

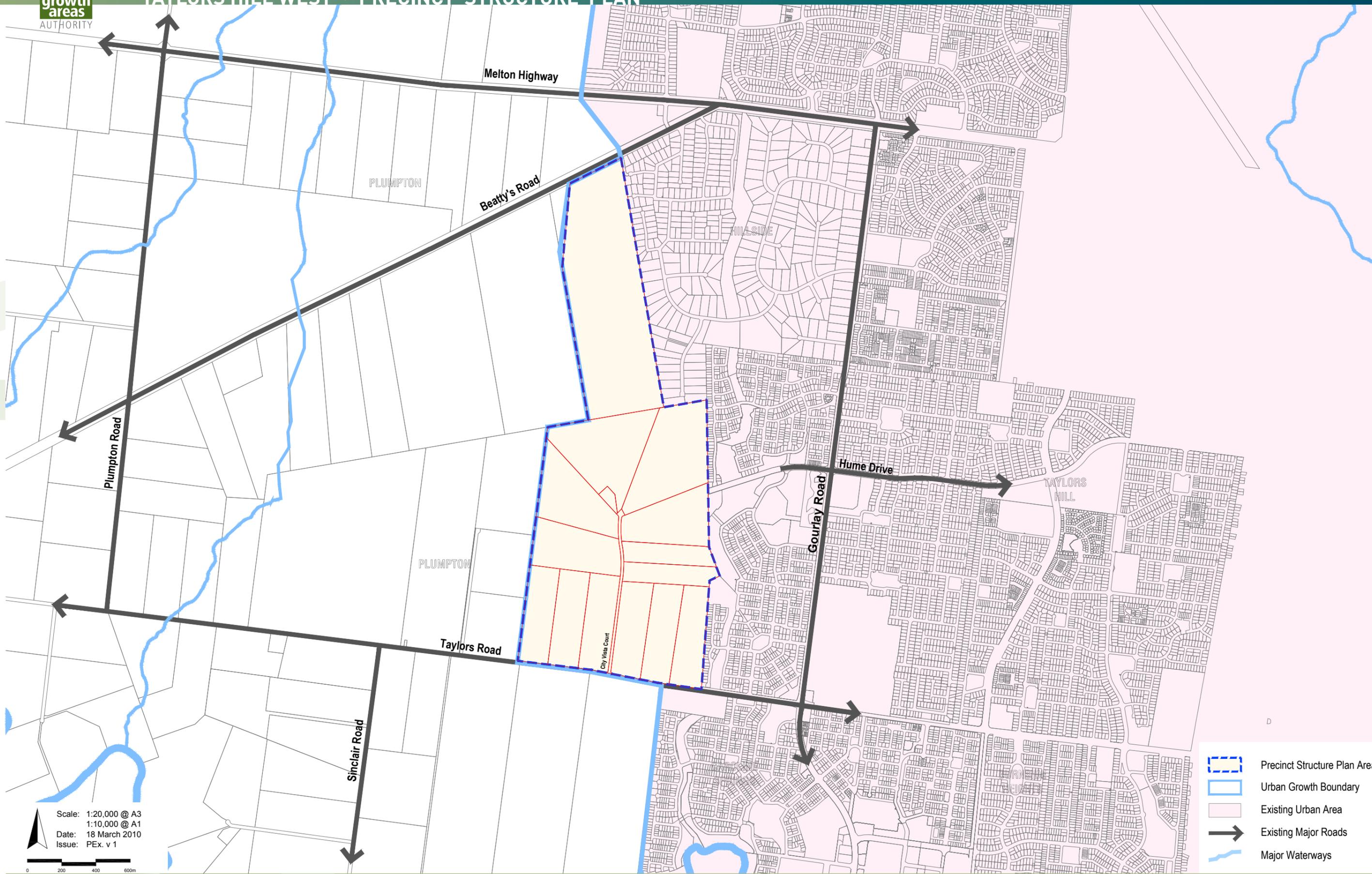
Amendment C82 to the Melton Planning Scheme
Taylors Hill West Precinct Structure Plan
(including the Taylors Hill West Native Vegetation Precinct Plan)
MAY 2010

Gourlay Road



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-  Precinct Structure Plan Area
-  Urban Growth Boundary
-  Existing Urban Area
-  Existing Major Roads
-  Major Waterways

1.0 INTRODUCTION

1.1 ROLE OF THE PRECINCT STRUCTURE PLAN

The Taylors Hill West Precinct Structure Plan (the PSP) has been prepared by the Growth Areas Authority in partnership with Melton Shire Council and with the assistance of Government agencies, service authorities and major stakeholders.

The PSP is a long-term plan for urban development. It describes how the land is expected to be developed and how and where services planned to support development will be delivered.

The Precinct Structure Plan:

- Is a strategic plan which guides the delivery of a quality urban environment in accordance with the Victorian government guidelines.
- Enables the transition of non-urban land to urban land.
- Sets the vision for how land should be developed and the desired outcomes to be achieved.
- Outlines projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle.
- Details the form and conditions that must be met by future land use and development.
- Enables the assessment, protection and enhancement of biodiversity values in the context of the surrounding and long term urban development.
- Provides developers, investors and local communities with certainty about future development.

The Precinct Structure Plan is informed by:

- The State Planning Policy Framework set out in the Melton Planning Scheme, including the Growth Area Framework Plans and the Precinct Structure Planning Guidelines, and
- The Local Planning Policy Framework of the Melton Planning Scheme and other local policies and strategies (in Clause 21 and 22).

1.2 LAND TO WHICH THE PRECINCT STRUCTURE PLAN APPLIES

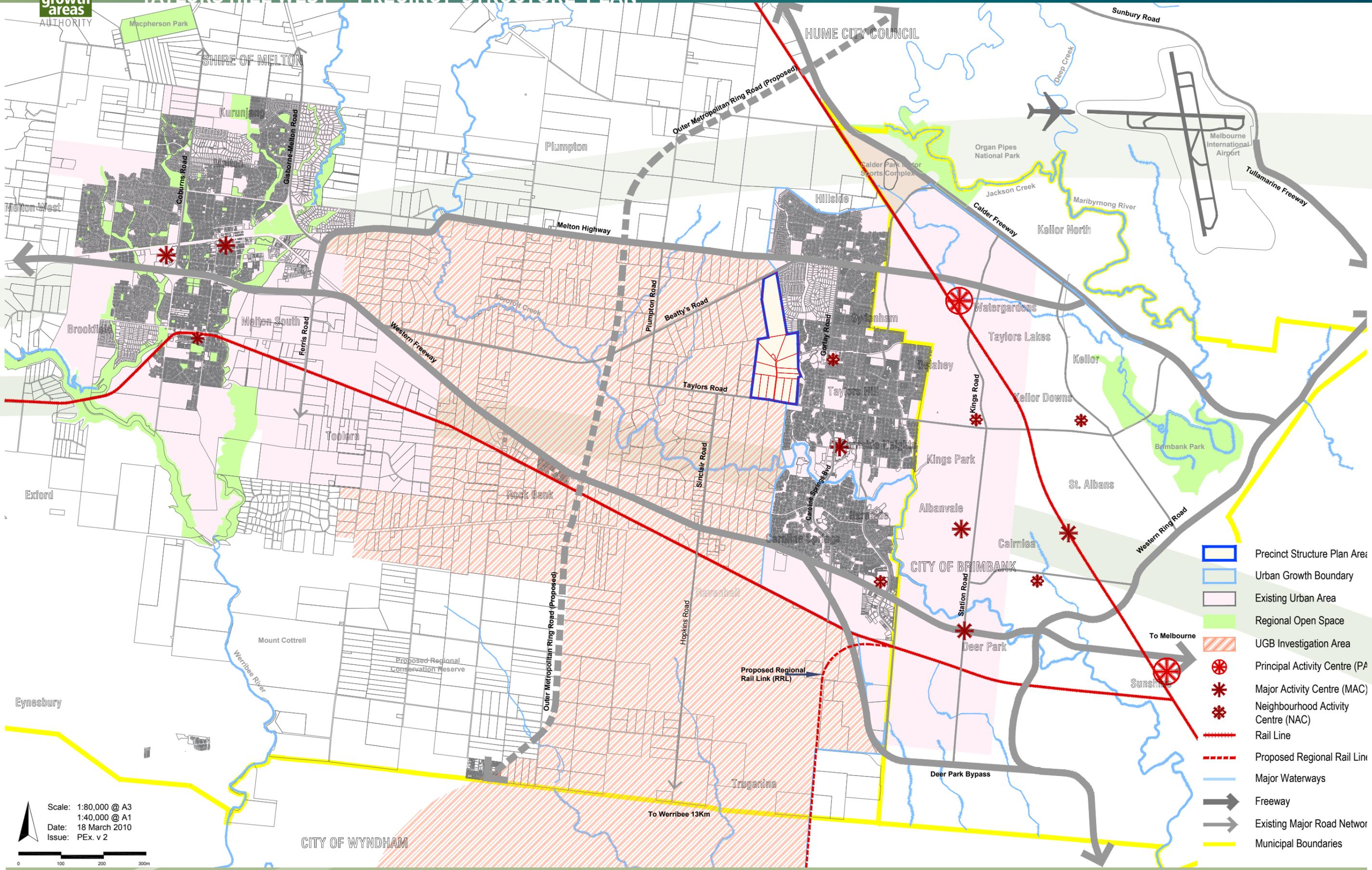
The PSP applies to approximately 217 hectares of land as shown in Plan 1. The PSP is bounded by:

- The 2005 Urban Growth Boundary to the west
- Beattys Road to the north
- Hillside and Caroline Springs to the east
- Taylors Road to the south.

1.3 IMPLEMENTATION

The Precinct Structure Plan is implemented by:

- Development proponents who develop land generally in accordance with this PSP.
- The Victorian Government and the Melton Shire Council by funding, delivering and managing a range of infrastructure and services to support the development of the precinct.
- Non-government service providers and individuals such as volunteers who manage and deliver services.
 - The Melton Planning Scheme including:
 - the Schedule to the UGZ in clause 37.07
 - the Taylors Hill West Development Contributions Plan incorporated in the Scheme at Clause 45.06,
 - the Taylors Hill West Native Vegetation Precinct Plan incorporated in the Scheme at Clause 52.16 and contained in this document,
 - open space requirement under Clause 52.01 of the Scheme, and
 - other requirements of the planning scheme.



- Precinct Structure Plan Area
- Urban Growth Boundary
- Existing Urban Area
- Regional Open Space
- UGB Investigation Area
- Principal Activity Centre (PA)
- Major Activity Centre (MAC)
- Neighbourhood Activity Centre (NAC)
- Rail Line
- Proposed Regional Rail Link (RRL)
- Major Waterways
- Freeway
- Existing Major Road Network
- Municipal Boundaries

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* The Urban Growth Boundary identified in this precinct is the 2005 Urban Growth Boundary. Check the planning scheme maps in the Melton Planning Scheme for the current Urban Growth Boundary.

2.0 STRATEGIC CONTEXT

2.1 REGIONAL CONTEXT

The Taylors Hill West precinct is located approximately 25 kilometres north-west of central Melbourne in the Melton East Corridor, within the Shire of Melton at the western border of the 2005 UGB.

In June 2009 the State Government proposed to revise the UGB and designate land for development, including land to the west of the Taylors Hill West precinct.

The Western Highway and Melton Highway provide access to central Melbourne, the Melton township and the wider metropolitan network. Access via road to interstate routes to the north and west is via the Western Highway and via the Western Ring Road to Hume Freeway.

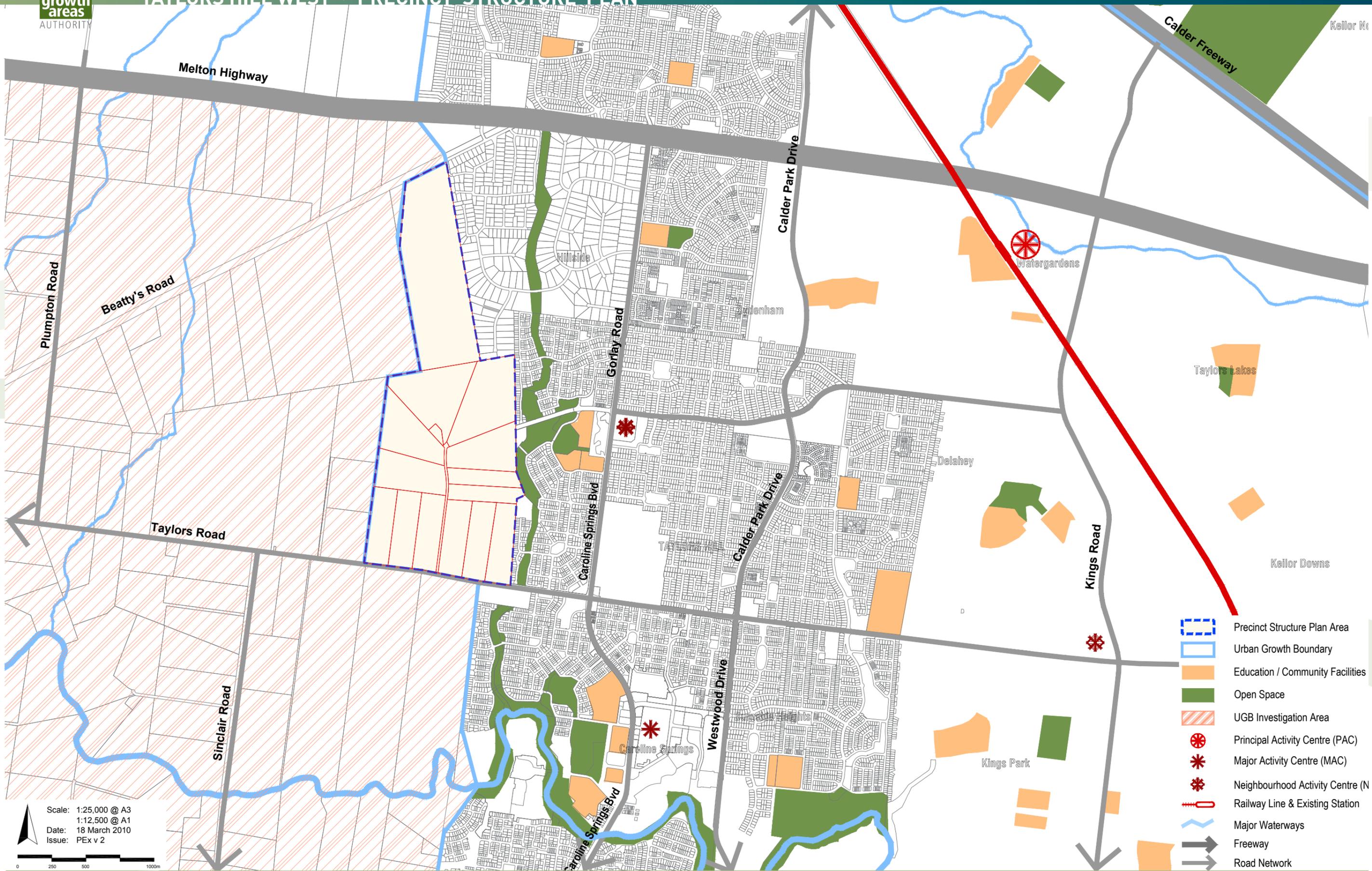
The proposed Outer Metropolitan Ring / E6 Transport Corridor will create a major arterial transport corridor providing links between Melbourne's west and north. The proposed route for the Transport Corridor includes road and rail links between the Werribee, Melton, Tullamarine and Craigieburn / Mickleham areas.

Access to the Principal Public Transport Network is via the Sydenham railway line and buses on Gourlay Road and Caroline Springs Boulevard. A new railway station to service Caroline Springs is proposed at Ravenhall.

Sydenham Town Centre, a Principal Activity Centre (PAC) is 4.5kms to the north-east.

Existing and proposed major employment precincts are East Melton, Toolern (10km to the west), Ravenhall (5.5km to the south), Truganina (10km to the south), Calder Park (4km to the north-west) and in and around Laverton North (10km to the south).

Organ Pipes National Park, Brimbank Park and Sydenham Park are significant regional open spaces.



- Precinct Structure Plan Area
- Urban Growth Boundary
- Education / Community Facilities
- Open Space
- UGB Investigation Area
- Principal Activity Centre (PAC)
- Major Activity Centre (MAC)
- Neighbourhood Activity Centre (NAC)
- Railway Line & Existing Station
- Major Waterways
- Freeway
- Road Network

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*The Urban Growth Boundary identified in this precinct is the 2005 Urban Growth Boundary. Check the planning scheme maps in the Melton Planning Scheme for the current Urban Growth Boundary.

2.2 LOCAL CONTEXT

2.2.1 HISTORY

The traditional indigenous owners of the land were the Kurnag-jang-ballak, a clan of the Wurundjeri people.

The Keilor Plains region has primarily been used for dry land grazing and cropping since European settlement from the 1830s. Farm holdings are generally small and some quarrying of basalt has been undertaken.

2.2.2 SURROUNDING ACTIVITY CENTRES

Existing and planned activity centres that service the precinct are as follows:

Caroline Springs Town Centre is a Major Activity Centre (MAC) located 2.5km to the south-east that has a retail floorspace of 22,000m².

Sydenham Town Centre / Watergardens Shopping Centre serves a regional (PAC) role and comprises approximately 55,000m² of retail floorspace in the shopping centre including major tenants Target, Big W, Safeway and Coles.

The Taylors Hill, Banchory Grove and Watervale shopping centres are proposed neighbourhood shopping centres located within the Melton East Corridor.

2.2.3 TRANSPORT AND MOVEMENT

Direct access to the site is via Beattys Road to the north and Taylors Road/City Vista Court to the south which provides access to the local and regional road network. Access will also be available along Hume Drive from the abutting residential development to the east.

Water Gardens and Keilor Plains Stations on the Sydenham Line are currently the closest train stations.

A potential SmartBus route has been identified in the region, along Kings Road from Melton Highway, as part of the Green Orbital Stage 3, although this route is subject to change.

2.2.4 OPEN SPACE

A network of linear parks link the precinct to Caroline Springs to the east of the precinct. These linear parks follow tributaries of Kororoit Creek. To the north and east of the precinct, regional parks include Organ Pipes National Park, Brimbank Park and Sydenham Park. This series of open space networks based on natural land features provide strategic opportunities for the creation of habitat corridors by revegetation and land management which address the requirements of local fauna and flora.

2.2.5 COMMUNITY FACILITIES

Existing social and community infrastructure within close proximity and with capacity to service the PSP area are as follows.

Hillside Recreation Reserve (Hillside, northern side of Melton Highway) consisting of:

- Sydenham-Hillside Primary School (with junior oval);
- Hillside Recreation Reserve (one oval catering for cricket and football);
- Hillside Community Centre (containing a neighbourhood house and dual maternal and child health services);
- Bellevue Plaza Play and Learn Child Care Centre (private long day care).

Parkwood Green Recreation Reserve (Hillside, southern side of Melton Highway) consisting of:

- Parkwood Green Primary School (with junior oval);
- Parkwood Green Reserve (a six court tennis facility and passive reserve);
- Parkwood Green Community Centre (containing a dual kindergarten and dual maternal and child health service, and community meeting space).

Social and community infrastructure planned for the local area that will also service the PSP area are:

Springside Hub (northern end of Caroline Springs) will consist of:

- Proposed Government School (Prep to Year 9)
- Proposed Catholic Primary School
- Proposed Independent College
- Active recreation reserve (two soccer fields).

