*Planning and Environment Act 1987*

**MELTON PLANNING SCHEME**

**AMENDMENT C146**

**EXPLANATORY REPORT**

**Who is the planning authority?**

This Amendment has been prepared by the Growth Areas Authority (now known as the Metropolitan Planning Authority (MPA)), who is the planning authority for this amendment.

The Amendment has been made at the request of the Growth Areas Authority (now known as the Metropolitan Planning Authority (MPA)) and the Melton City Council.

**Land affected by the amendment**

The Amendment applies to land included in the *Plumpton Precinct Structure Plan* (PSP) as shown in blue on Map 1 below. The PSP area covers approximately 1,016 hectares of land approximately 30km west of Melbourne CBD. The Precinct is generally bounded by Melton Highway to the north, the approved Taylors Hill West PSP to the east, Taylors Road to the south and the Outer Metropolitan Ring (OMR) road reservation separates the approved Rockbank North PSP to the west.

**MAP 1 – C146 Amendment Area**

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**What the amendment does**

The Amendment implements the development of the land in accordance with the *Plumpton Precinct Structure Plan, June 2016* (PSP) by introducing Schedule 11 to the Urban Growth Zone (UGZ11) and rezoning land within the Precinct area to UGZ11. The UGZ11 will enable ‘residential’, ‘industrial’, and ‘commercial’ uses in areas identified in the future urban structure and in accordance with the vision of urban growth outlined in the Plumpton PSP.

Specifically the Amendment proposes to:

* Insert and apply Schedule 11 to the Urban Growth Zone (UGZ11) to the majority of land in the Precinct. The zone requires land use and development to be generally in accordance with the incorporated *Plumpton Precinct Structure Plan, June 2016*;
* Insert Schedule 10 to the Special Use Zone (SUZ) and rezones existing Farming Zone (FZ) within the Precinct to Special Use Zone Schedule 10 (SUZ10) over land encumbered by a power easement;
* Amend the map of the Public Acquisition Overlay (PAO3) to delete approximately 1km length of east-west oriented reservation between Beattys Road and Tarletons Road;
* Insert Schedule 10 to the Development Contributions Plan Overlay (DCPO10) and apply the overlay to all land within the Amendment area;
* Amend the Schedule to Clause 52.01 to include a public open space contribution for subdivision of land within the Amendment area;
* Amend the Schedule to Clause 52.02 to exempt permit requirements for the removal of a restrictive covenants from the following properties in Plumpton 451-471 Beattys Road (Lot 8 on PS219656R); 1241-1249 Plumpton Road (Lot 7 on PS219656R); 1251 Plumpton Road (Lot 1 on PS648499M); 1257 Plumpton Road (Lot 2 on PS648499M); 1259-1265 Plumpton Road (Lot 5 on PS219656R); 1267-1275 Plumpton Road (Lot 4 on PS219656R); 1200-1306 Taylors Road (Lot 3 on PS219656R); 1176-1198 Taylors Road (Lot 2 on PS219656R); and, 1152-1174 Taylors Road (Lot 1 on PS219656R).
* Amend the Schedule to Clause 52.17 to exempt permit requirements for native vegetation removal within the Precinct.
* Amend the Schedule to Clause 66.04 to include the Growth Area Authority as a determining referral authority for permit applications to develop land where value for works is in excess of $500,000 on land identified as the Plumpton Major and Local Town Centre’s pursuant to Clause 2.10 of the UGZ11;
* Amend the Schedule to Clause 66.06 to include notice to the owner and operator of the gas transmission pipeline for an application to use land for sensitive purposes within the gas pipeline measurement length pursuant to Clause 6.0 of the UGZ11; and
* Incorporate a new document into the Scheme by amending the Schedule to Clause 81.01:
* *Plumpton Precinct Structure Plan, June 2016.*

**Strategic assessment of the amendment**

**Why is the amendment required?**

Melbourne has experienced considerable population growth in recent years. Close to half of new Melburnians are expected to be accommodated in new housing on the city’s fringe within the urban growth boundary. TheWest Growth Corridor Plan identifies this land for urban development to cater for Melbourne’s population growth.

