

2,400 new homes

Improved road links

Walkable community

# A new community for the west

The Metropolitan Planning Authority (MPA), in consultation with Melton City Council, is planning for a new community bounded by the Western Freeway, Paynes Road, Mt Cottrell Road and the Melbourne-Ballarat Railway line. The plan is an amendment to the existing Toolern Precinct Structure Plan and as part of the process, the future land use has been amended from an employment land use to a residential land use.

The planning document is known as the Paynes Road Precinct Structure Plan ('the PSP') which applies to 199 hectares of land located approximately 30 kilometres from the Melbourne CBD and five kilometres from Melton Township. The draft Paynes Road Precinct Structure Plan will guide long term residential development and support approximately 2,400 dwellings.

The draft plan sets out extensive open space and a shared trail network, linking residents to a waterway corridor and wetlands throughout the precinct. A local convenience centre, community hub, two potential schools and a local sports reserve would integrate together and be at the heart of the new community to provide services to future residents. This new residential community may be connected by a proposed future railway station positioned between existing and planned stations in the adjoining Rockbank and Toolern future communities.

The plan sets out significant improvements to the existing road network with the widening of Mount Cottrell Road and Paynes Road to arterial road standard and Murray Road extended to provide local transport movements. A new half-diamond freeway interchange at Mount Cottrell Road will connect residents to Caroline Springs, Sunshine and the Melbourne CBD.

The Paynes Road PSP is now at public consultation 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.

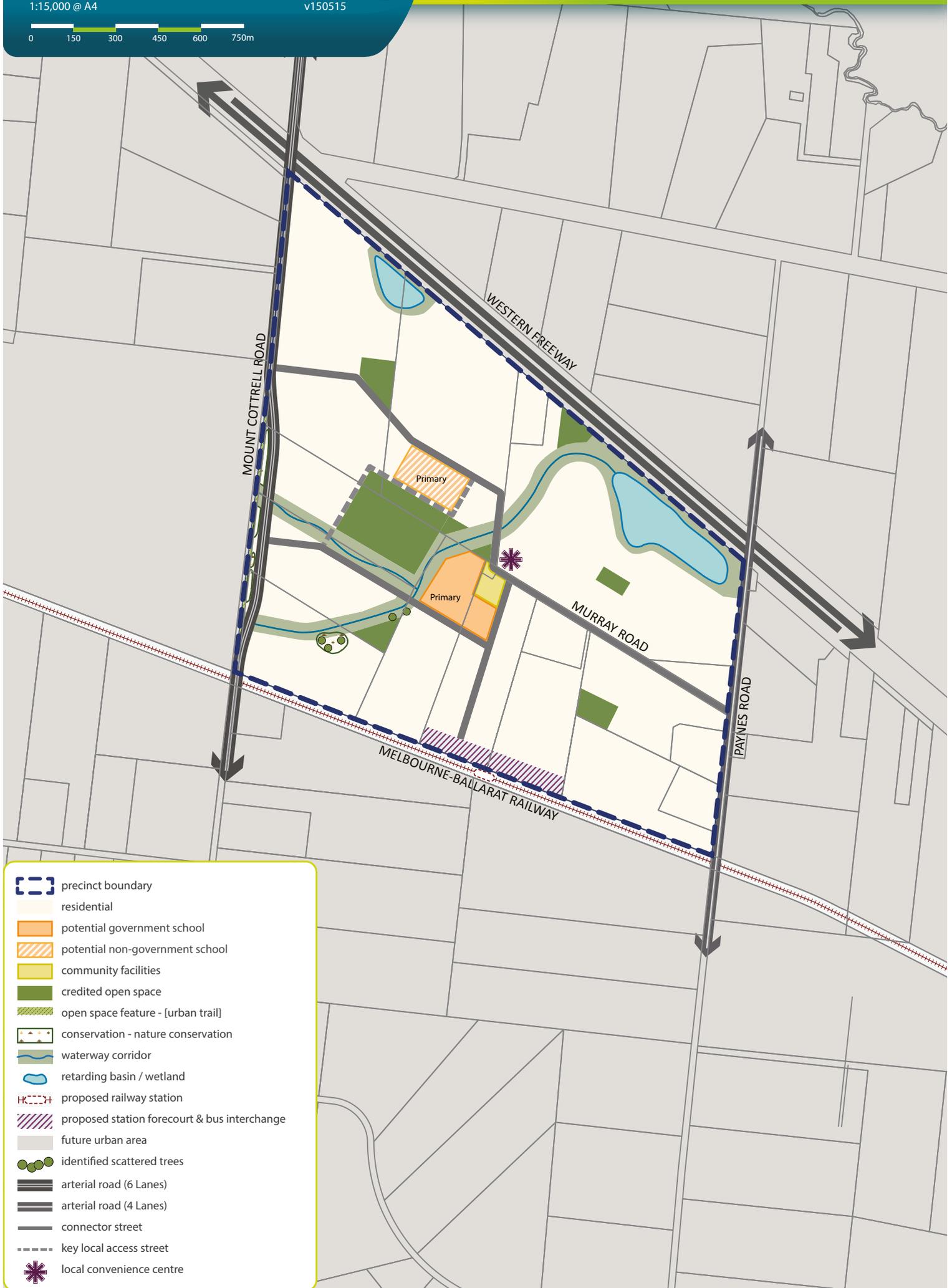
Following consideration and resolution of any matters raised during consultation, the MPA proposes to recommend to the Minister for Planning that he considers approving the Paynes Road PSP as Planning Scheme Amendment C161 to the Melton Planning Scheme in accordance with the *Planning and Environment 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 3 August, 2015**.