Springside Community Centre will consist of:

- Counselling for children, young people and families
- Kindergarten activities
- Occasional Care activities
- Playgroup activities
- Maternal and Child Health Services
- Community space.

Taylors Hill Community Hub at Morton Boulevard will consist of:

- Dalgook Farm House upgrade
- Community building including planned activity group space, community rooms, bowling club amenities

- Outdoor synthetic bowling rink

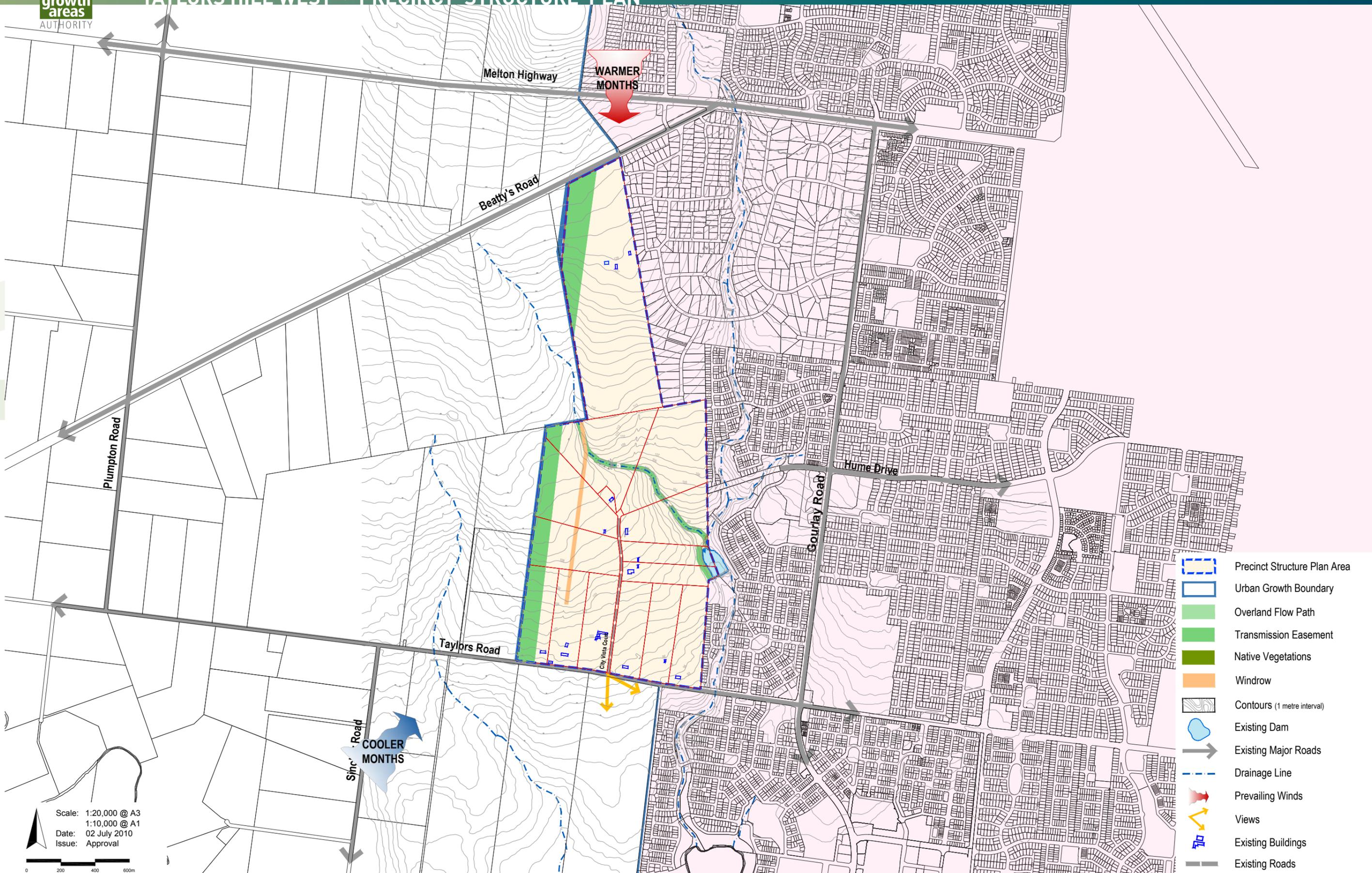
Taylors Hill Community Hub at Calder Park Drive will consist of:

- Community rooms, youth space, sporting club amenities
- Active outdoor playing field (potentially consisting of two soccer fields)
- Community youth activity node.

2.2.6 SURROUNDING LAND USES

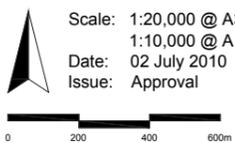
Major surrounding land uses include predominantly residential to the east and rural to the west and include:

- A proposed retirement village to the north
- Low density residential to the north-east in Hillside
- Open space network, parkland and community hub comprising three state and private schools to the east
- Conventional residential to the south-east
- Rural activities and Kororoit Creek to the south and west.



- Precinct Structure Plan Area
- Urban Growth Boundary
- Overland Flow Path
- Transmission Easement
- Native Vegetations
- Windrow
- Contours (1 metre interval)
- Existing Dam
- Existing Major Roads
- Drainage Line
- Prevailing Winds
- Views
- Existing Buildings
- Existing Roads

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2.3 PRECINCT FEATURES

2.3.1 HERITAGE AND BUILT FORM

Aboriginal sites have been recorded to the east of the precinct. No sites have been recorded within the precinct.

Built form within the precinct is dominated by farm houses and agricultural sheds. There are no significant built heritage values. There are no recorded post settlement heritage sites.

2.3.2 TOPOGRAPHY AND LANDSCAPE

Taylor's Hill West is generally flat with a slight fall towards the south. The exception is an overland flow path which provides minor relief to the landscape and runs from the north-west of the site in a south-easterly direction.

The flat topography limits views internal to the precinct. Views to the west are dominated by the transmission line. The Western plains are the dominant feature to the west. Views to the south towards Kororoit Creek are largely agricultural. Views to the east are primarily residential towards Taylor's Hill and Caroline Springs and those to the north will in future be dominated by a proposed retirement village which borders the PSP area. Glimpses of Melbourne's CBD are available from the entry to City Vista Court.

Introduced pastures constitute the dominant vegetation types. Existing trees are present largely around homesteads and generally constitute a mix of Eucalyptus species (remnant and planted) and some exotics. A degraded windrow of Cypress species is present in the western portion of the precinct.

2.3.3 NATURAL FEATURES AND SYSTEMS

Basaltic soils and low rainfall have historically characterised the marginal agricultural value of the land.

The overland drainage line runs south-east through the precinct into the dam on the eastern boundary and drains to Stony Hill Creek, a tributary of Kororoit Creek. The overland drainage line is a shallow poorly defined watercourse that functions as an overland flow path during high rain events. This drainage line continues to the north-west of the precinct and has potential to be linked with habitat corridors on private and public land connecting into the large parks within the region.

Dominant winds for the PSP area are from the south-west during the year with strong northerlies on occasion, predominantly during the summer months.

2.3.4 BIODIVERSITY SIGNIFICANCE

The land is within the Victorian Volcanic Plain bio-region and would have supported low-rainfall Plains Grassland Ecological Vegetation Class (EVC 132_63) as well as riparian EVCs within the Stony Hill Creek tributary.

An area of Plains Grassy Wetland (EVC 125) remains around the large dam at the eastern boundary of the PSP area where indigenous flora species are present. Plains Grassy Wetland has an 'endangered' conservation status within Victoria and the patch within the precinct has high conservation significance.

This dam also has conservation value as potential habitat for Growling Grass Frog habitat and known habitat for Bibron's Toadlet. Growling Grass Frog is listed under the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) as vulnerable and is listed as endangered under Victoria's *Flora and Fauna Guarantee Act 1988* threatened species list. Bibron's Toadlet is listed as vulnerable under the *Flora and Fauna Guarantee Act*.

The remainder of the precinct has negligible conservation value due to considerable ground disturbance and introduction of exotic species from cropping and ploughing activities in the past. Other than the area of Plains Grassy Wetland abutting the dam, native vegetation in the precinct is classified as Degraded Treeless Vegetation.

2.3.5 BIODIVERSITY ASSETS

The key biodiversity asset of the precinct is the large dam and its vegetated edges at the eastern boundary of the precinct. The drainage line that runs through the precinct is ill defined and vegetation within it consists almost entirely of introduced species.

Flora values

Two small Habitat Zones of Plains Grassy Wetland are adjacent to the dam. Significant species including Spiny Rice Flower and Small Scurf Pea have previously been found in the continuation of the tributary to the west of the study area. The development of land within this precinct provides an opportunity to enhance the flora and fauna values of this tributary with planting of indigenous species, management to maximize potential habitat and the eradication of weed and exotic species.

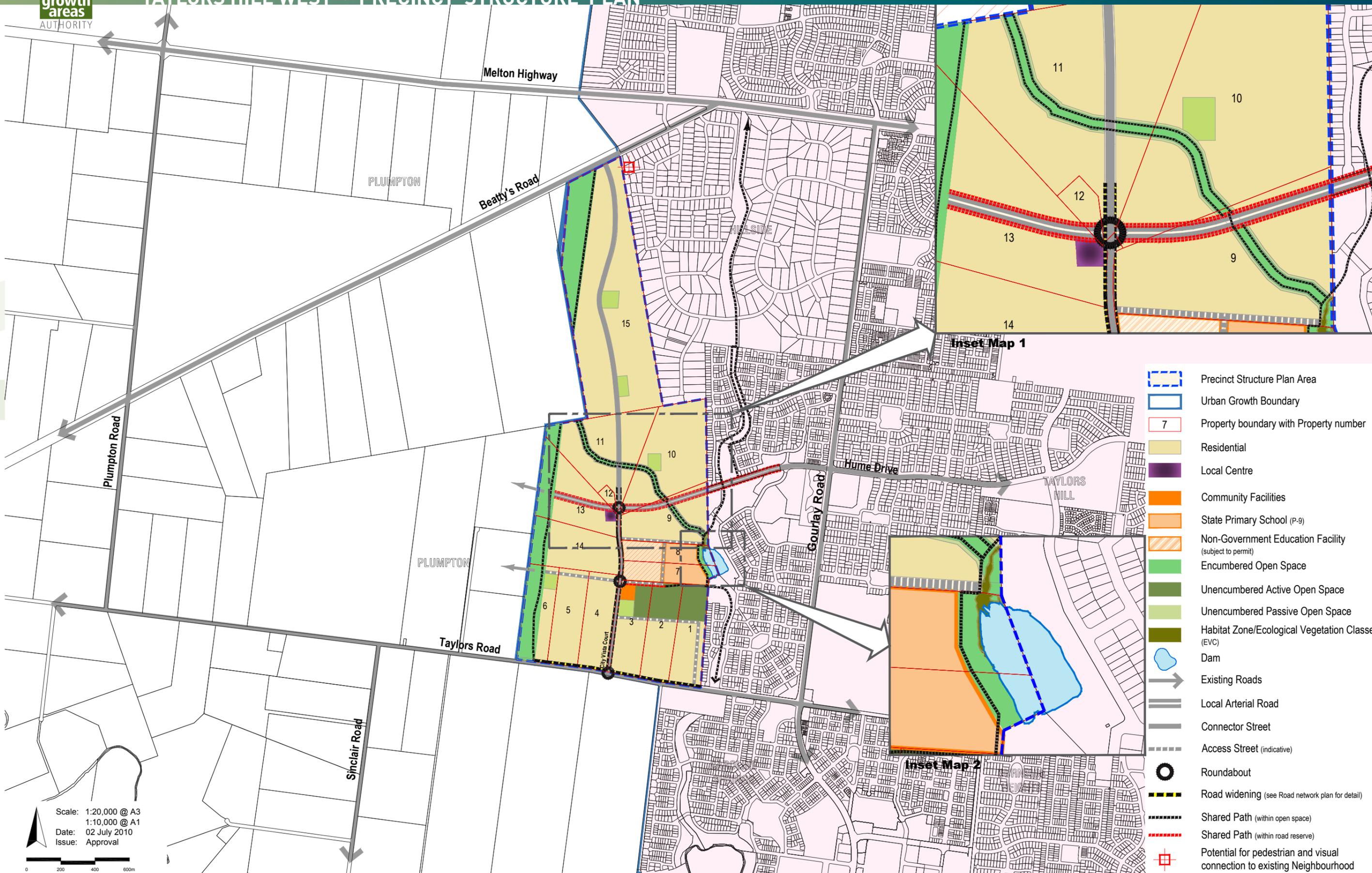
Fauna Values

The dam is a potential habitat for the endangered Growling Grass Frog. This nationally threatened species has recently been recorded to the west of the precinct and south of Taylor's Road. Bibron's Toadlet was recorded in the dam in 2009.

Common water birds (Common Wood Duck and Pacific Black Duck) and common frogs (Common Froglet, Southern Brown Tree Frog) are also likely to use the dam.

2.3.6 POTENTIAL CONTAMINATION

There is no known contamination of the land based on its historical use for agriculture.



- Precinct Structure Plan Area
- Urban Growth Boundary
- Property boundary with Property number
- Residential
- Local Centre
- Community Facilities
- State Primary School (P-9)
- Non-Government Education Facility (subject to permit)
- Encumbered Open Space
- Unencumbered Active Open Space
- Unencumbered Passive Open Space
- Habitat Zone/Ecological Vegetation Class (EVC)
- Dam
- Existing Roads
- Local Arterial Road
- Connector Street
- Access Street (indicative)
- Roundabout
- Road widening (see Road network plan for detail)
- Shared Path (within open space)
- Shared Path (within road reserve)
- Potential for pedestrian and visual connection to existing Neighbourhood

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* The Urban Growth Boundary identified in this precinct is the 2005 Urban Growth Boundary. Check the planning scheme maps in the Melton Planning Scheme for the current Urban Growth Boundary.

3.0 VISION

The vision for the precinct is:

The compact residential community of Taylors Hill West integrates with and complements Taylors Hill and Caroline Springs;

A balance of traditional leafy green areas supported by water sensitive urban design and dry-land landscapes will create a distinctive variegated look for the precinct; and

Opportunities for walking, cycling through the shared trail network will encourage a healthy active lifestyle for residents of all ages.

4.0 INTEGRATED PRECINCT DESIGN

The community structure is shown in Plan 5: Future urban structure provides for the following:

- Housing
- Convenience shops
- Community uses including schools and community facilities
- Active and passive open space.
- The key destinations for future residents will be the activity centres, schools, community facilities, open space areas and employment areas.

The movement networks provide efficient access to these destinations for pedestrians, cyclists, public transport users and private motorists.

The Structure Plan extends the existing network of linear open spaces to the east of the precinct through the creation of a linear park along the overland flow path.

Table 1: Summary land use budget

DESCRIPTION	HECTARES	% OF PRECINCT	% OF NDA
TOTAL PRECINCT	214.91	100.0%	N/A
TRANSPORT			
4 Lane Arterial Roads	5.08	2.36%	3.14%
SUB-TOTAL	5.08	2.36%	3.14%
COMMUNITY FACILITIES			
Community Services Facilities	0.80	0.37%	0.49%
SUBTOTAL	0.80	0.37%	0.49%
GOVERNMENT EDUCATION			
Government Schools	5.00	2.33%	3.09%
SUBTOTAL	5.00	2.33%	3.09%
OPEN SPACE			
ENCUMBERED LAND AVAILABLE FOR RECREATION			
Power easements	23.27	10.83%	14.36%
Waterway/Drainage Line/Wetland/retarding	4.88	2.27%	3.01%
Conservation	0.14	0.07%	0.09%
SUB-TOTAL	28.29	13.16%	17.46%
UNENCUMBERED LAND AVAILABLE FOR RECREATION			
Active Open Space	8.71	4.1%	5.38%
Passive Open Space	5.02	2.3%	3.10%
SUBTOTAL	13.73	6.4%	8.47%
TOTALS OPEN SPACE	42.02	19.6%	25.94%
NET DEVELOPABLE AREA (NDA)	162.01	75.39%	N/A
Identified non-residential development			
Local convenience centre	0.39	0.18%	0.25%
Non-government school	5.31	2.47%	3.40%
TOTALS RESIDENTIAL YIELD AGAINST NDA	156.31	72.73%	96.48%

*Note: Encumbered open space is not a component included in Net Residential Developable Area.

4.1 DEMOGRAPHIC PROJECTIONS

The PSP area is planned to provide approximately 2,400 dwellings.

The most common household type in the precinct during establishment will be families with children. Generally housing will respond to the needs of young families who are attracted to the more affordable land prices in the growth areas.

An initial household size of three people per household is assumed. This is likely to remain relatively constant for the early years of the new community but is likely to decline as the community matures.

The following demographic characteristics are planned for:

- A median age of 28, younger than the Melbourne Statistical Division median of 36;
- A higher percentage of infants aged 0 to 4 years (12.1% compared to 6.3%);
- A higher percentage of adults aged 25 to 54 years (53.8% compared to 43.9%);
- A lower percentage of adults aged 55 to 64 years (4.6% compared to 10.3%); and
- A lower percentage of mature adults aged 65 years and over (2.1% compared 12.8%).

The new community will create demand for children's and related services during the initial phases of development. As this cohort of children age, the community will develop increased demand for secondary schools and services that cater for teenagers.

In the long-term significant increases are anticipated in the 55 and over age cohort.

The future urban structure is capable of adapting to the service needs of a changing population over time.