The Amendment provides for the development of approximately 10,680 new homes to accommodate an expected population of 29,900. The Precinct will deliver community services and facilities by way of major and local town centre and a local convenience centre, three government schools and two non-government schools, seven sporting reserves, 22 local parks and three linear reserves, and three community hubs co-located with the town and convenience centres.

The Precinct also accommodates significant employment areas that will deliver approximately 12,650 job opportunities within industrial, business, and commercial areas.

The Plumpton Precinct has been planned with an integrated transport network with arterial and connector road links providing access to an existing railway station south of the Precinct and possible future railway stations in the Melton rail corridor. The road network encourages alternative modes of transport by delivering dedicated off-road pedestrian and cycle paths along tree lined streets connecting the town centres, schools, and open space areas.

The design of the arterial and connector road network within the Precinct results in a portion of land covered by the existing PAO3 becoming unnecessary to acquire, hence the Amendment proposes the deletion of a portion of this PAO3 from the relevant Planning Scheme map.

To ensure the area develops in an integrated way, the Amendment provides an overall structure for the area providing certainty in the development decisions and clarity as to the location of development and community infrastructure.

The Amendment also streamlines the development process in relation to the retention, removal, destruction or lopping of native vegetation by incorporating exemption from permit requirements for vegetation removal provided it is in accordance with the PSP.

The Farming Zone (FZ) that currently applies to the existing electricity easement will be replaced with a Special Use Zone Schedule 10 (SUZ10), ensuring that any use or development within that zone is appropriate within the electricity transmission line.

A number of properties within the Precinct have development restrictions imposed on them by a restrictive covenant registered on title. The Amendment will streamline the process for removal of these covenants by amending the schedule to Clause 52.02 (Easements, Restrictions and Reserves) to include the affected properties.

**How does the amendment implement the objectives of planning in Victoria?**

The Amendment will facilitate the development of land within the Urban Growth Boundary of Metropolitan Melbourne and provide for the efficient and sustainable servicing of the land. It also will ensure that community services and physical infrastructure are provided early in the life of the new community.

The Amendment will facilitate an increase in the supply of housing and create a diverse neighbourhood including employment areas connecting to existing and future planned residential and employment precincts.

It will implement a number of the objectives of planning in Victoria under Section 4 of the *Planning and Environment Act 1987* (Act) through the delivery of a Precinct Structure Plan (PSP) and associated statutory planning tools prepared to facilitate development. In particular the Amendment will implement the following objectives:

* *To provide for the fair, orderly, economic and sustainable use and development of land*

Will facilitate the development of a new community with good access to community infrastructure, services, employment and public open space. The delivery of housing makes effective use of the available land within the area with a required average density of at least 16.5 dwellings per net developable hectare.

Land for providing employment opportunities are accommodated throughout the Precinct within major and local town centres that provides for a mix of uses including industry, business, and retail. The delivery of community infrastructure such as schools, library, aquatic centre, and other community facilities also provides employment opportunities.

The Precinct has been planned to ensure dwellings are located within walkable proximity to public transport. The location of services and facilities are such that there are linkages via shared bicycle and pedestrian links to encourage sustainable modes of transport alternative to the private vehicle.

The Precinct has been planned to link proposed industry/commercial areas within the Precinct to future planned employment areas in the neighbouring Warrensbrook Precinct to the west. A well-designed integrated transport network throughout will provide linkages to existing and future planned precincts.

The Amendment applies consistent planning controls across the Precinct for residential and commercial development and will ensure the fair and equitable provision of community and development infrastructure by applying an Infrastructure Contribution Plan (ICP) in the future via a separate amendment to the Scheme. The ICP will provide a clear structure of contributions required to fund development and community infrastructure.

* *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

In preparation of the Plumpton PSP conservation investigative studies have found no specific natural or man-made resources to be protected, yet has identified vegetation within the precinct worthy of retention and protection. The PSP encourages the retention of vegetation that has been identified as being of high value.

The Biodiversity Conservation Strategy (BCS) sets out all the conservation measures required for Matters of National Environmental Significance (MNES) and State significance to satisfy Federal and State biodiversity and native vegetation requirements. There are no identified BCS areas within the Precinct.

Stormwater flows will be managed through an integrated system of natural and man-made waterways that will manage drainage in the Precinct to be generally kept to pre-development levels.

