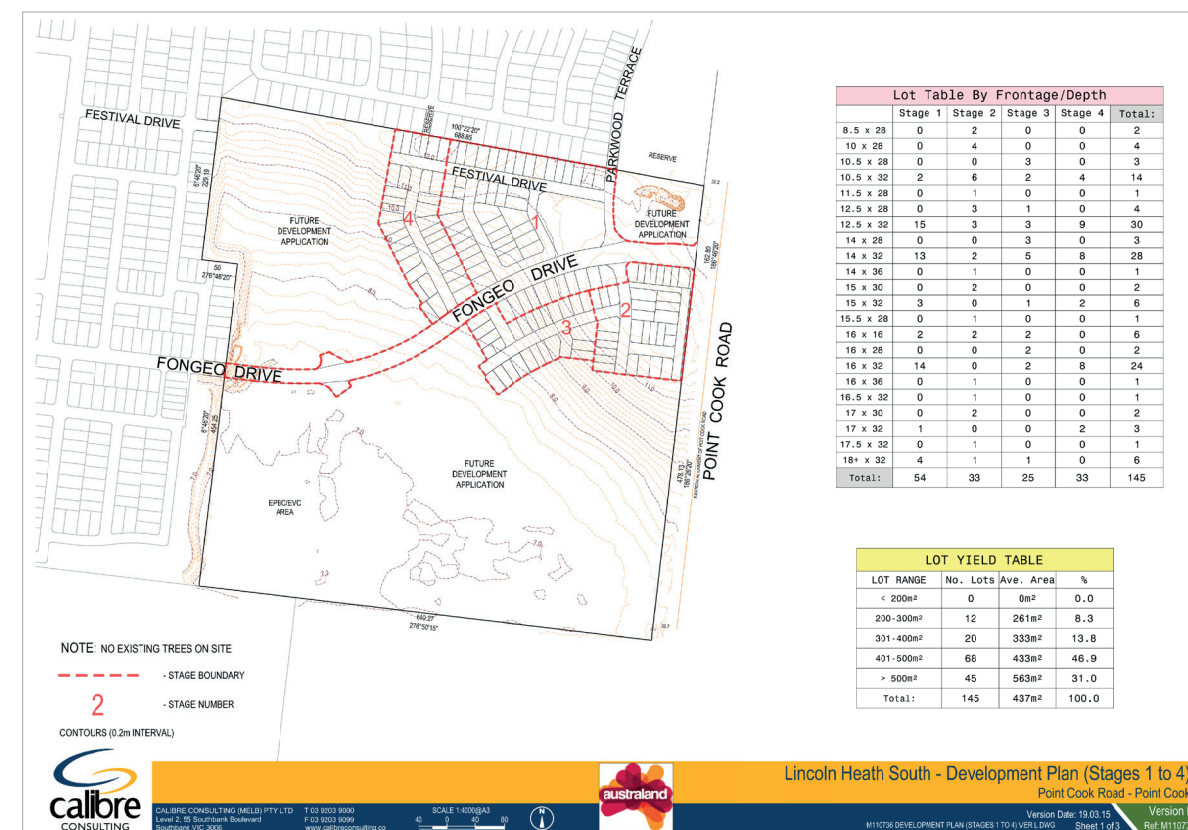
More specifically, the amendment proposes the following changes to the Wyndham Planning Scheme:

- Insert Schedule 15 to Clause 37.07 Urban Growth Zone (UGZ) into the Wyndham Planning Scheme and applies the UGZ Schedule 15 (UGZ15) to land within the amendment area.

- Rezone land from Urban Growth Zone to UGZ Schedule 15 (UGZ15) to land within the amendment area.
- Rezone land from General Residential Zone Schedule 1 (RGZ1) to UGZ Schedule 15 (UGZ15) to land within 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 81.01 to include the new incorporated document titled "Lincoln Heath South Precinct Structure Plan, April 2015".

CONCURRENT PLANNING PERMIT APPLICATION
Planning Scheme Amendment C194

Australand Property Group are seeking to subdivide the north-eastern corner of the land as part of a staged subdivision application. The proposed subdivision will result in approximately 146 lots, the extension of Fongeo Drive and construction of an intersection with Point Cook Road.



APPLICATION NO.	PERMISSION SOUGHT	APPLICANT	LAND
WYP7759/14	Subdivision of land, creation and development of lots less than 300sqm & access to a Road Zone.	Development Manager c/o Australand Property Group	360-438 Point Cook Road, Point Cook