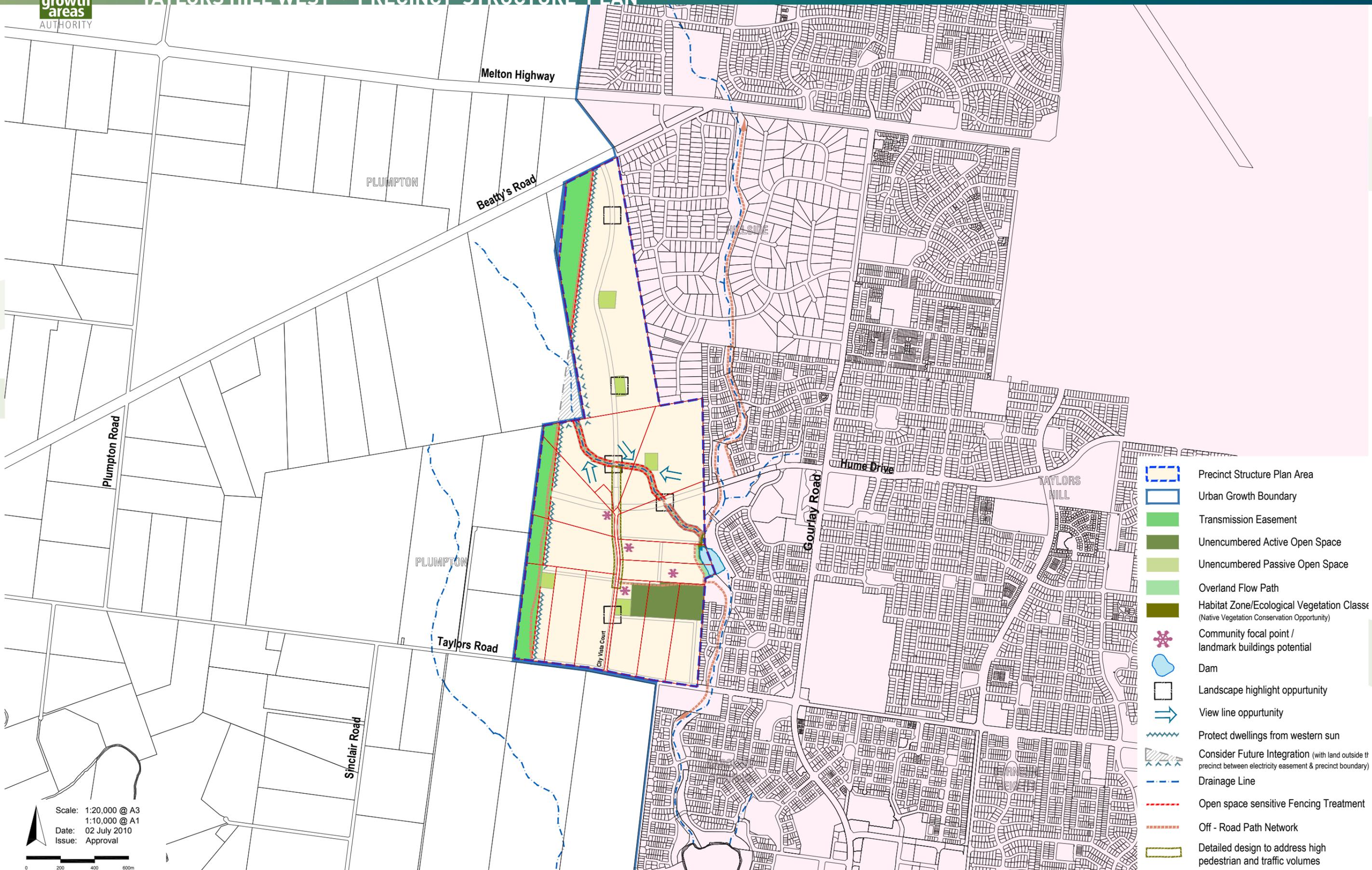
4.2 LAND USE BUDGET SUMMARY

The land use budget is outlined in Table 1: Summary land use budget.

4.3 HOUSING YIELD

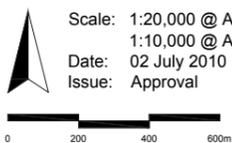
A total lot yield of approximately 2,400 approximately lots will be achieved at densities of at least 15 lots per net developable hectare or around 15.6 lots per net residential hectare.

*Note: Encumbered open space is not a component included in Net Residential Developable Area.



- Precinct Structure Plan Area
- Urban Growth Boundary
- Transmission Easement
- Unencumbered Active Open Space
- Unencumbered Passive Open Space
- Overland Flow Path
- Habitat Zone/Ecological Vegetation Class (Native Vegetation Conservation Opportunity)
- Community focal point / landmark buildings potential
- Dam
- Landscape highlight opportunity
- View line opportunity
- Protect dwellings from western sun
- Consider Future Integration (with land outside the precinct between electricity easement & precinct boundary)
- Drainage Line
- Open space sensitive Fencing Treatment
- Off - Road Path Network
- Detailed design to address high pedestrian and traffic volumes

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5.0 ELEMENTS

This chapter sets out objectives and planning and design guidelines for the following elements:

1. Image and character
2. Housing
3. Employment and activity centres
4. Community facilities
5. Open space and natural systems
6. Transport and movement
7. Utilities and energy

Each element includes:

Objectives: an objective describes the desired outcome to be achieved in the completed development. The objectives must be met.

Plans: the plans are a spatial expression of objectives.

Planning and Design Guidelines: planning and design guidelines including figures and tables that:

- must be met; or
- should be met.

If the responsible authority is satisfied that an application for an alternative to a planning and design guideline that should be met, meets the objective, the alternative may be considered to the satisfaction of the responsible authority.

5.1 IMAGE AND CHARACTER

5.1.1 IMAGE AND CHARACTER OBJECTIVES

The image and character objectives are:

- To create streets with vistas to open spaces where practicable
- To create inviting walks on linear trail networks and within the street network by ample pedestrian provision, landscape treatments, public art installation and the creation of 'destinations' to punctuate these pedestrian flows
- To encourage diversity in housing product
- To create an education, community and open space hub that is of contemporary design and which is easily and readily accessible
- To create a network of trails that builds on the opportunities presented by the overland flow path and transmission easement
- To provide open spaces and trails framed by development that allows for passive surveillance
- To ensure landscaping in streets and trails contributes to the distinctive character of the area.

5.1.2 IMPLEMENTATION

The objectives for image and character are met by implementation of all the following:

- » *Plan 5: Future Urban Structure*
- » *Plan 6: Image and character*
- » *Figure 1: Transmission easement interface*
- » *Figure 2: Indicative community hub layout*
- » *Figure 3: Linear open space / overland flow path cross section*

5.1.3 PLANNING AND DESIGN GUIDELINES

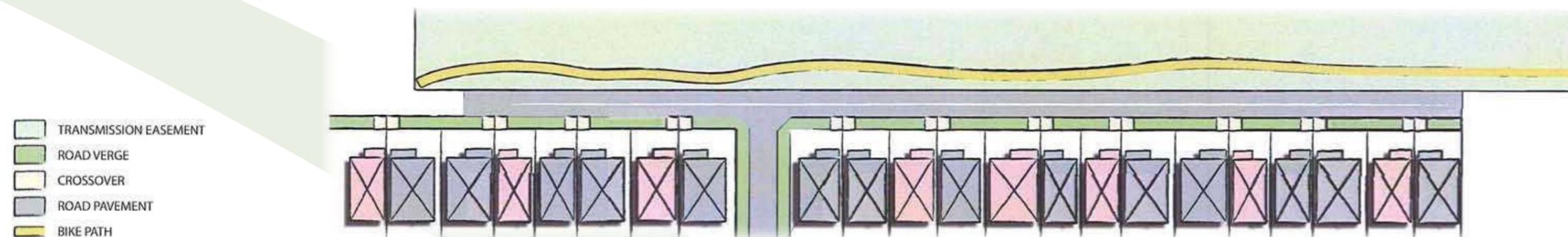
The following planning and design guidelines must be met:

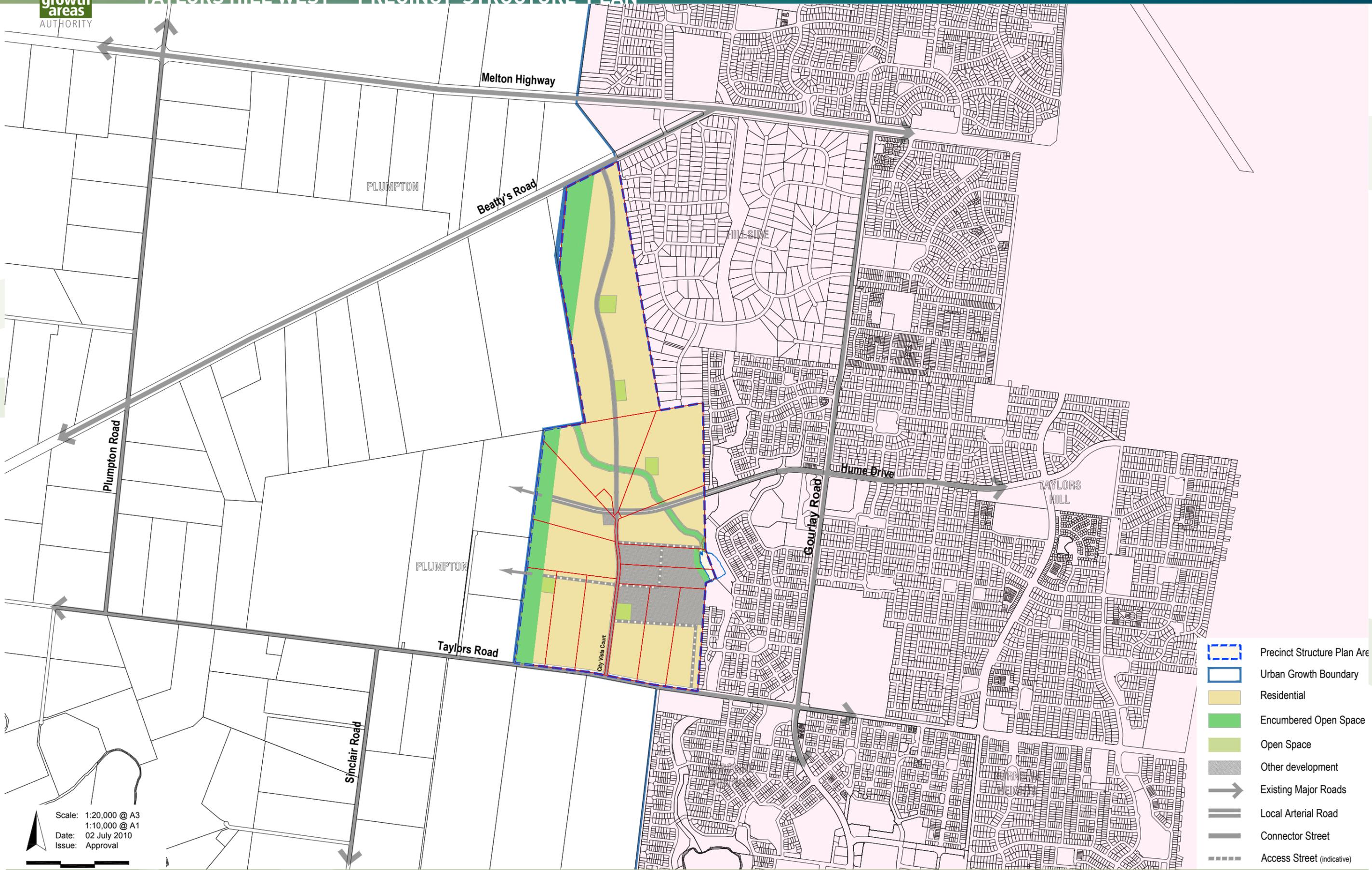
- All dwellings must have frontage to a road or open space.

The following planning and design guidelines should be met:

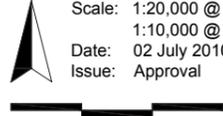
- Low or transparent fencing adjacent to the transmission easement which allows for passive surveillance of the trail network from dwellings.
- Low front fencing opposite all open space.
- Protection from the western sun for lots facing or abutting the electricity easement through design elements such as window treatments, verandahs, the location and type of street tree planting, location and the siting and design of lots and dwellings.
- Provide frontage streets along the central drainage line.
- Align local streets to take advantage of view lines along the drainage corridor.
- Provide for maximum pedestrian amenity along City Vista (between the community facilities and the drainage line) through responsive design and location of pavements, street furniture and plantings and vehicle access.
- Provide for potential integration of the precinct with the 'triangle' of land between the western boundary of the precinct and electricity easement.

Figure 1: Transmission easement interface





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- Precinct Structure Plan Area
- Urban Growth Boundary
- Residential
- Encumbered Open Space
- Open Space
- Other development
- Existing Major Roads
- Local Arterial Road
- Connector Street
- Access Street (indicative)

5.2 HOUSING

5.2.1 HOUSING OBJECTIVES

The objectives for housing are:

- To ensure a range of housing options are available to meet the needs of diverse household types and budgets
- To make efficient use of land and essential infrastructure
- To provide opportunities for affordable housing within the precinct
- To provide higher density housing proximate to public and private non-residential facilities.
- To use controls and designs that do not create impediments to intensification of housing density over time.

5.2.2 IMPLEMENTATION

The objectives for housing are met by implementation of all the following:

- » *Plan 5: Future urban structure*
- » *Plan 7: Housing*
- » *Planning and design guidelines set out in 5.2.3*

5.2.3 PLANNING AND DESIGN GUIDELINES

The following planning and design guidelines must be met:

- A minimum average density of 15 dwellings per net developable hectare for the precinct. This may require higher densities per net residential hectare.
- Ensure subdivision provides for higher density housing adjacent to and near public open space, planned public transport routes and retail, community and commercial facilities.
- Lots must front open space or roads.

5.3 ACTIVITY CENTRES

5.3.1 ACTIVITY CENTRES OBJECTIVES

The objectives for activity centres are:

- To encourage development of a convenience shopping centre with excellent road and pedestrian access.

5.3.2 IMPLEMENTATION

The objectives for activity centres are met by implementation of the following:

- » *Plan 5: Future urban structure*
- » *Planning and Design Guidelines set out in 5.3.3*

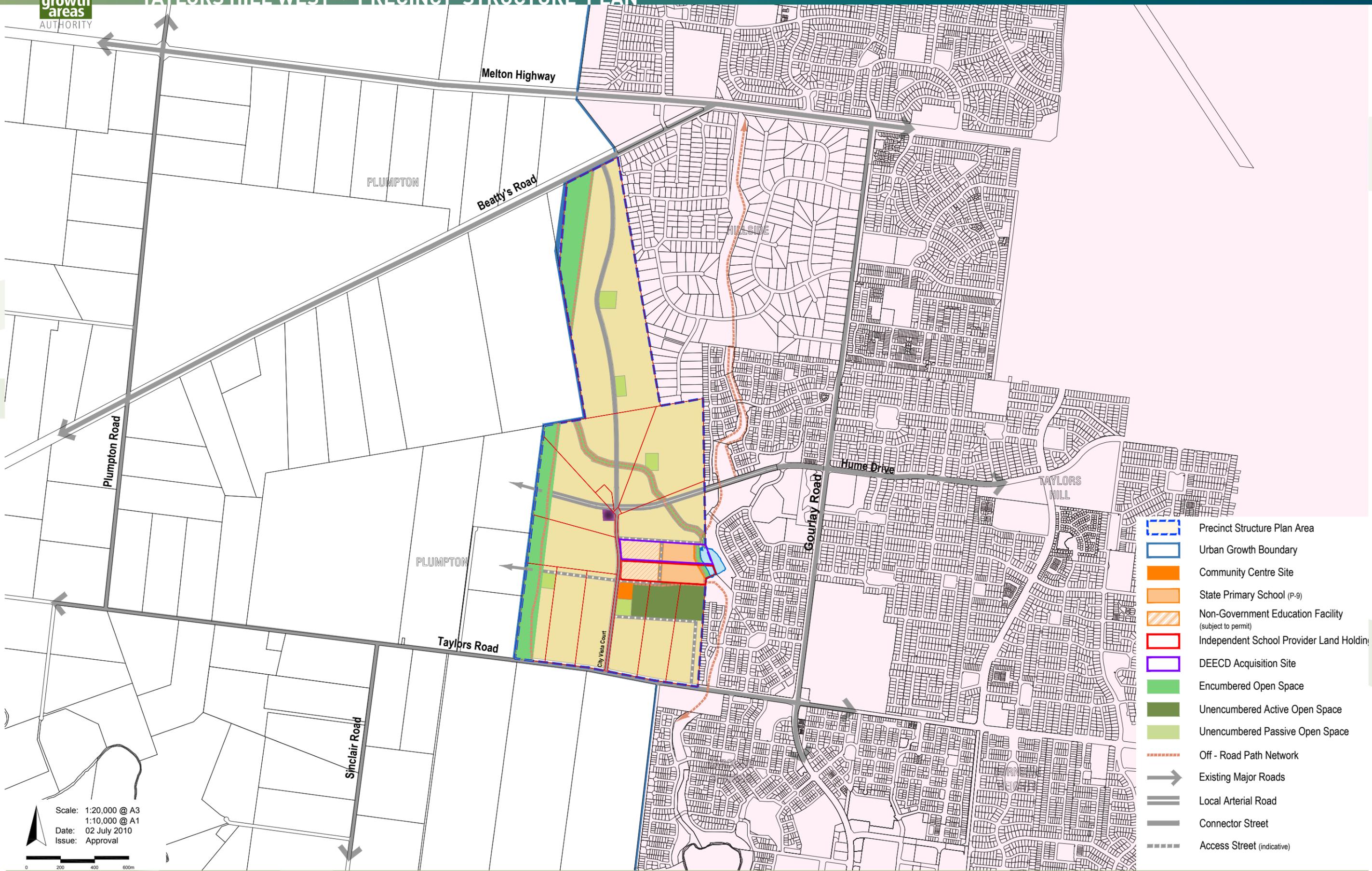
5.3.3 PLANNING AND DESIGN GUIDELINES

The following planning and design guidelines must be met:

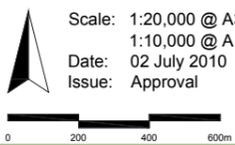
- Residential development must not exclude development of a convenience retail centre.

The following planning and design guidelines should be met:

- Retail development should have active frontages where appropriate.
- A section 2 use in the Residential 1 Zone should locate proximate to the convenience centre where practicable.



Scale: 1:20,000 @ A3
 1:10,000 @ A1
 Date: 02 July 2010
 Issue: Approval



5.4 COMMUNITY INFRASTRUCTURE

5.4.1 COMMUNITY INFRASTRUCTURE OBJECTIVES

The objectives for community infrastructure are:

- To meet the key community infrastructure needs of new residents
- To create a community hub that integrates government and privately provided services
- To provide convenient access to the community hub by walking, cycling, public transport and private cars
- To provide good connectivity between the community hub and the education precinct in Taylors Hill
- To ensure that community infrastructure has the flexibility to meet changing needs over time
- To ensure that the amenity and aesthetic character of community infrastructure is of a high quality
- To encourage participation in and use of community facilities.

5.4.2 IMPLEMENTATION

The objectives for community infrastructure are met by implementation of all the following:

- » *Plan 5: Future urban structure;*
- » *Plan 8: Community facilities*
- » *Figure 2: Indicative layout of Community hub*
- » *Acquisition of the 'DEECD Acquisition Site' in Plan 8 by DEECD and a land swap to be effected between DEECD and independent private school provider where practicable*
- » *The incorporation of infrastructure items contained in Table 2*
- » *Plans 11, 12 and 13 to facilitate good access to the community infrastructure precinct*
- » *The planning and design guidelines outlined in Section 5.4.3.*

5.4.3 PLANNING AND DESIGN GUIDELINES

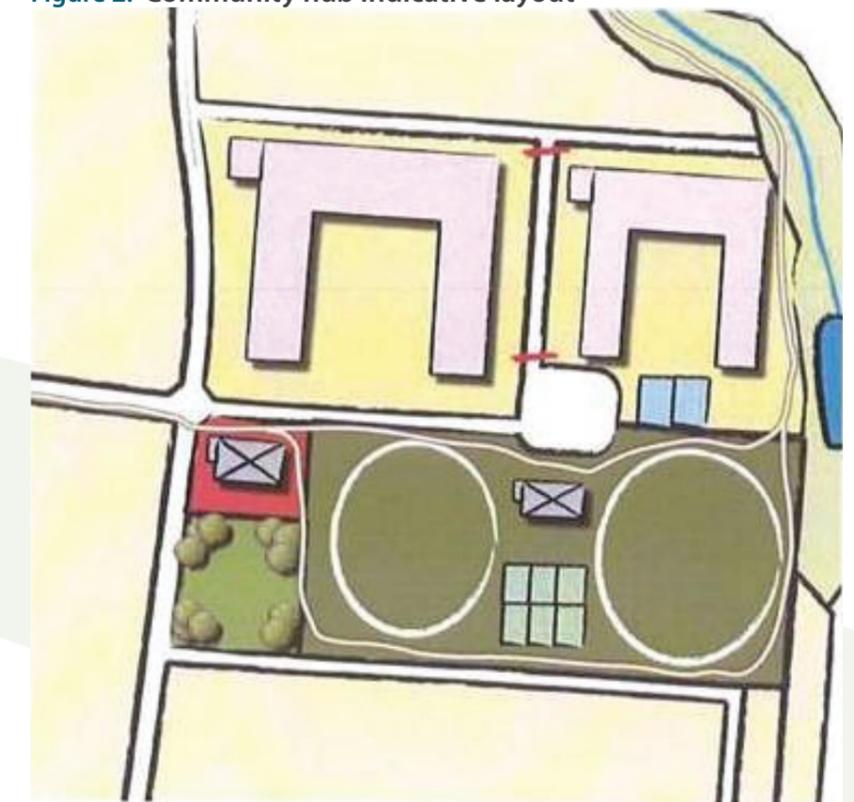
The following planning and design guidelines must be met:

- Ensure community facilities meet the needs of the community.
- Design facilities to meet changing community needs over time.
- Include public art as appropriate.
- Establish good links to public transport infrastructure and trail network.
- Create efficient links to the convenience centre.
- Provide for a minimum of two road frontages to both schools.