* *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The Amendment supports the upgrade to the existing and future arterial road network to accommodate the proposed development within the PSP area. New local parks and linear open spaces, new sporting facilities, and waterway systems will also contribute to the creation of a pleasant living and recreational environment for the community and its visitors.

The PSP ensures that housing will be in good proximity to education and employment opportunities and will allow residents and visitors to have a larger choice in terms of travel modes in reaching these destinations.

* *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

There are areas of heritage value within the Precinct some that are protected by an existing Heritage Overlay. The PSP requires development within and adjacent to identified heritage places must have regard to their heritage significance and be designed sensitively. The PSP identifies dry stone walls throughout the Precinct that must be protected and requires the reinstatement of walls.

* *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The Amendment ensures that servicing of the new urban development will be of sufficient capacity to ensure all households are connected to reticulated electricity, gas, water and sewer.

The existing power transmission easement that traverses through the Precinct will be re-zoned to Special Use Zone Schedule 10 to ensure appropriate development within the easement. A buffer is identified adjacent to the existing gas transmission line that triggers consideration of sensitive uses and notification to the relevant authority for proposals for sensitive uses within the buffer area.

The PSP provides for enhancement and embellishment of the existing waterway environs in the Precinct that will play an important stormwater management role as well as providing open space and recreational opportunities with the provision of shared pedestrian and cycling paths.

* *To balance the present and future interests of all Victorians*

The PSP identifies land for arterial road upgrades, sports facilities, local parks and the provision of utilities.

It is anticipated that an Infrastructure Contribution Plan (ICP) will be implemented via a subsequent amendment to the Melton Planning Scheme, under this scenario contributions would be levied for the development of new infrastructure in line with the future community’s projected use of the infrastructure. By doing so the benefits of the infrastructure can be up front, alleviating the need for costly public spending in the future to ‘reclaim’ privately developed land for public purposes.

**How does the amendment address the environmental effects and any relevant social and economic effects?**

*Environmental effects*

The PSP encourages the retention of vegetation where appropriate. There are no conservation areas identified under the Biodiversity Conservation Strategy (BCS) within the Precinct, however the PSP aims to contribute to the long term conservation of flora and fauna species through protection of habitat particularly along the waterways.

Stormwater flows will be managed through an integrated system that aims to manage flows beyond the Precinct to be generally kept to pre-development levels. The Precinct will incorporate a network of open waterways that will provide for both drainage and open space features, coupled with the conservation of flora and fauna.

An integrated water management system that reduces reliance on potable water and encourages re-use of stormwater will assist in maintaining healthy waterways and contribute to a sustainable urban environment.

Areas of open space have been provided in parts where it is necessary to conserve areas of significance such as natural waterways, utility and road reserves. The distribution of open space within the Precinct, be it either passive or recreational open space, ensures that a significant majority of residential properties have access to open space within a walkable distance of 400m.

The PSP will encourage and contribute towards increased transport options and encourage reductions in private car use, as the Precinct establishes. There will be a network of shared pedestrian and cycling paths linking key destinations. The road network is designed to allow for bus routes and provides straightforward connections to the wider public transport network.

*Economic effects*

The PSP facilitates the delivery of land to provide for a new community including provision of significant employment opportunities and includes the provision of various community facilities, such as schools and recreational facilities, which will provide for a strong community and a sense of place.

The Precinct accommodates areas specifically for business and industry purposes located near proposed town centres thereby establishing significant local and regional employment opportunities and generating a variety of land uses within the Precinct. The employment areas are well located adjacent to the town centre’s within the Precinct and on future major transport routes. The proposed industrial area is sited within the north-west pocket of the Precinct and will link to an area identified in the West Growth Corridor Plan for industrial use.

The PSP enables the delivery of a range of lifestyle opportunities to meet the needs of a variety of household sizes and budgets. It encourages the development of a range of densities from the conventional to medium and high density residential development. Medium to high density housing in a variety of styles is promoted near services, community facilities, public transport corridors, open space and amenities. This will also support the viability of the town centre’s serving the Precinct.

*Social Effects*

The PSP is expected to generate positive social benefits through the provision of a range of residential densities that are well served by community facilities and other key infrastructure including education centres, retail areas, and areas of passive open space and recreational facilities.