*Please note that the amendment has no material impact on the remaining land area covered by the incorporated Toolern Precinct Structure Plan (October 2011) and associated documentation, including levies applied via the Toolern Development Contribution Plan (DCP) and native vegetation retention, removal and offset applied via the Toolern Native Vegetation Precinct Plan (NVPP).*

# Plan 3 - Future Urban Structure

Paynes Road Precinct Structure Plan  
1:15,000 @ A4

v150515



-  precinct boundary
-  residential
-  potential government school
-  potential non-government school
-  community facilities
-  credited open space
-  open space feature - [urban trail]
-  conservation - nature conservation
-  waterway corridor
-  retarding basin / wetland
-  proposed railway station
-  proposed station forecourt & bus interchange
-  future urban area
-  identified scattered trees
-  arterial road (6 Lanes)
-  arterial road (4 Lanes)
-  connector street
-  key local access street
-  local convenience centre

## VISION

Residents in the planned Paynes Road precinct will benefit from an attractive neighbourhood, framed by enhanced natural systems and with walkable, community-based facilities at its central core.

Paynes Road Precinct Structure Plan sets out the re-visioning of rural land previously designated for future industrial land use, providing for a residential neighbourhood that suitably integrates with its surrounds and benefits from outstanding access to road and public transport networks.

At the core of the precinct will be a centralised community hub that integrates government and non-government schools with a community centre and sports reserve. Residents will access the facilities using an extensive network of shared paths along linear waterway corridors. A strong focus on cycling and pedestrian movement is continued throughout the precinct, with all connector roads including off-road shared paths and generous tree-lined nature strips that will integrate seamlessly with the open space path network.

Mobility is a key feature of the neighbourhood. The precinct will connect directly to the Western Freeway via a new half-diamond interchange at Mount Cottrell Road, and a potential new railway station may provide direct access to a future modernised, electrified 'Melton Line' within the existing Melbourne-Ballarat rail corridor. Murray Road will form the central east-west spine that supplies direct access to the neighbouring Toolern and Rockbank precincts, fed by a network of grid-pattern streets and linked directly to new road and rail bridge infrastructure.

Ultimately, bus services will link residents to all community and commercial destinations, particularly the neighbouring Toolern Principal Town Centre and Rockbank Major Town Centre, featuring extensive civic, retail/commercial and leisure opportunities set within vibrant, tree-lined 'high street' settings and featuring railway stations.

The neighbourhood will offer diverse housing choices, including higher density housing opportunities within close proximity to the future railway station, and surrounding the central community hub that includes convenience-level retail. Traditional homes will be developed throughout the precinct, all with access to community facilities and a variety of transport modes.