The following planning and design guidelines should be met:

- Design the community hub to ensure the creation of an access road of sufficient width between the school sites to provide access during school hours.
- Provide for the orderly flow of traffic, particularly at peak pick-up and drop off times.

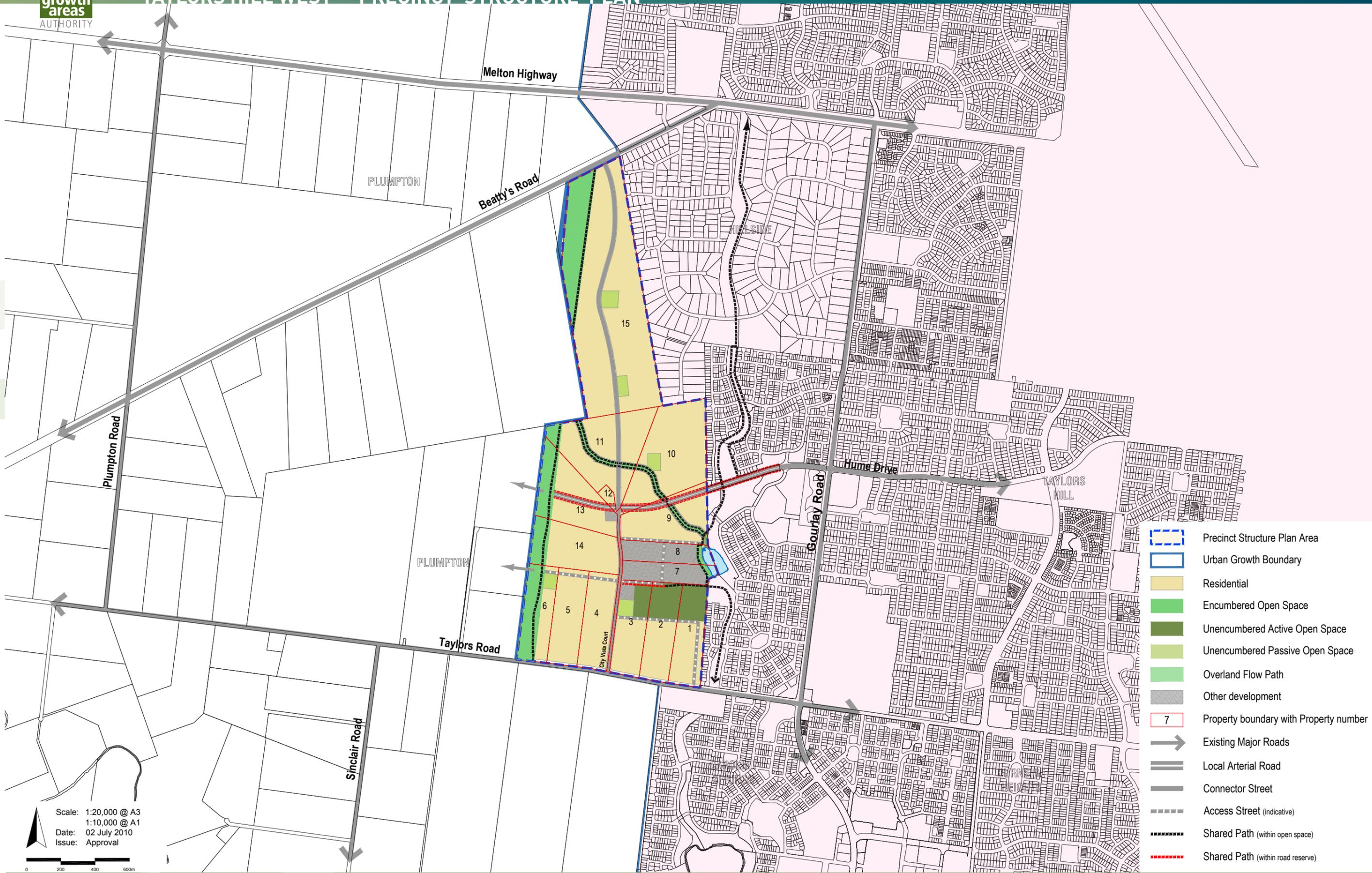
Figure 2: Community hub indicative layout



- Active Open Space Reserve
- Passive Open Space
- Community Facilities
- Residential
- Schools
- Netball
- Tennis
- Pedestrian/Bike Path
- Potential Control points

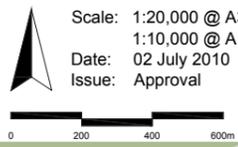
Table 2: Community hub role and components

DESCRIPTION	INCLUDES	LAND BUDGET
P9 School land (non school items)	A two court indoor recreation facility.	5ha
Multi-purpose community facility	Facility to contain: Multiple classroom spaces able to be configured for large (e.g. 200 people +) and small gatherings (e.g. 5 to 20 people); Classrooms; Administrative spaces for staff and community groups; Occasional Child Care (including outdoor play space); Consulting suites for outreach services; Youth friendly spaces; Arts & cultural spaces; Appropriate spaces for older people; Spaces for informal leisure; Community garden. Early years facility consisting of dual kindergarten rooms and additional space for playgroups and visiting allied health practitioners.	0.8ha
Private Services	Long Day Care, Independent School, Medical Services.	-



- Precinct Structure Plan Area
- Urban Growth Boundary
- Residential
- Encumbered Open Space
- Unencumbered Active Open Space
- Unencumbered Passive Open Space
- Overland Flow Path
- Other development
- Property boundary with Property number 7
- Existing Major Roads
- Local Arterial Road
- Connector Street
- Access Street (indicative)
- Shared Path (within open space)
- Shared Path (within road reserve)

Scale: 1:20,000 @ A3
 1:10,000 @ A1
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5.5 OPEN SPACE AND NATURAL SYSTEMS

5.5.1 OBJECTIVES

Open space

- To provide active and passive recreation spaces for local residents and workers
- To create an off-road pedestrian and cycle network
- To encourage walking, cycling and recreation
- To provide neighbourhood parks within convenient walking distance for residents
- To ensure the design and construction of open spaces balances low maintenance costs with a variety of recreation opportunities
- To meet active open space requirements within the precinct
- To link open spaces to the network of open spaces to the east of the precinct.

HERITAGE

There are no heritage specific objectives.

5.5.2 IMPLEMENTATION

OPEN SPACE

The objectives for open space are met by implementation of all the following:

- » *Plan 5: Future urban structure*
- » *Plan 9: Open space and natural systems*
- » *The incorporation of items contained in Tables 3 and 4*
- » *Plans 12 and 14 to facilitate good access to open space*
- » *Figure 3: Indicative linear open space cross section*
- » *The planning and design guidelines set out in 5.5.4*

Table 3: Active and passive open space

DESCRIPTION	INCLUDES	LAND BUDGET
Passive Open Space	Five standard and evenly distributed passive open space reserves (and high quality open space in the overland flow path) incorporating the functions of a typical passive open space reserve. Facilities required include: Dispersal area suitable for ball games; BBQ facilities; Playground.	5.02ha
Active Open Space	One active recreation reserve of 8 hectares located and capable of providing the following facilities: 2 senior ovals capable of accommodating the needs of Australian Rules Football and/or cricket; pavilion; 6 tennis courts; car parking, landscaping and appropriate setbacks from roads and neighbouring residential dwellings with a perimeter pedestrian / bicycle pathway; at least two joint school / community use outdoor netball courts within the proposed Government school.	8.69ha
Off-road trail network	Off-road bicycle and pedestrian trail that links passive parks and the active open space reserve (2.5m width) and includes a circuit of approximately 4km when using easements and linear reserves.	-

HERITAGE

There are no areas identified as sensitive by Aboriginal Affairs Victoria in the PSP area.

There are no post-settlement heritage values in the precinct.

5.5.3 HOW TO MAKE A PUBLIC OPEN SPACE CONTRIBUTION IN THIS PRECINCT

Further to the public open space contribution required at Clause 52.01 of the Melton Planning Scheme, this provision sets out the amount of land to be contributed by each property (refer to Plan 9 for property numbers) in the precinct and consequently where a cash contribution is required in lieu of land. Where Table 4: Distribution of passive open space in this precinct structure plan specifies:

- 0% of the land as Passive Open Space ('POS'), the contribution is a cash contribution of 3.21% of the site value.
- more than 0% and less than 3.21% of the land as POS, the contribution is a land contribution equal to the percentage specified in Table 4 as POS and a further cash contribution that is equal to the difference in value between the land contribution and 3.21% of the site value.
- more than 3.21% of the land as POS, the contribution is a land contribution equal to the percentage specified in Table 4 as POS.

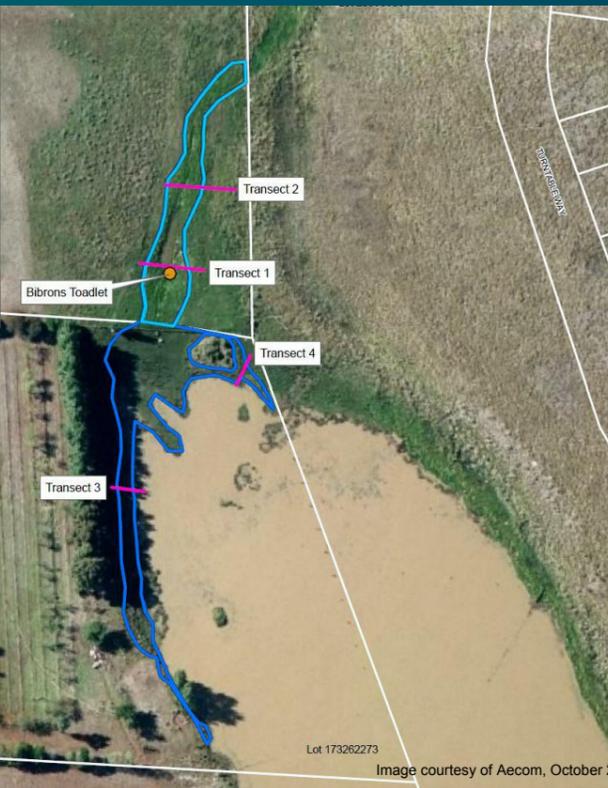
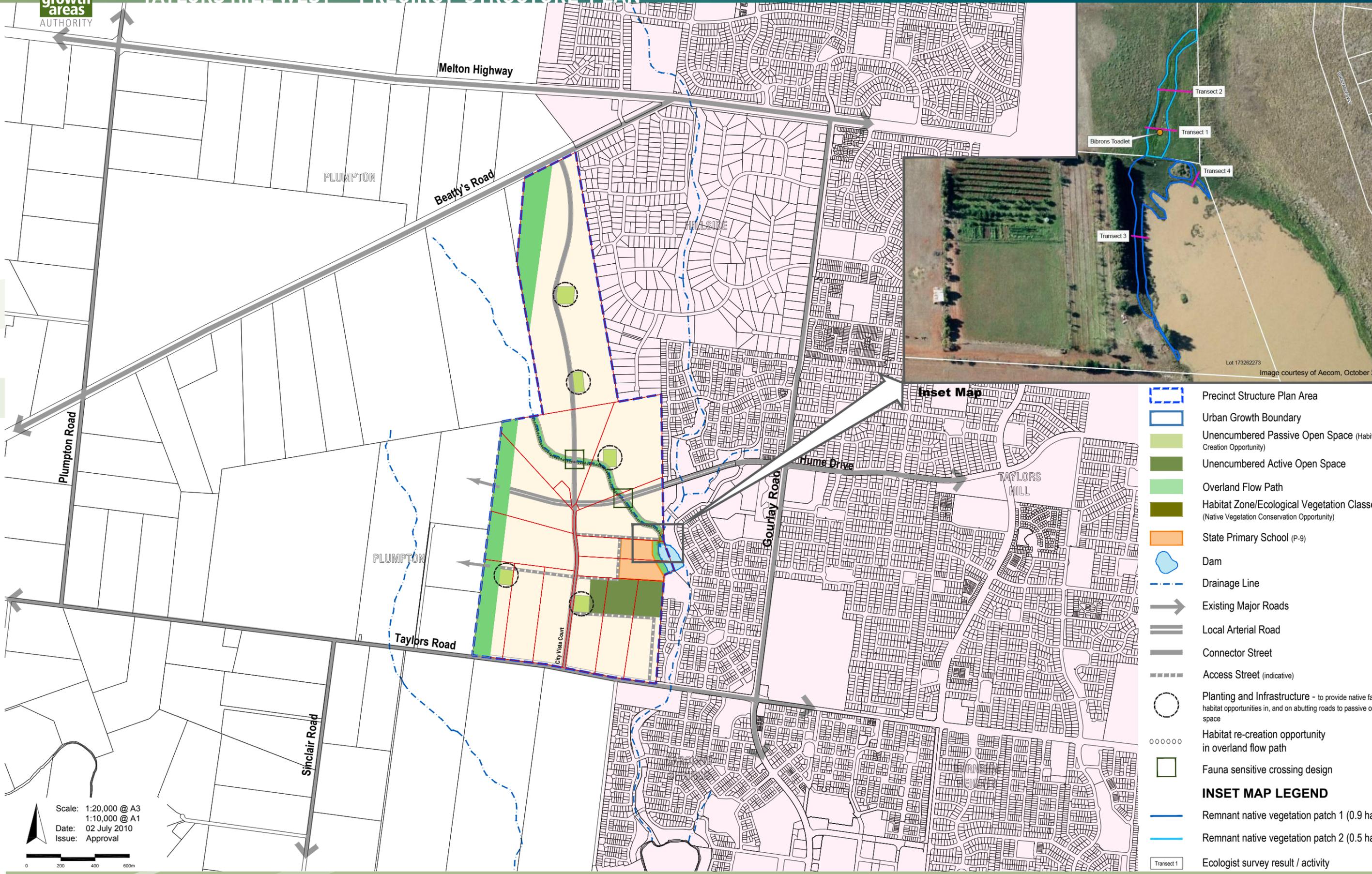
In the latter instance, the subdivider may request that the responsible authority reimburse the subdivider for the difference in site value between 3.21% and the amount of POS specified for that land in Table 4, to the satisfaction of the responsible authority.

5.5.4 ENCUMBERED LAND

Table 4 does not include encumbered open space. Encumbered open space is comprised of the transmission line easement, the overland flow path and areas around the dam at the eastern boundary of the precinct.

Table 4: Distribution of passive open space

PROPERTY NUMBER (REFER PLAN 9)	TOTAL AREA (HECTARES)	PASSIVE OPEN SPACE (HECTARES)	TOTAL NET DEVELOPABLE AREA (HECTARES)	PASSIVE OS % NDA (EXCLUDING SCHOOLS)
1	10.04		6.47	0.00%
2	10.03		6.16	0.00%
3	10.00	0.85	6.27	13.56%
4	9.99		9.74	0.00%
5	10.00		9.73	0.00%
6	10.00	0.70	3.54	19.77%
7	6.20		0.25	0.00%
8	6.16		0.23	0.00%
9	13.24	0.31	10.38	2.99%
10	20.93	0.98	18.78	5.22%
11	20.06	0.47	17.00	2.76%
12	0.81		0.70	0.00%
13	14.32		8.38	0.00%
14	12.91		10.23	0.00%
15	60.22	1.71	48.45	3.53%
TOTAL	214.91	5.02	156.31	3.21%



- Precinct Structure Plan Area
 - Urban Growth Boundary
 - Unencumbered Passive Open Space (Habitat Creation Opportunity)
 - Unencumbered Active Open Space
 - Overland Flow Path
 - Habitat Zone/Ecological Vegetation Class (Native Vegetation Conservation Opportunity)
 - State Primary School (P-9)
 - Dam
 - Drainage Line
 - Existing Major Roads
 - Local Arterial Road
 - Connector Street
 - Access Street (indicative)
 - Planting and Infrastructure - to provide native fa habitat opportunities in, and on abutting roads to passive op space
 - Habitat re-creation opportunity in overland flow path
 - Fauna sensitive crossing design
- INSET MAP LEGEND**
- Remnant native vegetation patch 1 (0.9 ha)
 - Remnant native vegetation patch 2 (0.5 ha)
 - Transect 1 Ecologist survey result / activity

Scale: 1:20,000 @ A3
 1:10,000 @ A1
 Date: 02 July 2010
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* The Urban Growth Boundary identified in this precinct is the 2005 Urban Growth Boundary. Check the planning scheme maps in the Melton Planning Scheme for the current Urban Growth Boundary.

5.5.5 PLANNING AND DESIGN GUIDELINES

OPEN SPACE

The following must be met:

- Landscaped areas are to be designed for low maintenance
- North-south alignment of cricket wickets and/or football ovals.
- The total provision of open space for each land parcel must be consistent with the open space requirements in Table 4. Additional open space may be provided but is not to receive an open space credit.
- Where an alternative provision model for passive open space to that shown in Plan 9 is considered, the passive open space must:
 - Have a minimum area of 0.7ha unless co-located with either encumbered or unencumbered open space
 - Be able to support any particular planned use of the reserve and
 - As far as practicable, be regular in form and be able to contain a rectangle with a minimum width of approximately 80 metres
 - Be fronted by a connector road or key local road on at least one side.
- The layout and design of the linear open space along the overland flow path alignment to be consistent with the cross-section

illustrated in Figure 3.