It sets out what new infrastructure including sports and community facilities, road and trail upgrades, parks and waterways are required to service the new community. This new infrastructure will ensure that new residents do not place an unfair burden on existing community assets in the area. The infrastructure maximises opportunities for new residents to safely and efficiently access employment and everyday services including shopping and engage in locally based social activities.

Planning for the development of community infrastructure such as sporting fields and other community facilities, which will have a close spatial relationship with residential neighbourhoods, will assist in the creation of a ‘sense of place’ by fostering social interaction within the immediate and wider community.

Does the amendment address relevant bushfire risk?

The Precinct lies within an identified bushfire prone area. Most of the land within and surrounding is currently used for agriculture and general farming purposes. In the short to medium term this land presents a fire risk, albeit low, from grasslands. In the medium to long term most of the land within the Precinct and all of the undeveloped land directly to the east, south and west will be developed for urban purposes and subsequently the fire risk will be substantially reduced.

Schedule 11 to the UGZ sets out fire management planning controls that will ensure that the fire risk is managed during the staging of development across the Precinct as well as in the interim period while a potential fire risk exists along the southern and western boundary. These controls will work in combination with new building regulations requiring greater fire resistance in newly constructed homes.

The Country Fire Authority has been consulted in relation to the preparation of these standard controls.

**Does the amendment comply with the requirements of any Minister’s Direction applicable to the amendment?**

The Amendment complies with the Ministerial Direction on the form and content of Planning Schemes under section 7(5) of the Act. The Amendment also complies with the following relevant Ministerial Directions:

*Direction No. 9 - Metropolitan Strategy*

Direction 9 has been considered in preparing this Amendment and it complies with this direction.

The Amendment will facilitate the development of land within the Urban Growth Boundary (UGB) of Metropolitan Melbourne. The implementation of the PSP will facilitate the future development of the land in an efficient and sustainable manner, so that community services and physical infrastructure are available from early in the life of the new community.

*Direction No. 11 - Strategic Assessment of Amendments*

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This report addresses the requirements outlined in this direction.

*Direction No. 12 - Urban Growth Areas*

Part 6 of Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

* *How the amendment implements any Growth Area Framework Plan applying to the land*

The Precinct is within the published West Growth Corridor Plan. The West Growth Corridor Plan identifies the land within this Precinct to be allocated for residential and industrial use, with waterway corridors throughout. The Corridor Plan also depicts the Outer Metropolitan Ring road (OMR) bounding the Precinct to the west and the Principal Public Transport Network (PPTN) through the centre of the Precinct.

The PSP implements the West Growth Corridor Plan as it will deliver land for employment by way of industrial and business uses as well as providing areas to accommodate residential growth including provision of community infrastructure to support the population growth. The Precinct will be developed ensuring the road and public transport network is well connected with existing and future identified transport network identified in the Corridor Plan.

* *How does the amendment accord with the Precinct Structure Planning Guidelines (October 2009)?*

Objective one: To establish a sense of place and community

The PSP will cater for local and regional employment opportunities as well as provide significant residential growth. Local and major town centres within the precinct will provide necessary services and amenities to the future community. Several schools, community facilities, and areas for passive and recreational open space, including an open linear link with shared pedestrian and cycle path, will assist in establishing a sense of place for the future and surrounding communities.

Objective two: To create greater housing choice, diversity and affordable places to live

The Amendment follows the MPA’s approach to the distribution of housing density. Some areas adjacent to town centres, open space and public transport routes may be developed for medium density development with the overall Precinct achieving a minimum average of 16.5 dwellings per hectare to provide a variety of housing products at varying price points.

Objective three: To create highly accessible and vibrant activity centres

A major town centre will be located at the intersection of the Tarleton Road and Hopkins Road that are to be extended through the development of the Precinct. It is centrally located and will be adjacent to the future industrial and business areas of the Precinct with residential to the east and south of the centre. A local town centre is also located in the south-west at the intersection of Plumpton Road and a local connector road opposite a future school and open space.

Each town centre’s mix of uses, location, and surrounding land uses will ensure the town centres are vibrant and active attracting visitations from local and broader communities.