Paynes Road Precinct Structure Plan provides a growth framework for the neighbourhood that promotes community health, social interaction and high mobility.

## THE PLAN

The Paynes Road draft Future Urban Structure Plan is shown opposite. The future urban structure forms an integral part of the overall Paynes Road PSP. The PSP will guide the future urban development of the future community.

### IMPLEMENTING THE PLAN – PROPOSED CHANGES TO THE MELTON PLANNING SCHEME AMENDMENT C161 (PAYNES ROAD PSP)

The Amendment proposes to implement the Paynes Road Precinct Structure Plan (PSP) by introducing Urban Growth Zone Schedule 8 (UGZ8) to the Melton Planning Scheme and rezoning land within the PSP boundary to UGZ8. The UGZ8 will enable 'residential' uses on land previously zoned Urban Growth Zone Schedule 3 (UGZ3) and identified for 'employment' uses in the Toolern PSP.

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

- Insert Schedule 8 to Clause 37.07 Urban Growth Zone into the Melton Planning Scheme and rezone the land from Urban Growth Zone 3 to Urban Growth Zone 8;
- Delete the Development Contributions Plan Overlay 3 from the land;
- Insert Development Contributions Plan Overlay 8 into the Melton Planning Scheme and apply it to the land;
- Amend the Schedule to Clause 52.01 to include a public open space contribution for subdivision within the PSP boundary;
- Amend the Schedule to Clause 52.16 to include the revised *Toolern Precinct Structure Plan (including Toolern Native Vegetation Precinct Plan), July 2015*; and
- Amend the Schedule to Clause 81.01 to include the revised *Toolern Precinct Structure Plan (including Toolern Native Vegetation Precinct Plan), July 2015* and a new incorporated document titled *Paynes Road Precinct Structure Plan, July 2015*.

## WHERE TO INSPECT THE AMENDMENT AND HAVE YOUR SAY

Electronic copies of draft Amendment C161 to the Melton Planning Scheme and associated documents are available from the Metropolitan Planning Authority or City of Melton websites:

[www.mpa.vic.gov.au](http://www.mpa.vic.gov.au)

[www.melton.vic.gov.au](http://www.melton.vic.gov.au)

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

### METROPOLITAN PLANNING AUTHORITY

Level 25, 35 Collins Street  
MELBOURNE VIC 3000  
Phone: (03) 9651 9600

### MELTON CITY COUNCIL

Civic Centre  
232 High Street  
MELTON VIC 3337  
Phone: (03) 9747 7200

If you wish to comment on draft Amendment C161 to the Melton Planning Scheme and the Paynes Road PSP, comments 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 C161 are received by **Monday 3 August, 2015**.

Pending resolution of any matters raised during consultation, the MPA intends to recommend to the Minister for Planning that he approves Amendment C161 in accordance with the *Planning and Environment Act 1987*.

## INFORMATION SESSION

An informal information session will be held where you can view the plan and associated documents for the Paynes Road PSP and ask questions about the proposals.

**Thursday 16 July, 2015**

4:30 – 8:00pm  
Western BACE,  
222 Ferris Road,  
Melton South  
(Melway Ref: 343 F5)

## FOR MORE INFORMATION

**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)

**Georgina Borg**, Planning Assistant  
Metropolitan Planning Authority  
Phone: (03) 9651 9600  
[georgina.borg@mpa.vic.gov.au](mailto:georgina.borg@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.*

## 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](http://www.mpa.vic.gov.au) or phone the MPA (03 9651-9600).

**Please note that the amendment has no material impact on the remaining land area covered by the incorporated**

**Toolern Precinct Structure Plan (October 2011) and associated documentation, including levies applied via the Toolern Development Contribution Plan (DCP) and native vegetation retention, removal and offset applied via the Toolern Native Vegetation Precinct Plan (NVPP).**

### *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

### METROPOLITAN PLANNING AUTHORITY

Level 25, 35 Collins Street, Melbourne, 3000 | Phone: (03) 9651 9600 | Fax: (03) 9651 9623 | [info@mpa.vic.gov.au](mailto:info@mpa.vic.gov.au) | [www.mpa.vic.gov.au](http://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 you like to receive regular email updates on the work of the MPA, please register via our website [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au)