DRAINAGE

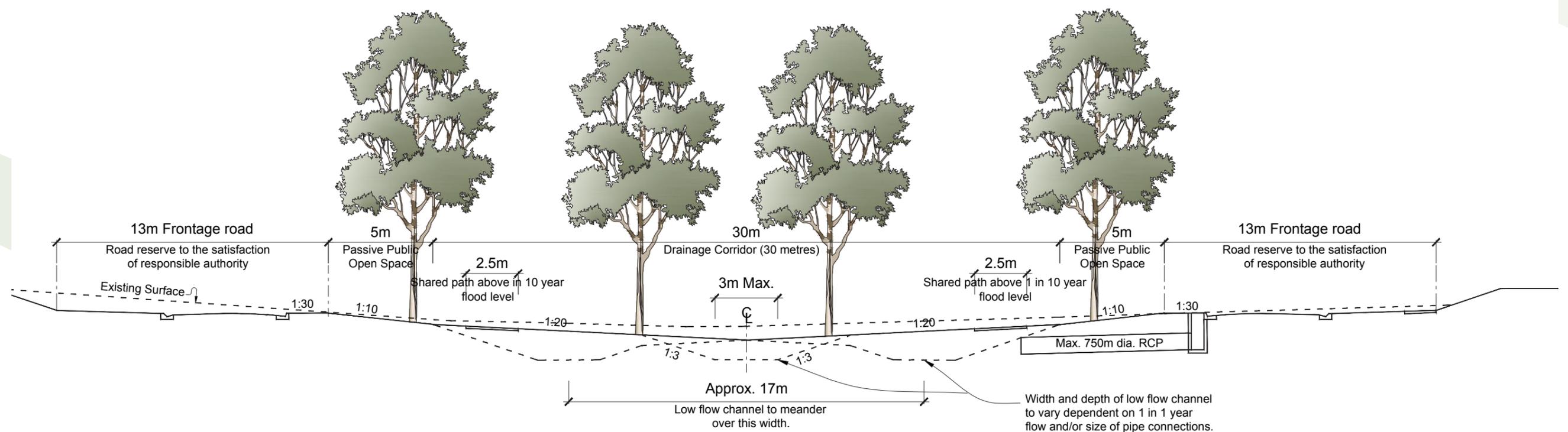
The following guidelines must be met:

- Locate water quality treatment infrastructure above the level of a one in ten year flood
- The functional design of the drainage corridor is to be determined to the satisfaction of Melbourne Water at the subdivision stage.

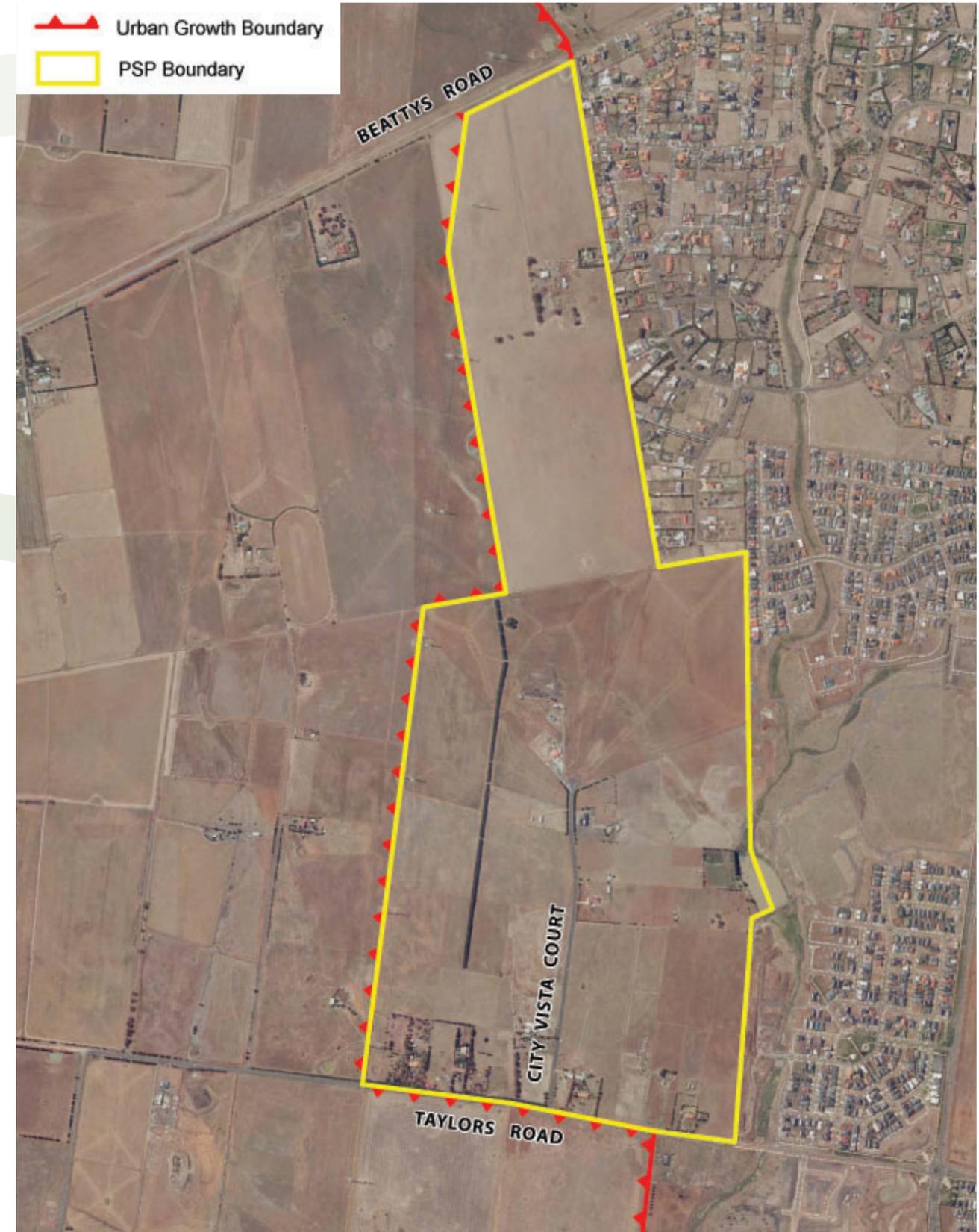
The following guidelines should be met:

- The sewerage easement should be co-located within the drainage corridor
- Provide for any additional width likely to be required for water quality treatment infrastructure to be located in or adjacent to the drainage corridor
- Provide a road frontage to both sides of the drainage corridor. Where a road frontage along the drainage corridor is not practical, a wider drainage corridor will be required and maintenance tracks at least three metres wide will need to be placed in the corridor.
- Manage the quality of stormwater run-off by using WSUD principles to protect and enhance the quality of receiving waterways.

Figure 3: Indicative Linear Open Space Cross-section



NVPP Map 1: The Area to which the NVPP Applies



5.6 TAYLORS HILL WEST NATIVE VEGETATION PRECINCT PLAN

This is the Taylors Hill West Native Vegetation Precinct Plan listed under the Schedule to Clause 52.16 of the Melton Planning Scheme.

The Taylors Hill West Native Vegetation Precinct Plan applies to all land shown within the 'PSP Boundary' in NVVP Map 1 opposite.

PURPOSE

The Taylors Hill West Native Vegetation Precinct Plan:

- Specifies the native vegetation to be protected and the native vegetation that can be removed, destroyed or lopped;
- Ensures that the area specified for protection is managed to conserve ecological values in accordance with the Taylors Hill West Precinct Structure Plan;
- Streamlines the planning approvals process through a landscape approach to native vegetation protection and management;
- Complements the management of the existing linear reserve adjoining the precinct to the east.

VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

- To protect and manage the small area of Plains Grassy Wetland adjacent to the dam at the eastern edge of the precinct to enhance its value as habitat for native fauna.
- To protect and manage the dam at the eastern edge of the precinct as a potential habitat for the endangered Growling Grass Frog and habitat for Bibron's Toadlet and common native fauna.
- To complement the management of the existing linear reserve adjoining the precinct to the east.

THE NATIVE VEGETATION TO BE PROTECTED

The native vegetation to be protected is described in NVPP Table 1 and shown in Plan 11 of this Plan.

NATIVE VEGETATION THAT CAN BE REMOVED, DESTROYED OR LOPPED

The native vegetation described in Table 2 and shown in Map 11 can be removed, destroyed or lopped, without a permit.

THERE ARE NO SCATTERED TREES IN THIS PRECINCT

There are no offsets required under this plan and no associated works, payments or actions.

CONDITIONS

All earthworks must be undertaken in a manner that will minimize soil erosion and adhere to Construction Techniques for Sediment Pollution Control, EPA 1991.

Prior to the commencement of works on land containing native vegetation to be retained, a Vegetation Protection Zone must be established at a distance of 2 metres or greater from the native vegetation to be retained. The zone must be fenced with highly visible, durable fencing and include a notice on the fence advising on the purpose of the zone, the need to retain and maintain the fence, and that fines will be imposed for removal or damage of the fencing or vegetation.

Any Vegetation Protection Zone must be maintained until works on the land are completed.

A copy of the Vegetation Protection Zone(s) are to be included in any contract for construction or works on the land.

No vehicular access or pedestrian access, trenching or soil excavation or storage or dumping of soil, machinery, tools, equipment or waste is to occur within the Vegetation Protection Zone.

REFERENCE DOCUMENTS

Taylors Hill Structure Plan: Flora and Fauna Assessment, Plumpton, Victoria; Ecology Partners P/L, December 2007

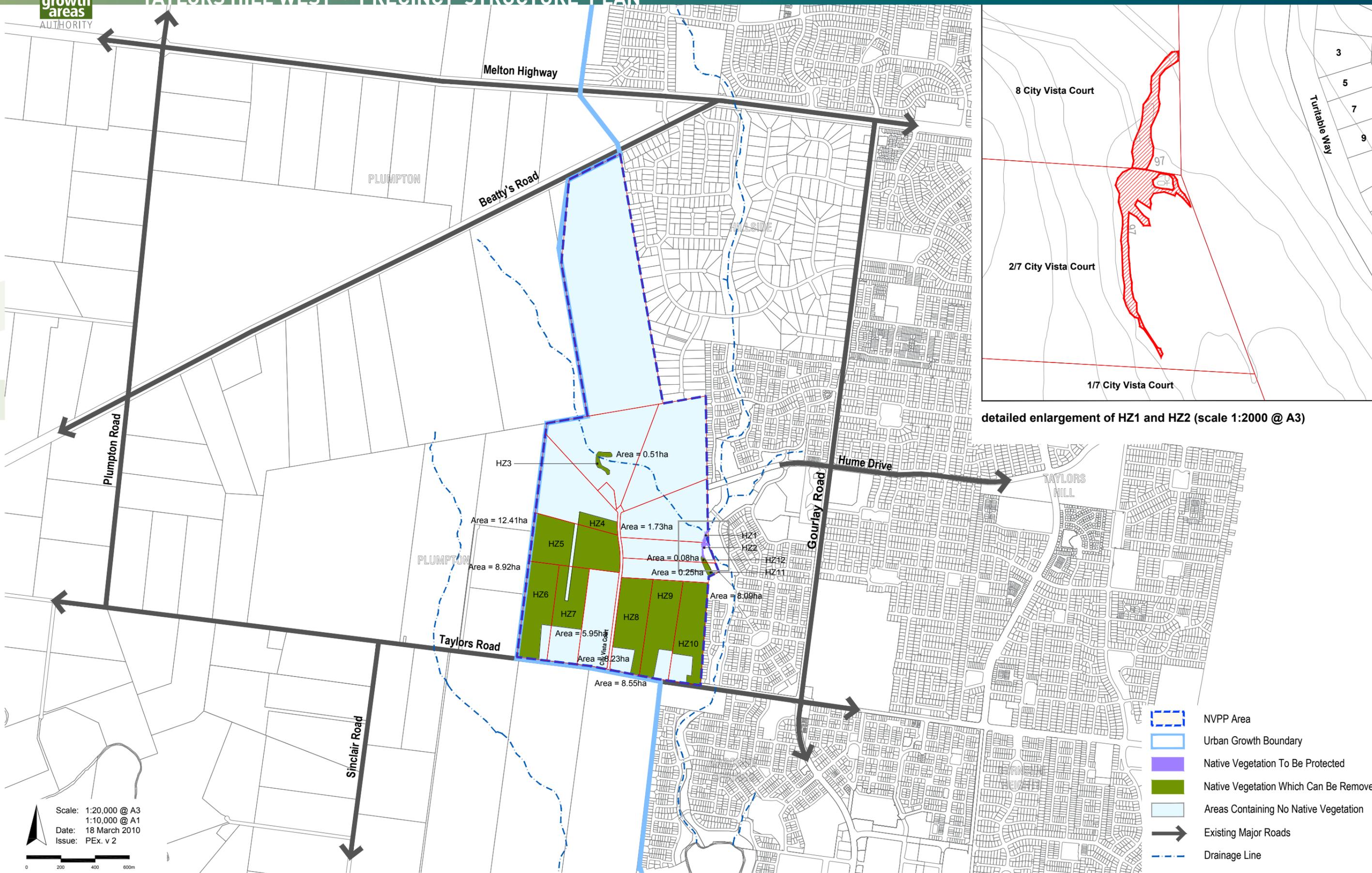
Taylors Hill Vegetation Assessment, Aecom, October 2009

NVPP Table 1: Habitat Zones to be protected

PROPERTY ADDRESS LOT NUMBER	HABITAT ZONE	EVC DESCRIPTION	AREA (HA)	CONSERVATION STATUS	CONSERVATION SIGNIFICANCE
8 City Vista Court, Plumpton Lot 8, LP147857	HZ1	EVC 125 Plains Grassy Wetland	0.5	Endangered	High
2/7 City Vista Court, Plumpton Lot 1, PS526039	HZ2	EVC 125 Plains Grassy Wetland	0.9	Endangered	High

NVPP Table 2: Habitat Zones which can be removed

PROPERTY ADDRESS LOT NUMBER	HABITAT ZONE	EVC DESCRIPTION	AREA (HA)
10A City Vista Court, Plumpton Lot 2, PS509166	HZ3	Degraded treeless vegetation	0.51
11 City Vista Court, Plumpton Lot 11, PS147857	HZ4	Degraded treeless vegetation	1.73
12 City Vista Court, Plumpton Lot 12, PS147857	HZ5	Degraded treeless vegetation	12.41
944-966 Taylors Road, Plumpton Lot 6, LP135910	HZ6	Degraded treeless vegetation	8.92
920-942 Taylors Road, Plumpton Lot 5, LP135910	HZ7	Degraded treeless vegetation	5.95
896-918 Taylors Road, Plumpton Lot 4, LP135910	HZ8	Degraded treeless vegetation	8.23
872-894 Taylors Road, Plumpton Lot 3, LP135190	HZ9	Degraded treeless vegetation	8.55
842-870 Taylors Road, Plumpton Lot 2, LP135190	HZ10	Degraded treeless vegetation	8.09
828-850 Taylors Road, Plumpton Lot 1, LP 135190	HZ11	Degraded treeless vegetation	0.25
2/7 City Vista Court, Plumpton Lot 1, PS526039	HZ12	Degraded treeless vegetation	0.08



detailed enlargement of HZ1 and HZ2 (scale 1:2000 @ A3)

Scale: 1:20,000 @ A3
 1:10,000 @ A1
 Date: 18 March 2010
 Issue: PEx. v 2



5.7 BIODIVERSITY SIGNIFICANCE

5.7.1 BIODIVERSITY ASSETS

- The large dam at the eastern boundary of the PSP area has potential habitat for Growling Grass Frog and known habitat for Bibron's Toadlet as well as waterbird and frog species. Growling Grass Frog is listed under the *Environment Protection and Biodiversity Conservation Act* as vulnerable and is listed as endangered under the *Flora and Fauna Guarantee Act*. Bibron's Toadlet is listed as vulnerable under the *Flora and Fauna Guarantee Act*.
- The edge of the dam includes an intact area of Plains Grassy Wetland (EVC 125). Plains Grassy Woodland has an 'endangered' conservation status within Victoria and the patch within the precinct has high conservation significance. The critically endangered Spiny Rice-Flower and state significant Small Scurf-Pea have been recorded in the broader area.
- A low lying tributary of the Stony Hill Creek runs from the north-west of the precinct into the dam and provides an opportunity for enhancement with significant flora and creation of habitat for Growling Grass Frog and other significant fauna species.

5.7.2 OBJECTIVES

Biodiversity

- To incorporate native vegetation and fauna habitats where practicable into the landscape.
- To use open space and landscaping opportunities in street networks and parks to increase vegetation cover and fauna habitat.
- To protect, maintain and enhance the habitat value of the dam for the Growling Grass Frog, Bibron's Toadlet and other waterbird and frog species.
- To protect, maintain and enhance the indigenous flora around the dam edge including the area of Plains Grassy Wetland and any Spiny Rice Flower and Small Scurf Pea identified.
- To enhance habitat values and create a habitat link within the tributary of the Stony Hill Creek.

5.7.3 IMPLEMENTATION

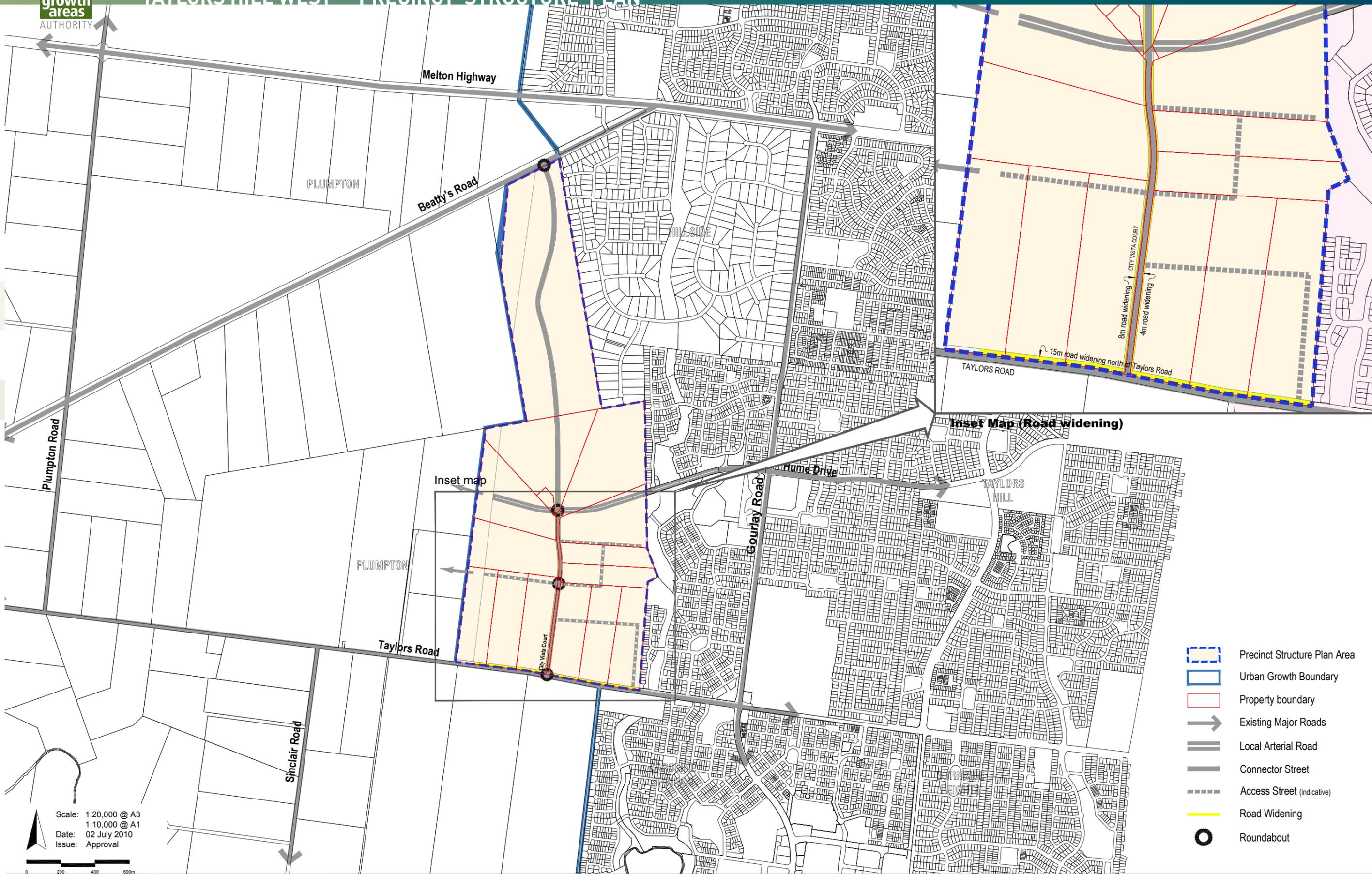
The objectives for biodiversity are met by implementation of all the following:

- » *Plan 10: Biodiversity;*
- » *The Native Vegetation Precinct Plan for the land incorporated in the Planning Scheme;*
- » *The Planning and design guidelines set out in 5.7.4; and*
- » *Conservation Management Plans for the Growling Grass Frog, Bibron's Toadlet, Spiny Rice Flower (if identified in targeted survey) and Small Scurf Pea (if identified in targeted survey).*

5.7.4 PLANNING AND DESIGN GUIDELINES

The following should be met:

- Incorporate existing planted trees and shrubs into subdivision design, where appropriate.
- Open space landscaping should be predominantly indigenous species complementary to indigenous Ecological Vegetation Communities and be wind and drought tolerant.
- Planting in the drainage reserve should support native fauna and incorporate planting of indigenous plant species.
- Linkages to potential Growling Grass Frog dispersal routes to the east of the precinct should be enhanced.
- The quality of water flowing to the large dam at the eastern boundary of the precinct via the overland flow path must be suitable to support Growling Grass Frog and Bibron's Toadlet.
- Sensitive landscaping and planting of locally indigenous species, particularly species consistent with Aquatic Herbland EVC (EVC 653) along Stony Hill Creek.