Objective four: To provide for local employment and business activity

The Precinct will deliver up to 12,650 job opportunities within the town centres, industrial, and business areas. The PSP will encourage the provision of local and regional employment and business activity. The location of the business and industrial areas and major town centre reflects the West Growth Corridor Plan and will be well connected with the future transport network and future employment areas to the west.

Objective five: To provide better transport choices

The PSP ensures the Precinct integrates with the existing road network and accommodates the land reserved for the future OMR to the west. Extensions to existing roads, such as Hopkins Road and Tarleton Road, will provide significant connections to existing arterial roads connecting the Precinct to the wider area. These roads will also accommodate bus routes connecting to the broader public transport network.

The proposed road network and open space network allows for shared pedestrian and cycle paths to the activity centres and community facilities throughout Precinct, encouraging alternative travel options to the private vehicle.

Objective six: To respond to climate change and increased environmental sustainability

The PSP proposes a lot yield of a minimum average of 16.5 lots per hectare higher than the State benchmark of 15 lots per hectare. The Precinct layout is such that at least 95% of all residential lots will be located within 400m of a potential public transport route, and will have a shared pedestrian and cycle path network encouraging alternative more sustainable modes of transport.

An integrated stormwater and drainage system will be adopted to minimise stormwater runoff and impacts on the natural waterway system to be retained within the Precinct. A reticulated third pipe system to residential, commercial, industrial, and community facilities for non-potable water use will reduce use of potable water resources.

Objective seven: To deliver accessible, integrated adaptable community infrastructure

The road network, town centres, employment areas, and community facilities are located as such to ensure accessibility by various modes of transport (private vehicle, public transport, walking, and cycling). This network will be well connected to existing and future planned communities to enable accessibility to local and regional destinations.

All elements of the PSP Guidelines have been considered in preparing the precinct structure plan.

* *How the provisions give effect to the intended outcomes of the precinct structure plan;* and,
* *How a translation of the provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.*

The ordinances prepared to be included in the Melton Planning Scheme are such that they reflect the intentions of Plumpton PSP. The UGZ Schedule 11 prepared for the Precinct has been structured such that the ultimate translation to conventional Victorian Planning Provisions (VPP’s) zones apply to various parts of the Precinct to reflect the intended uses for these areas. The translation from a UGZ to standard VPP zones will be a procedural task.

*s46m(1) - Direction on Development Contributions Plan*

This direction seeks to guide planning authorities in relation to the preparation and content of developer contributions. The Victorian Government is in the process of preparing legislation to introduce a simpler system for funding local infrastructure, referred to as an Infrastructure Contributions Plan (ICP).

The new system will come into effect in 2016 and will require a separate amendment to the Melton Planning Scheme to incorporate an ICP for the Precinct.

The ICP rate will be determined by the Minister for Planning and formalised through a Ministerial Direction. An amendment to incorporate the future ICP applying to this Precinct will respond to that Ministerial Direction when it is released.

The future Plumpton ICP will set out funding of infrastructure works for the Precinct. The ICP levies a certain amount from developers in the Precinct with the balance of funding being the responsibility of the City of Melton and other state agencies. The PSP provides the strategic justification for the ICP items.

In the interim, a Development Contributions Plan Overlay will apply to all land within the Amendment area. This overlay will provide the option for a planning permit to be issued for development of land if an agreement has been entered into, or a condition of the permit requiring an agreement, that makes provision for items or contributions towards items listed in the Precinct Infrastructure Plan within the PSP.

**How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The amendment represents an integrated decision making process that balances the various objectives of the relevant State planning policies as follows:

* *Clauses 11.01 Activity centres, 11.02 Urban growth, 11.03 Open space:* The Amendment incorporates a precinct structure plan (PSP) that outlines an orderly structure for development of the Precinct including the location and function of employment areas and activity centres taking into account the existing and planned network of centres in the region. The Amendment facilitates the delivery of urban land with good proximity to existing and planned amenities and services, and infrastructure.

The Amendment aims to provide a mix of residential densities and household types at a rate of approximately 16.5 dwellings per developable hectare whilst seeking to facilitate a broader mix of uses to encourage new housing and economic activity within this strategic context.