Inset Map (Road widening)

- Precinct Structure Plan Area
- Urban Growth Boundary
- Property boundary
- Existing Major Roads
- Local Arterial Road
- Connector Street
- Access Street (indicative)
- Road Widening
- Roundabout

Scale: 1:20,000 @ A3
 1:10,000 @ A1
 Date: 02 July 2010
 Issue: Approval



* The Urban Growth Boundary identified in this precinct is the 2005 Urban Growth Boundary. Check the planning scheme maps in the Melton Planning Scheme for the current Urban Growth Boundary.

5.8 TRANSPORT AND MOVEMENT

5.8.1 TRANSPORT OBJECTIVES

The objectives for transport are:

- To reduce reliance on private vehicle use by providing access to a range of high-quality alternative transportation options
- To ensure the capacity of the surrounding transport network is not compromised by development of the precinct
- To provide for integration with the proposed urban growth area to the west
- To create quality pedestrian and cycle links that allow for safe and efficient movement between residential areas and key community infrastructure
- To provide safe and efficient pedestrian movements to and from bus stops and key pedestrian destinations
- To create an off-road trail network that minimises road crossings and links schools, open space and community infrastructure to the broader trail network
- To provide convenient access to the planned Taylors Hill Shopping Centre, Caroline Springs Shopping Centre (MAC) and the Sydenham Town Centre (PAC) and the PPTN
- To provide convenient access to Melton, Laverton and Truganina employment precincts.

5.8.2 IMPLEMENTATION

The objectives for transport are met by implementation of all the following:

- » *Plan 5: Future urban structure*
- » *Plan 11: Road network;*
- » *Plan 12: Public transport;*
- » *Plan 13: Walking and trails;*
- » *Cross sections contained in cross sections 1-8;*
- » *Table 5: Road hierarchy;*
- » *The planning and design guidelines in 5.8.3.*

5.8.3 PLANNING AND DESIGN GUIDELINES

The following planning and design guidelines must be met:

- Dwellings must front roads, including arterial roads.
- Include high quality pedestrian and cycling infrastructure in and adjoining the City Vista road reserve near non-residential land uses.

ROAD CROSS SECTIONS

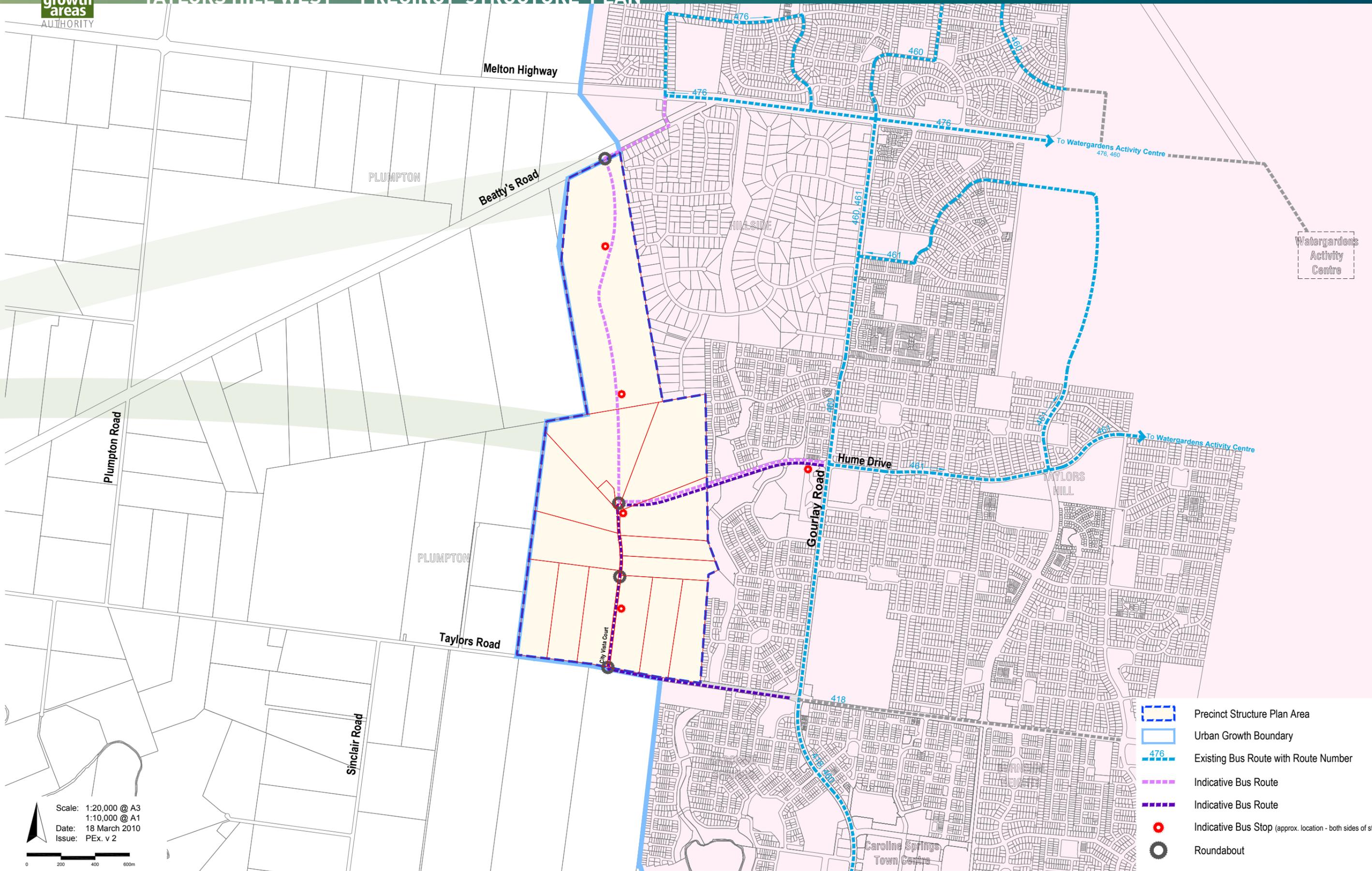
- Final design must provide for continuity of paths, including shared paths, through intersections, as appropriate.
- Rear loaded dwelling configurations may require provision of shared paths to ensure continuity for cyclists and pedestrians to the satisfaction of the responsible authority.

ROAD NETWORK

- The local road network must provide permeable and safe routes for walking and cycling to activity centres, schools, community facilities, the off-road trail network and public open space.
- Cul-de-sacs must not unreasonably restrict pedestrian permeability and efficient vehicle movements.
- Connector roads are to be constructed by development proponents as part of the subdivision works prior to the issue of a statement of compliance for the relevant stage (the part of City Vista provided for in the Taylors Hill West Development Contributions Plan is an exception).
- Intersections of connector streets and arterial roads that are not included in the Development Contributions Plan for the PSP area must be constructed to achieve a minimum ten year design life (following consultation with the appropriate road authority) to the satisfaction of the responsible authority.
- Staging of subdivisions is to provide for the timely connection of road links between properties and to the collector and arterial road network and the off-road pedestrian and bicycle network to the satisfaction of the responsible authority.
- Any development fronting Beattys Road or Taylors Road must be provided with a service road or internal access road.

The following planning and design guidelines should be met:

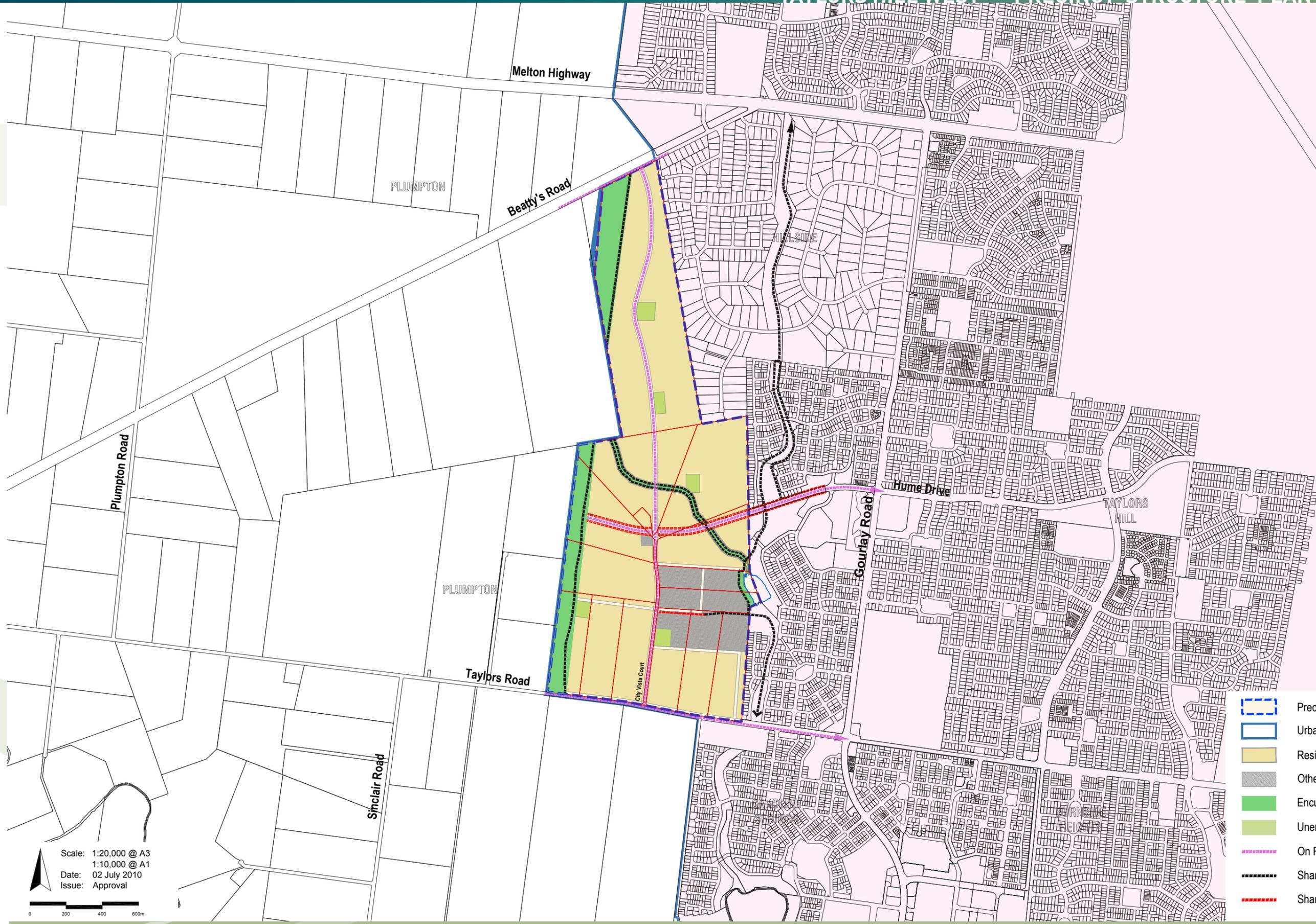
- Cross-sections and roundabout design should accord with the Department of Transport Public Transport Guidelines for Land Use and Development.



- Precinct Structure Plan Area
- Urban Growth Boundary
- Existing Bus Route with Route Number
- Indicative Bus Route
- Indicative Bus Route
- Indicative Bus Stop (approx. location - both sides of st)
- Roundabout

Scale: 1:20,000 @ A3
 1:10,000 @ A1
 Date: 18 March 2010
 Issue: PEX. v 2





- Precinct Structure Plan Area
- Urban Growth Boundary
- Residential
- Other development
- Encumbered Open Space
- Unencumbered Passive Open Space
- On Road Bike Path (both sides)
- Shared Path (within open space)
- Shared Path (within road reserve)

Scale: 1:20,000 @ A3
 1:10,000 @ A1
 Date: 02 July 2010
 Issue: Approval

* The Urban Growth Boundary identified in this precinct is the 2005 Urban Growth Boundary. Check the planning scheme maps in the Melton Planning Scheme for the current Urban Growth Boundary.

BUS NETWORK

Where a bus route or bus stop has been nominated by the Director of Public Transport bus stop facilities must be:

- Constructed by development proponents as part of the subdivision works (prior to the issue of a statement of compliance for the relevant stage) to a design standard approved by the Director of Public Transport
- Provided with DDA compliant direct and safe pedestrian access connected to an existing pedestrian/shared path
- Designed to reflect the needs of adjacent land uses such as activity centres schools, sports fields and employment areas
- Designed to ensure safe and efficient pedestrian movements to and from bus stops and key pedestrian destinations.

A permit condition for subdivision can be included, generally as part of a Construction Plan condition, as follows:

Pavements, roads and verges on collector roads designed to accommodate bus stops generally in accordance with the location of bus stops shown in the Precinct Structure Plan applying to the land and to the satisfaction of the Director of Public Transport. Bus stops must comply with the *Disability Discrimination Act 1992 (Commonwealth)* and the *Disability Standard for Accessible Public Transport 2002*. The design of all bus stops should be in accordance with VicRoads Bus Stop Guidelines and DOI Requirements for Bus Stop Compliance and include:

- Passenger hard stand areas
- Tactile ground surface indicators
- Bus stop kerbing.

All works specified on the approved construction plans must be constructed or carried out by the developer in accordance with those plans before the issue of a statement of compliance for the relevant stage under the *Subdivision Act 1988* to the satisfaction of the responsible authority (and where relevant VicRoads and /or the Director of Public

Transport).

Where bus stop facilities shown on a construction plan have not been constructed, a statement of compliance may still be issued provided that:

- A bus service is not in operation, or will not be in operation within three months of the likely completion of works for that stage.
- A developer has lodged a bond with the Director of Public Transport to the value of 150% of the proposed bus stop works.

A bond retained by the Director of Public Transport under this condition must be returned to the permit holder provided:

- A statement of compliance has been issued for the last stage of the development allowed under this permit; and
- No bus service is in operation to use the bonded bus stops.

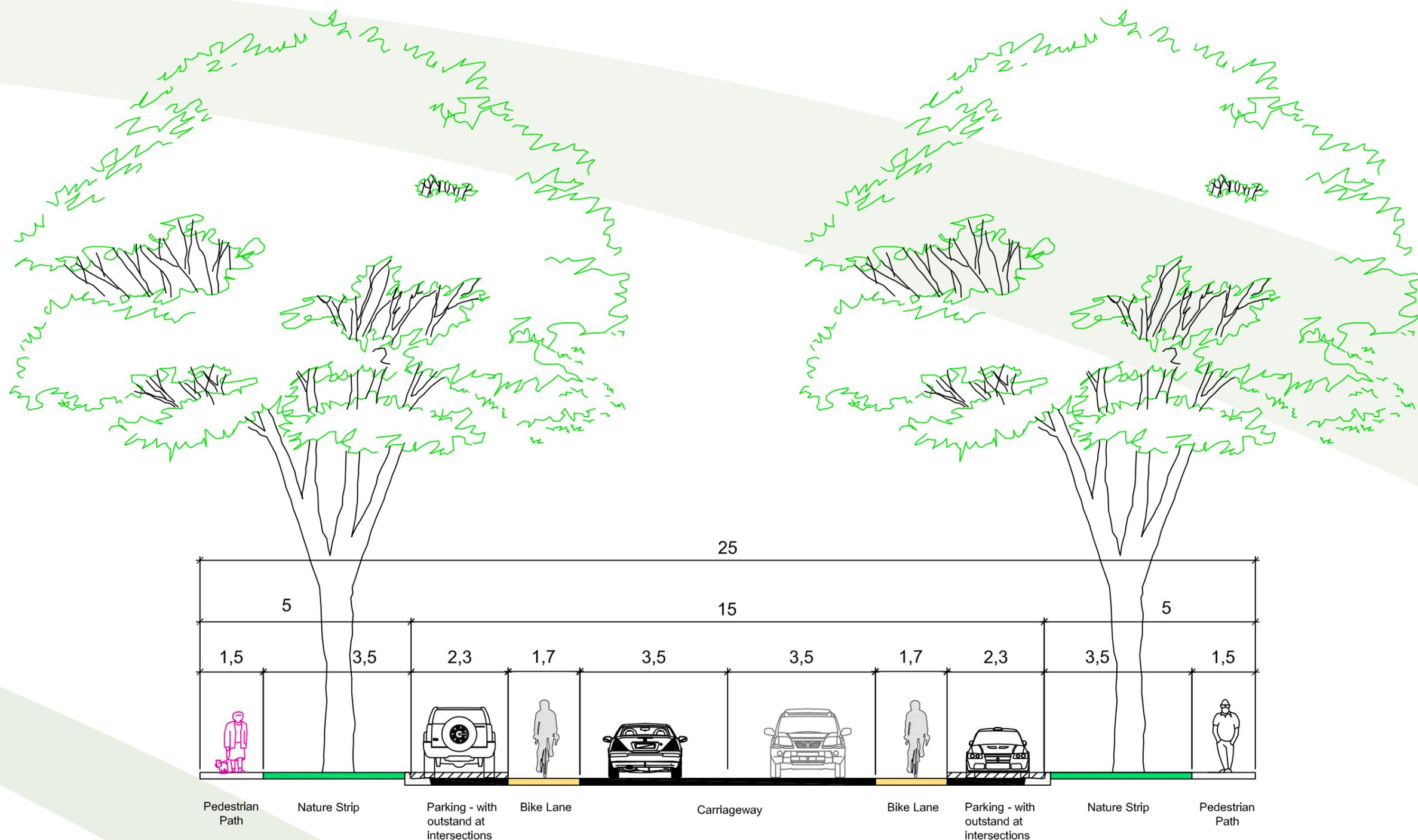
SHARED PATHWAYS

- Walking and cycling networks including bridges across drainage channels that are not included in the Development Contributions Plan for the land are to be constructed by development proponents as part of subdivision works (prior to the issue of a statement of compliance for the relevant stage).
- Footpaths and cycle paths are to be provided with increased width in areas expecting high foot traffic such as in front of schools and in activity centres.
- Cycle parking facilities are to be provided by development proponents in convenient and prominent locations at key destinations such as schools, sporting facilities and activity centres.
- Pedestrian and cycle crossing are to be provided on key desire lines and in particular at the interface between residential areas and activity centres and in the vicinity of bus stops.

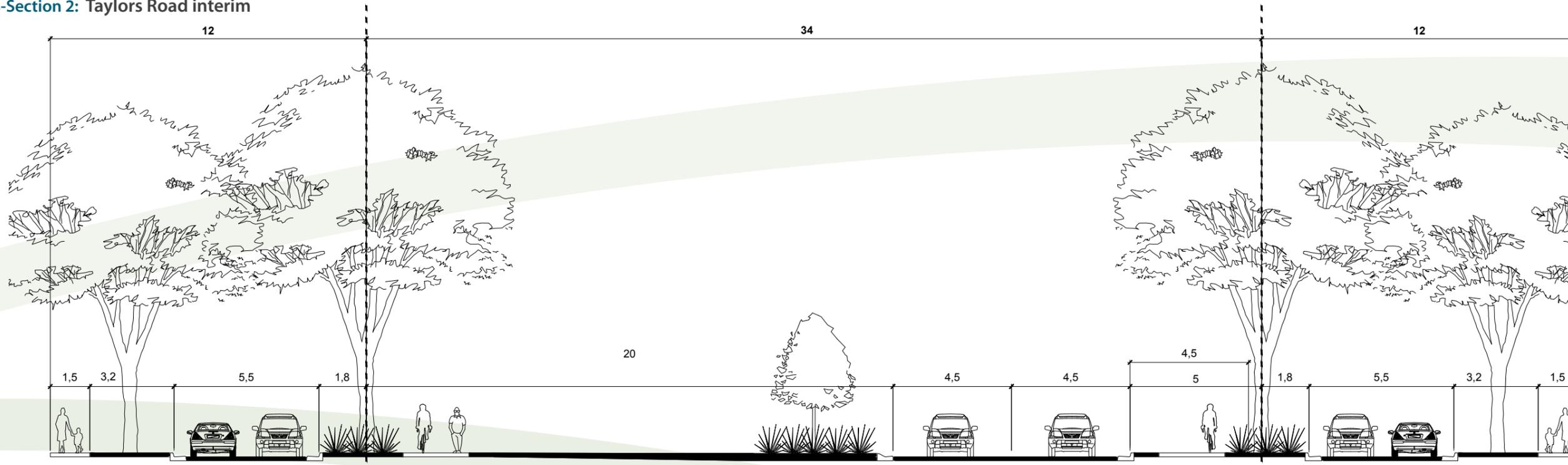
Table 5: Road Hierarchy

ROAD / STREET	EXISTING RESERVE	ULTIMATE RESERVE	ACCESS MANAGEMENT POLICY	INDICATIVE VEHICLES PER DAY (VPD)	TRAFFIC LANES	SPEED LIMIT	BUS COMPATIBLE	PROPERTY ACCESS AND PARKING	ON ROAD CYCLE LANE	SHARED PATH	RESPONSIBILITY
Hume Drive	0m	34m (33m east of PSP)	Limited access (Urban)	10,000-25,000	4	60 km/h	Local	No	Yes	Yes	Council
Beattys Road, west of intersection with City Vista (outside the PSP area)	60m	41+m	Limited access (Urban)	Up to 60,000	6	80 km/h	Local/ regional	No	Yes	Yes	Council initially, VicRoads in future
Beattys Road, east of intersection with City Vista	60m	25 m	Direct access permitted	3000-7000	4	50 km/h	Local	Yes	Yes	No	Council
Taylor's Road	20m	35m	Limited access (Urban)	10,000-25,000	4	80 km/h	Local/ regional	No	Yes	Yes	Council initially, VicRoads in future
North-south connector	0-16 m	25-28m	Direct access permitted	3000-7000	2	50 km/h – 40 km/h adjacent to school	Local	Yes	Yes	No	Council

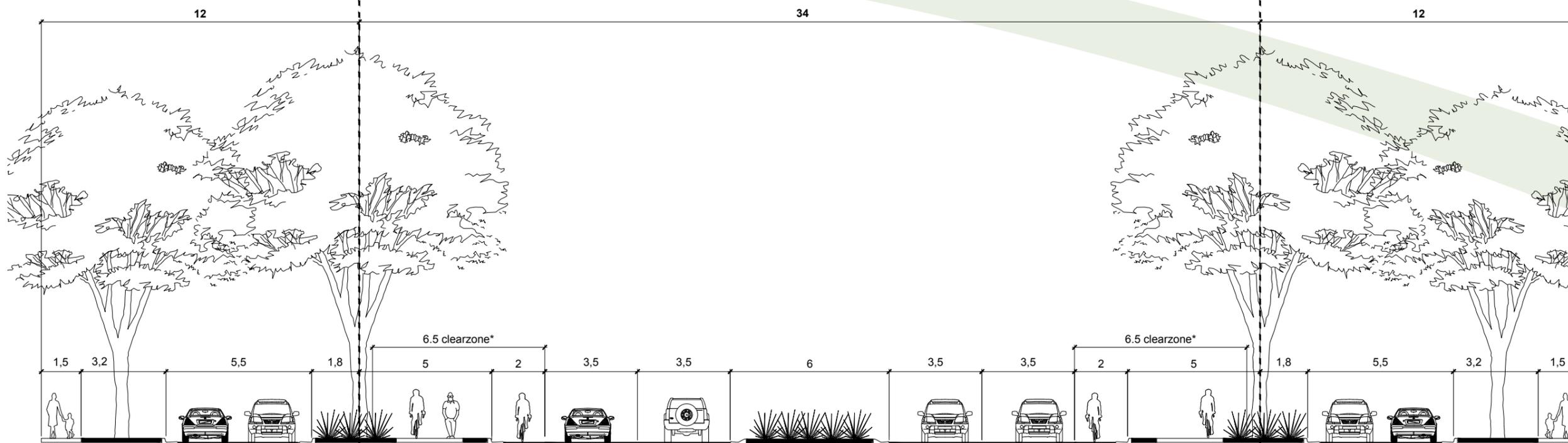
Cross-Section 1: Beattys Road - east of intersection with north-south connector



Cross-Section 2: Taylors Road interim



Cross-Section 3: Taylors Road ultimate

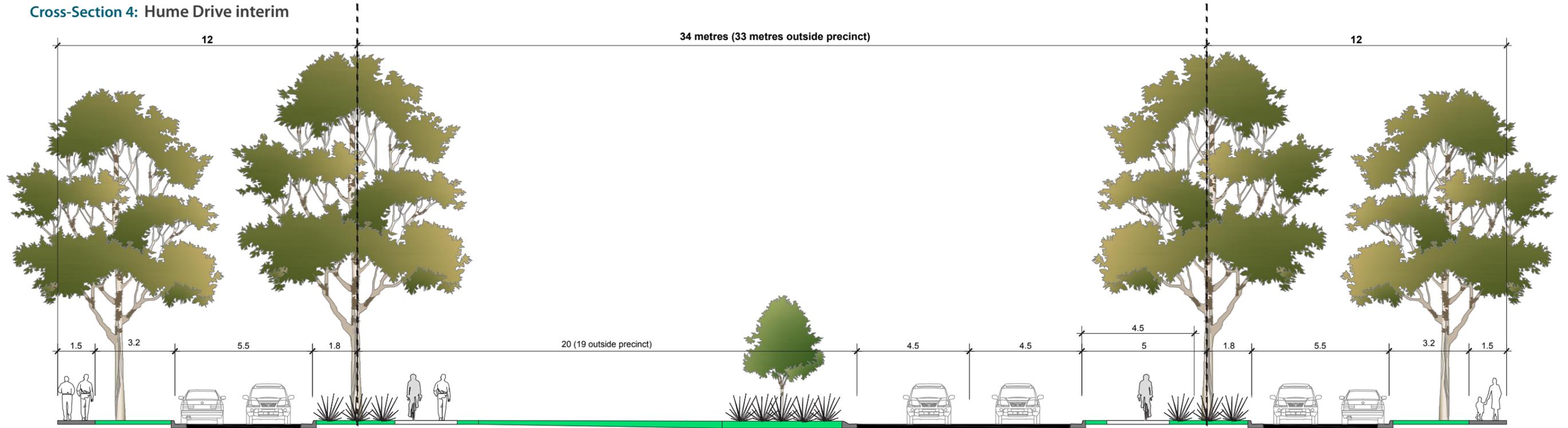


Ped path Naturestrip with medium / large canopy trees Local frontage road Large canopy tree beyond clearzone may also include ground level planting Bike Lane Carriageway Median Carriageway Bike Lane Large canopy tree beyond clearzone may also include ground level planting Local frontage road Naturestrip with medium / large canopy trees Ped path

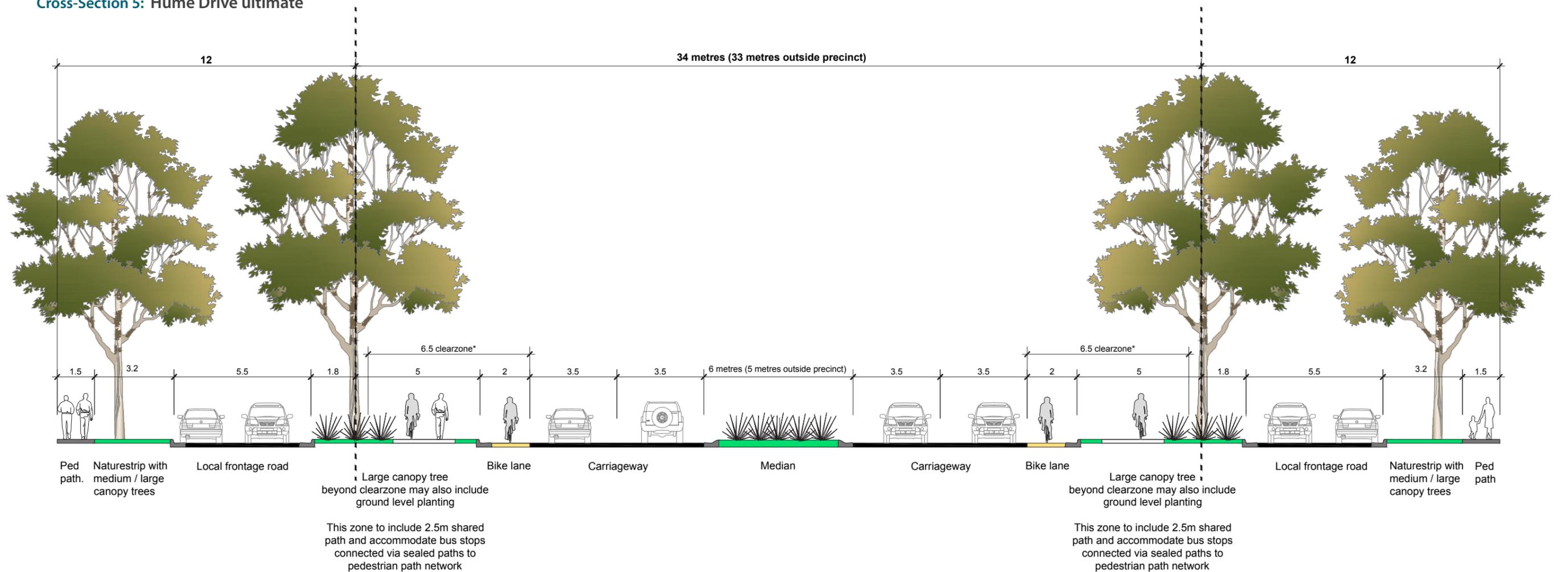
This zone to include 2.5m shared path and accommodate bus stops connected via sealed paths to pedestrian path network

This zone to include 2.5m shared path and accommodate bus stops connected via sealed paths to pedestrian path network