* *Clause 12.01 Native vegetation management:* The PSP identifies vegetation to be retained and areas of vegetation that are appropriate for removal to accommodate development. The Amendment will streamline the process for native vegetation removal provided it is in accordance with the PSP.
* *Clause 16.01 Integrated housing:* Housing in the Precinct will be fully serviced. New residents will have access to existing and future services and employment opportunities in the community in adjacent developed neighbourhoods and through provision of new infrastructure and uses generating employment in the Precinct. The PSP sets out a range of housing densities to be provided in the Precinct.
* *Clause 17.01 Commercial:* The PSP provides for three new town centre’s and an employment area in the Precinct to meet the needs of the local and regional communities.
* *Clause 18.01 Integrated transport, 18.02 Movement networks:* The Precinct will be strongly integrated with the existing and planned arterial road network and PPTN. It will provide the first stage of the arterial road link (Armstrong Road/Ison Road) between Black Forest Road and the Princes Freeway. The ‘mile grid’ and ‘half mile grid’ provides a robust structure for traffic and transport movement within and through the precinct.
* *Clause 19.02 Community infrastructure, 19.03 Development infrastructure:* Three Government schools and two non-government schools are proposed in the Precinct. An infrastructure contributions plan (ICP) will be prepared and adopted by a future amendment that will identify the cost for the necessary community and development infrastructure to service the Precinct. For the interim this Amendment introduces a contributions mechanism by way of Schedule 10 to the Development Contributions Plan Overlay (DCPO10) that will provide the responsible authority means to collect development contributions should subdivision and development applications be approved prior to the ICP system being introduced into the Scheme.
* **How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The Amendment is consistent with and has been prepared in accordance with the Local Planning Policy Framework as discussed below.

Municipal Strategic Statement (MSS) & Local Planning Policy Framework (LPPF):

*Clause 21.03 – Planning Visions and Objectives for Melton.* This clause provides a vision and Planning objectives for the city of Melton. Each objective is further elaborated on with policy and strategies outlined in an individual local policy in the LPPF. The PSP aims to meet the objectives and local policies as follows:

* *Residential Land Use*

The Amendment will provide an increase in land for residential use with complementary community facilities such as schools, recreational and passive open spaces, commercial uses that are well connected through the road and path network hence creating a desirable place to live. The PSP encourages a mix of dwelling types to provide housing diversity and attract a mixed population.

* *A Sustainable Environment*

The PSP identifies natural waterways and the habitat alongside the waterways to be conserved for environmental purposes and protection of significant flora and fauna. Coupled with an integrated water management system to reduce reliance on potable water, minimise flood risk, and assist maintaining natural waterway health will assist in contributing towards a sustainable environment.

The road and shared foot/cycle path network and location of town centres and community facilities will encourage alternative modes of transport as opposed to reliance on the motor vehicle.

* *Recreation and Open Space Networks*

The PSP provides a network of recreational open space for active use as well as passive open space areas along waterways. The Beattys Road reserve linear park provides an open space link throughout the Precinct incorporating shared paths, and sporting reserves, and water reserves that provides a variety of open space to accommodate varying lifestyle needs.

* *Urban Development – Staging and Patterns*

The Amendment identifies the necessary community infrastructure nominating the number of and areas for open space, schools, community facilities, etc.

The delivery of such infrastructure and staging of development can be monitored and further controlled at the planning permit stage.

* *Employment & Retailing*

The Amendment provides land for a significant area of industrial and business uses within close proximity to town centres that will offer retail and services for the future residential and employment community, thereby creating an environment that is conducive to economic growth and encouraging the development of a vibrant activity centres.

* *Transport and Movement*

The PSP builds on the road network identified in the West Growth Corridor Plan identifying the land take required for the Outer Metropolitan Ring (OMR) road and identifies the extensions to Hopkins Road and Tarleton Road.

The Precinct will be well connected to the existing arterial road network and established community to the east. The proposed road network will also have connections to the future planned communities to the west and south of the Precinct.

Movement throughout the Precinct will encourage a variety of more sustainable travel modes by incorporating a network of shared paths, incorporating roads that are bus capable thereby linking into the public transport network, and clustering complementary uses together to reduce number of car trips. Hence the PSP provides a choice of travel modes throughout the Precinct.