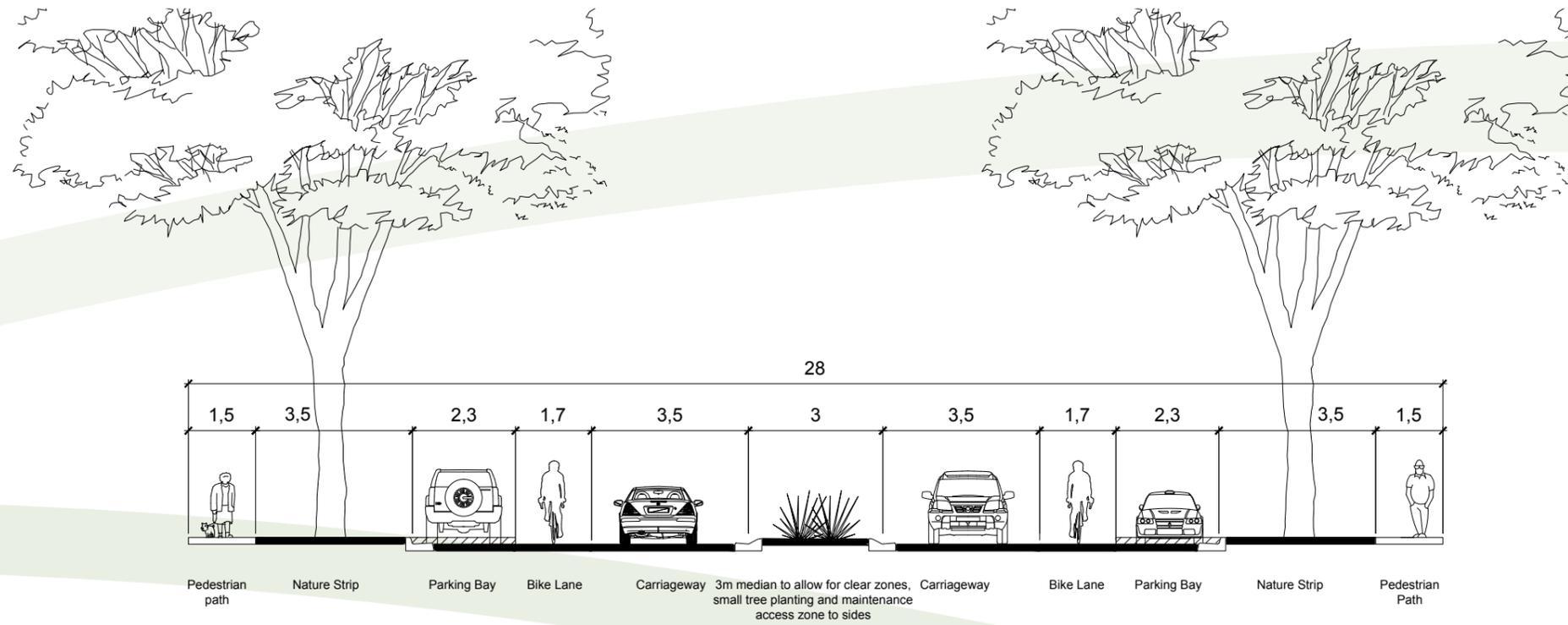
Cross-Section 4: Hume Drive interim



Cross-Section 5: Hume Drive ultimate

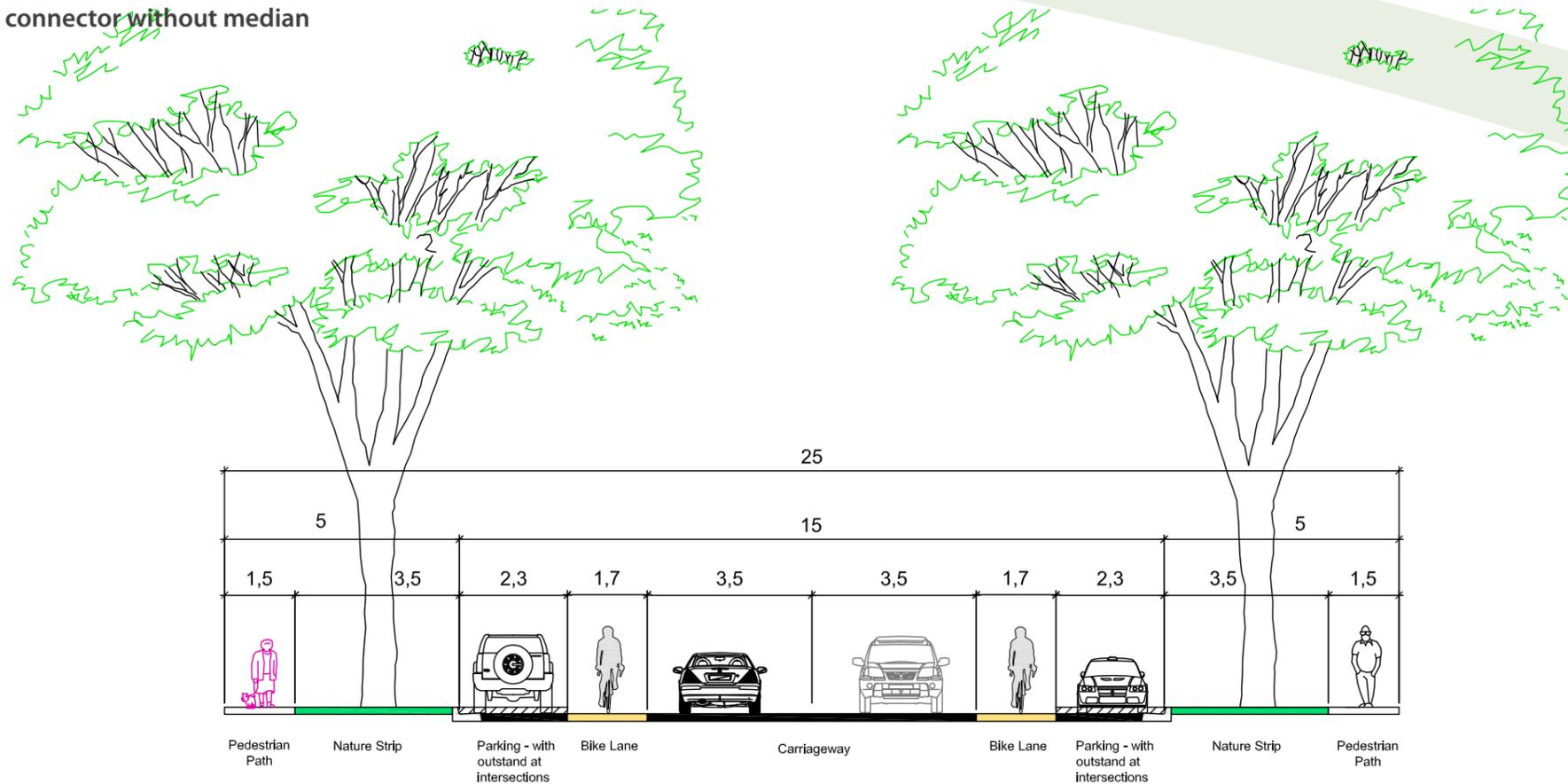


Cross-Section 6: North-south connector with median

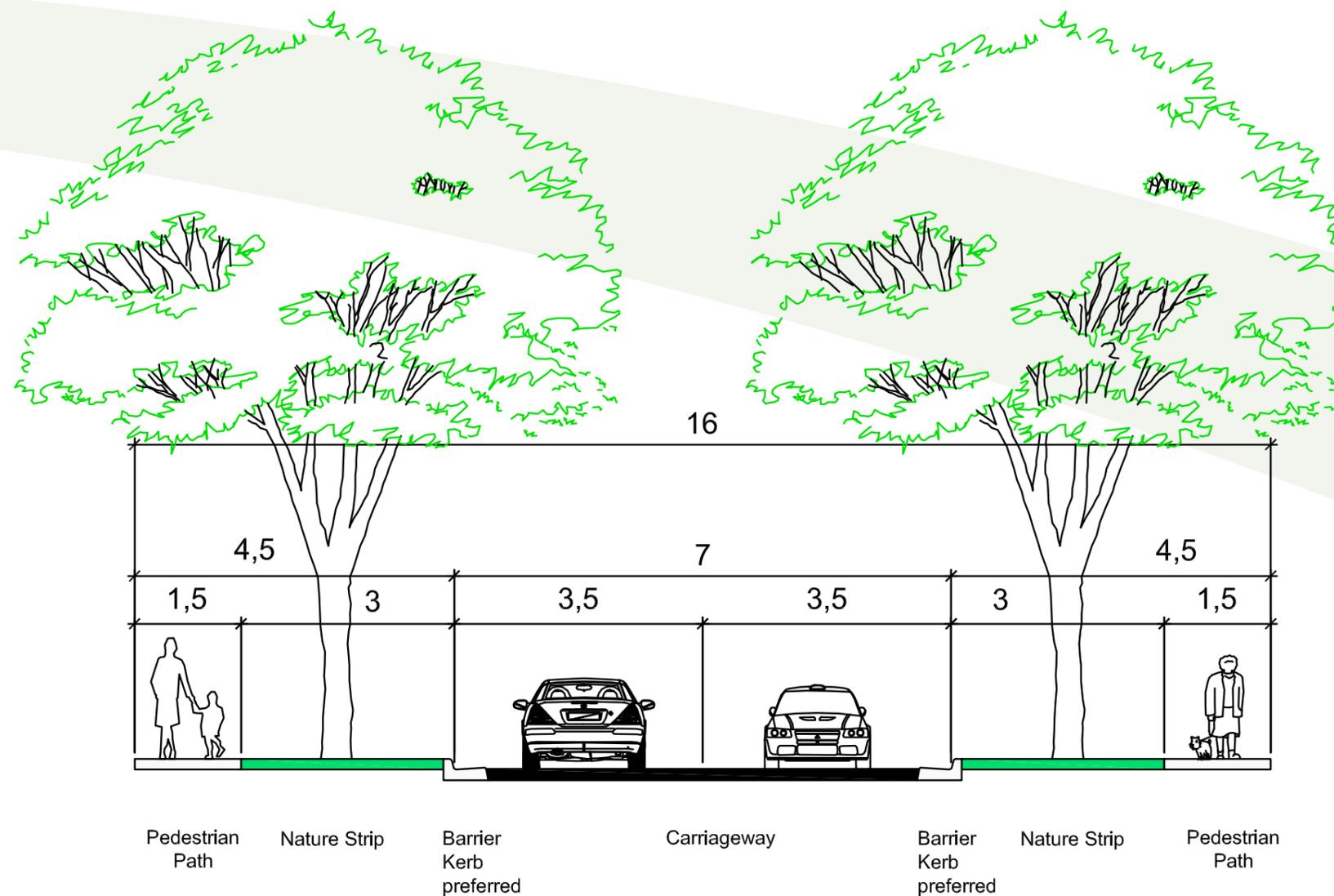


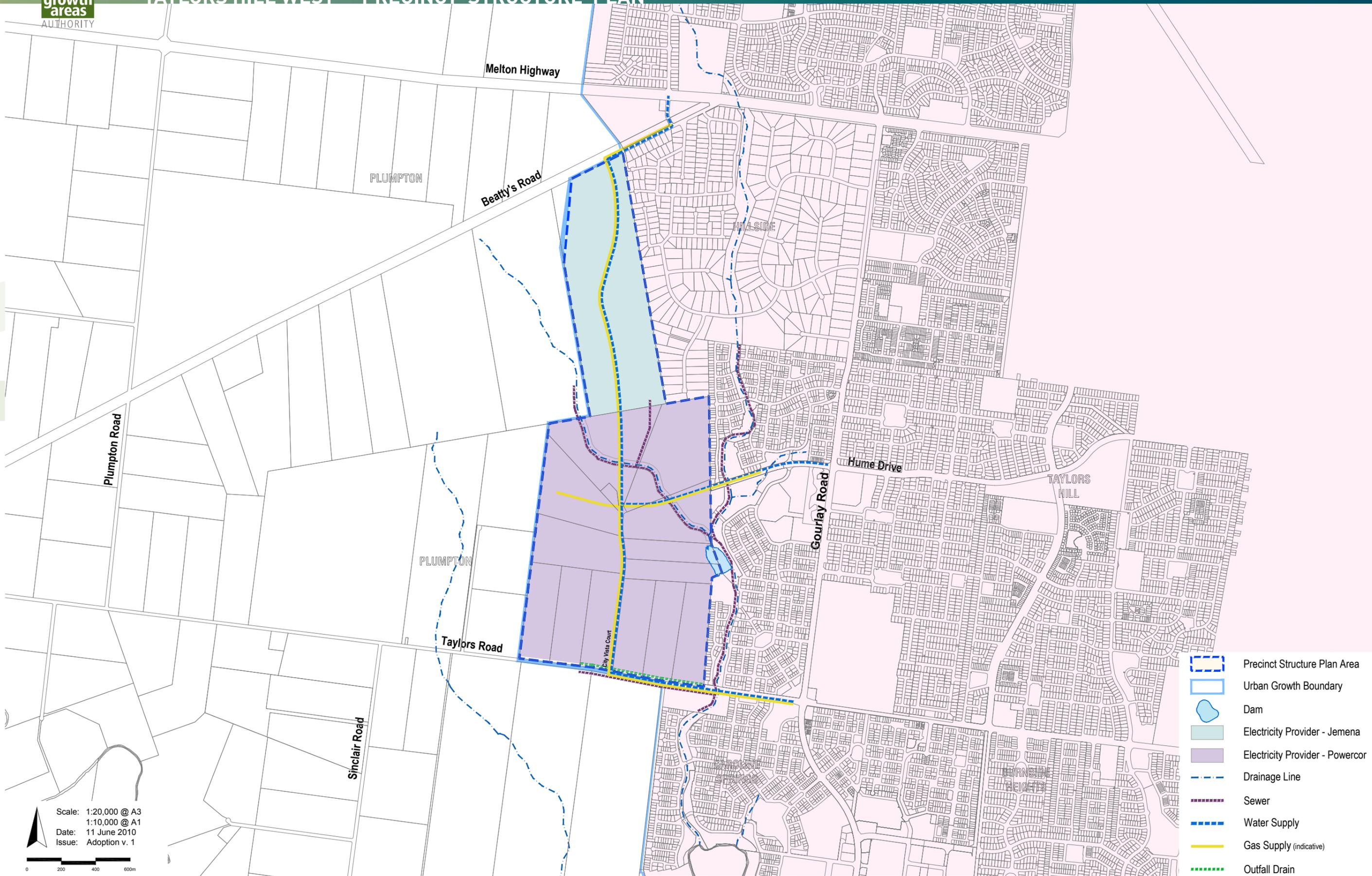
- Note:**
- Taylors Road to approx. 100m north of Hume Drive.
 - Intersections to be controlled by roundabouts or left-in/left-out.

Cross-Section 7: North-south connector without median



Cross-Section 8: Local road





Scale: 1:20,000 @ A3
 1:10,000 @ A1
 Date: 11 June 2010
 Issue: Adoption v. 1

0 200 400 600m

- Precinct Structure Plan Area
- Urban Growth Boundary
- Dam
- Electricity Provider - Jemena
- Electricity Provider - Powercor
- Drainage Line
- Sewer
- Water Supply
- Gas Supply (indicative)
- Outfall Drain

5.9 UTILITIES AND ENERGY

5.9.1 UTILITIES AND ENERGY OBJECTIVES

- To provide all developed lots within the precinct with timely provision of:
 - » A potable water service
 - » Electricity
 - » A reticulated sewerage service
 - » Drainage
 - » Gas
 - » Telecommunications.
- To reduce the visual impact of utility installations
- To protect public open space from unreasonable encumbrance by utility provision
- To facilitate shared use of the land resource by servicing authorities where practicable.

5.9.2 IMPLEMENTATION

The objectives for utilities and energy are met by implementation of the following:

- » *Plan 5: Future urban structure;*
- » *Plan 15: Utilities;*
- » *Meeting the requirements of the relevant service provider or authority;*
- » *Planning and design guidelines outlined in 5.9.3. Planning and design guidelines.*

5.9.3 PLANNING AND DESIGN GUIDELINES

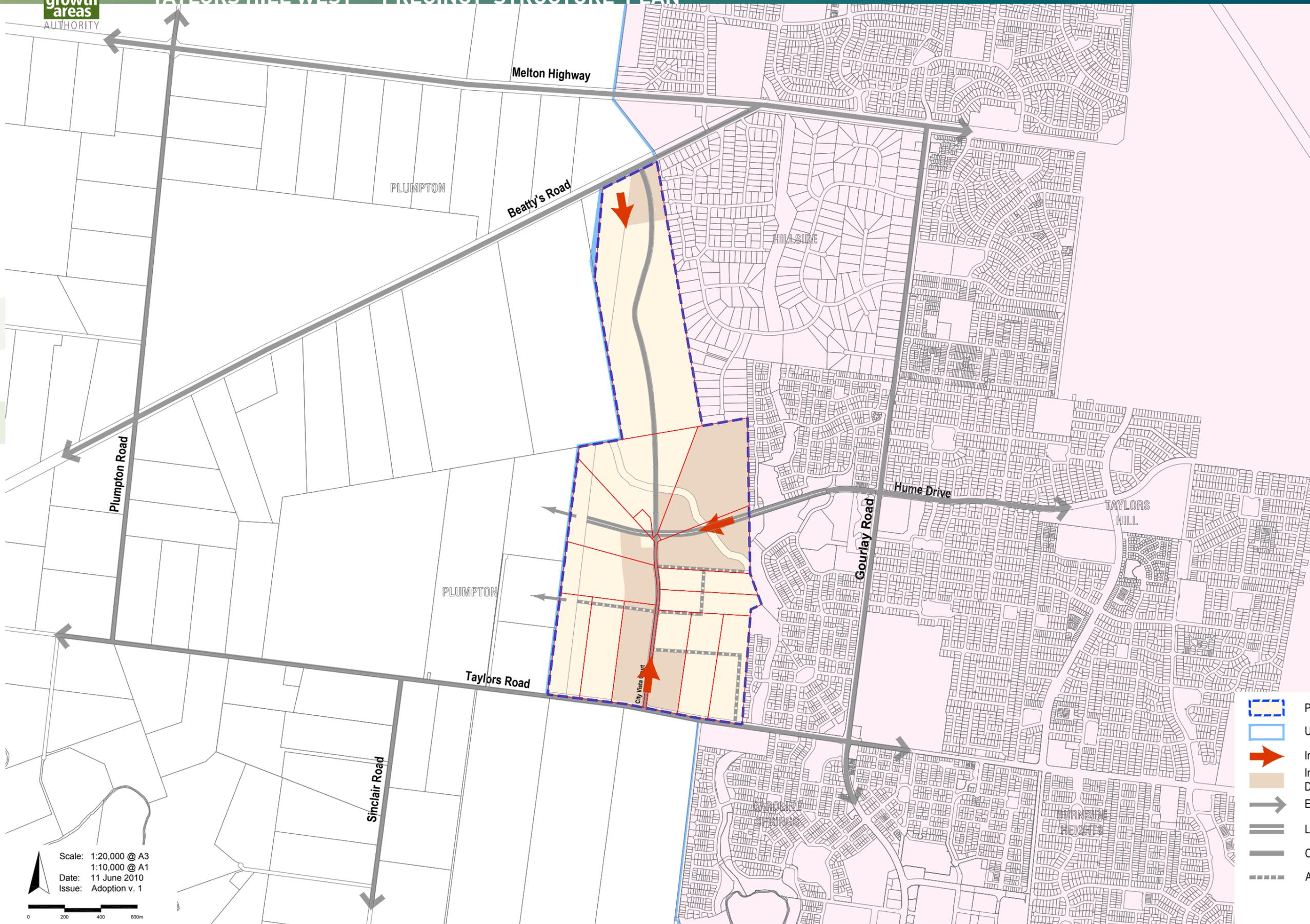
The following planning and design guidelines must be met:

- Power lines must be laid underground.

The following planning and design guidelines should be met:

- Power substations should be screened with vegetation.
- Integrate the provision of drainage management with sewer management along the central drainage line.

CATEGORY	RESPONSIBILITY
Water	City West Water / Western Water
Drainage	Melton Shire Council / Melbourne Water
Sewerage	City West Water / Western Water
Gas	SP Ausnet
Electricity	Jemena / Powercor
Telecommunications	Telstra



-  Precinct Structure Plan Area
-  Urban Growth Boundary
-  Indicative Direction of Development
-  Indicative Focus for Early Residential Development
-  Existing Major Roads
-  Local Arterial Road
-  Connector Street
-  Access Street (indicative)

Scale: 1:20,000 @ A3
 1:10,000 @ A1
 Date: 11 June 2010
 Issue: Adoption v. 1



* The Urban Growth Boundary identified in this precinct is the 2005 Urban Growth Boundary. Check the planning scheme maps in the Melton Planning Scheme for the current Urban Growth Boundary.

6.0 PRECINCT INFRASTRUCTURE PLAN

6.1 INTRODUCTION

This Precinct Infrastructure Plan sets out infrastructure and services required to meet the development needs of the precinct. Infrastructure and services are to be provided through a number of mechanisms including:

- Subdivision construction works by developers;
- Development contributions (community infrastructure levy and development infrastructure levy);
- Utility service provider requirements; and
- Capital works projects by Council, State government agencies and non-Government organisations.

6.1.1 SUBDIVISION CONSTRUCTION WORKS BY DEVELOPERS

As part of subdivision construction works, new development is required to meet the cost of delivering the following infrastructure (where the infrastructure is not included in the development contributions plan for the land incorporated into the Melton Planning Scheme):

- Connector and collector roads and local streets.
- Local bus stop infrastructure.
- Landscaping of all existing and future roads and local streets.
- Intersection works and traffic management measures along arterial roads, collector roads and local streets (with reimbursement for those that are included in the Taylors Hill West Development Contributions Plan incorporated in the scheme to the satisfaction of the collecting agency).
- Council approved fencing and landscaping (where required) along arterial roads.
- Local pedestrian and bicycle paths along local arterial roads, collector roads and local streets and within local parks (with reimbursement for those that are included in the Taylors Hill West Development Contributions Plan incorporated in the scheme to the satisfaction of the collecting agency).
- Basic improvements to local parks and passive open space including levelling, grassing, tree planting, local playgrounds and shared paths and footpaths.
- Local drainage systems.
- Infrastructure as required by utility services providers including water, sewerage, drainage (except where the item is funded through a drainage scheme), electricity, gas, and telecommunications.

6.1.2 DEVELOPMENT CONTRIBUTIONS PLAN

A Development Contribution Plan (DCP) has been prepared for the Taylors Hill West Precinct in conjunction with this PSP. The Development Contribution Plan is an incorporated document of the Melton Planning Scheme. An overview of the infrastructure and services items to be included in the Development Contributions Plan are outlined in this section. These items are either fully funded or partly funded by the Taylors Hill West Precinct DCP.

6.2 INFRASTRUCTURE AND SERVICES REQUIRED TO SUPPORT DEVELOPMENT OF THE PRECINCT

Key infrastructure may be funded through the Development Contributions Plan for the land incorporated in to the Melton Planning Scheme, Melton Shire Council, State agencies or a combination of these funding sources.

Table 6 sets out key infrastructure and services required outside the precinct to support its development.

Table 7 sets out the key infrastructure and services required within the precinct to support its development.

6.3 PROJECT CO-ORDINATION

The following projects have been grouped, as it has been identified that if delivered together or in a co-ordinated way, the projects will deliver significant benefits to the community beyond the benefits of each project being delivered individually.

Project group 1: Hume Drive construction and extension within and outside the precinct.

Project group 2: Community Facilities, P9 School and District Sport Reserve including early acquisition of the required land for the P9 school.

6.4 DEVELOPMENT STAGING

Staging of development should ensure:

- Residents have safe access to commercial and community facilities or public transport where these are not yet provided within the precinct
- Provide for the earliest practicable completion of connector roads and key local streets
- Access to a development must be via a sealed road.

Plan 16: Development staging provides a guide to the priority for growth fronts within the precinct that support the early provision of the projects identified in section 6.3 above.

Table 6: Infrastructure and services required outside the Precinct Structure Plan to support the development of the precinct

PROJECT GROUP	PROJECT CATEGORY	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING: S=2009-13 M=2014-18 L=2019+	INDICATIVE COSTS \$(2009)
ROADS						
Transport	Road	Beattys Road	Provide for future development of Beattys Road as a key arterial to the west.	VicRoads	L	-
Transport	Road	Melton Highway	Future linkage between Beattys Road and Melton Highway	Melton Shire Council / VicRoads	M	-

Table 7: Infrastructure and services required within the precinct to support the development of the precinct

PROJECT GROUP	PROJECT CATEGORY	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING: S=2009-13 M=2014-18 L=2019+	INDICATIVE COSTS \$(2009)
ROADS						
Transport	Road	Taylors Road	Provide land for road widening and construction of first carriageway for future VicRoads Arterial.	VicRoads Melton Shire Council, VicRoads in future	S	\$4.1 M
ACTIVE RECREATION						
Open space	Active Open Space	Sports Ground	Active recreation reserve of 8 Ha incorporating two senior AFL or cricket ovals, tennis courts a pavilion to support these facilities. Includes paths, landscaping and car parking.	Melton Shire Council	Short-Medium	\$8.0 M
Open space	Trails	Shared trail network	Cycle and walking trails in the electricity easement and draining corridor.	Melton Shire Council	At time of residential development	\$0.5 M
COMMUNITY FACILITIES						
Community	Community Centre	Multi-purpose community centre incorporating maternal and child health, early learning and community rooms on 0.8 Ha site		Melton Shire Council	Medium-Long	\$4.9 M
Community	State School	P9 school including playing fields on 5 Ha site		DEECD	Medium	\$16 M
Community	Private School	Possible K12 on 4.9 Ha site		Private Provider	Medium	unknown
ENVIRONMENTAL						
	Revegetation	Revegetation of the drainage line through the precinct to support native flora and fauna		Melton Shire Council	At time of residential development	\$1.3 M

7.0 OTHER INFORMATION

7.1 ACRONYMS

The Precinct Structure Plan uses the standard acronyms set out in section 6.1 of the Precinct Structure Planning Guidelines (Growth Areas Authority, 2009)

7.2 GLOSSARY OF TERMS

The Precinct Structure Plan uses the standard definition of terms set out in section 6.2 the Precinct Structure Planning Guidelines (Growth Areas Authority, August 2009)

7.3 SUPPORTING INFORMATION

The following documents may assist in understanding the background to the vision, objectives and other requirements of this Precinct Structure Plan.

Taylors Hill Local Structure Plan and Transport Strategy, Cardno Grogan Richards, May 2008.

Taylors Hill West Precinct Structure Plan: Issues Paper, Tract Consultants, January 2009.

Also see the list of references, Acts and authorities listed in section 6.3 of the Precinct Structure Planning Guidelines (Growth Areas Authority, 2009).