* *Rural Land Use*

The Amendment facilitates the delivery of land for urban development, there are no rural land uses within the Precinct.

* *Areas of Historical, Cultural and Environmental Significance*

The PSP identifies and encourages protection of areas that have historical and cultural integrity, including areas of Aboriginal and post-contact significance. These include areas adjacent to natural waterways, existing dry stone walls, and the Beattys Road reserve former goldfields route.

**Does the amendment make proper use of the Victoria Planning Provisions?**

The Amendment meets the form and content requirements of the Victoria Planning Provisions. Importantly, the application of the UGZ is considered an appropriate tool to apply a suite of Victoria Planning Provisions zones to guide future use and development of the Precinct.

**How does the amendment address the views of any relevant agency?**

The Amendment including the Plumpton PSPhas been prepared in consultation with relevant agencies. A draft of the Amendment and relevant documentation was provided to relevant agencies and their comments incorporated into the updated Amendment as appropriate. Key organisations and agencies consulted include (but not limited to):

* Melton City Council;
* Department of Environment, Land, Water, and Planning;
* VicRoads;
* City West Water;
* Aboriginal Victoria;
* Bicycle Network Victoria;
* Catholic Archdiocese of Melbourne
* Department of Education and Training;
* Country Fire Authority;
* Public Transport Victoria;
* Environment Protection Authority;
* Metropolitan Waste Resource and Recovery Group;
* Department of Economic Development, Jobs, Transport, and Resources;
* Melbourne Water;
* Victorian National Parks Association;
* Sustainability Victoria;
* Powercor;
* Jemena Asset Management;
* Ausnet Services;
* Western Water; and
* APA Gasnet.

**Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The Amendment is likely to have a significant impact on the transport system at a local level. It will require upgrades to the regional road network and provides for the creation of a new local road network that will set the future pattern of development in the Precinct. It will allow the development of a bus network in the area and create demand for train services.

The proposed additions and changes to the existing transport system in and adjacent to the Precinct will meet the transport system objectives by:

* Providing for an interconnected road system that responds to the likely level of use generated by the precinct and hence facilitating investment in housing and local retail services in the area.
* Enabling efficient access to existing and planned employment and services in and around Melton and outer western region through connections to the arterial road network and planned extensions to bus and train services in Melton.
* Ensuring the road network minimises impacts on the site’s topography, native vegetation and water flow regimes.
* Providing locally based employment, commercial, recreational, and community facilities to reduce the need for extended travel.
* Designing roads that are of a suitable scale and compatible with the expected travel demand and provides for the efficient construction of items concurrent with subdivisional development.
* Providing for the construction of bus stop facilities as part of the subdivision process.
* Integrating relevant government bodies involved in the provision of transport infrastructure and services in the decision making process of future planning permit applications.

## Resource and administrative costs

* **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment will have minimal impact on the resources and administrative costs of the responsible authority. The incorporation of the PSP in the Melton Planning Scheme will facilitate the orderly and proper planning of the area. The introduction of the DCPO10 facilitates the collection of development contributions, in addition to the Growth Areas Infrastructure Contribution (GAIC) that will assist in funding the provision of essential public development and community infrastructure required to service the Precinct.

Further, the UGZ11 has been structured in such a way that the ultimate translation to conventional Victoria Planning Provisions zones can occur in a timely and efficient manner once the land has been developed.

**Where you may inspect this Amendment.**

The Amendment is available for public inspection, free of charge, during office hours at the following places:

**Melton City Council Metropolitan Planning Authority**

Melton Civic Centre Level 25

232 High Street 35 Collins Street

Melton 3337 Melbourne 3000

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

The amendment can also be inspected free of charge at the Department of Planning and Community Development website at http://www.dtpli.vic.gov.au/planning/planning-schemes/changing-the-planning-scheme/planning-documents-on-exhibition.

## Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by **18 July 2016**. A submission referencing Amendment Melton C146 must be sent to:

**Metropolitan Planning Authority**

Level 25,

35 Collins Street

Melbourne VIC 3000

Or via email: [amendments@mpa.vic.gov.au](mailto:amendments@mpa.vic.gov.au)

## Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

* directions hearing: in the week commencing **17 October 2016**
* panel hearing: in the week commencing **21 November 2016**