



TOOLERN PARK

PRECINCT STRUCTURE PLAN
AUGUST 2014

MPA METROPOLITAN
PLANNING
AUTHORITY

Note: Any reference to the Metropolitan Planning Authority (MPA) in this document is a reference to the Growth Areas Authority (GAA) as defined under the Planning & Environment Act 1987.

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1.0 INTRODUCTION

The Toolern Park Precinct Structure Plan (the PSP) has been prepared by the Metropolitan Planning Authority (MPA) with the assistance of Melton City Council, 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 are planned to support development.

The Precinct Structure Plan:

- Is a strategic plan which guides the delivery of a quality urban environment.
- Sets the vision for how land should be developed, illustrates the future urban structure and describes the outcomes to be achieved by the future development.
- Outlines projects required to ensure that future residents, visitors and workers within the area are provided with timely access to services and transport infrastructure necessary to support a quality, affordable lifestyle.
- Details the form and conditions that must be met by future land use and development.
- Provides the framework for the use and development controls that apply in the schedule to the Urban Growth Zone and planning permits which may be granted under the schedule to the zone.
- Provides developers, investors and local communities with guidance about future development.
- Addresses the requirements of the *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* in accordance with the endorsed program under Part 10.

The Precinct Structure Plan is informed by:

- The State Planning Policy Framework set out in the Melton Planning Scheme, including the Melbourne West Growth Corridor Plan and the Precinct Structure Planning Guidelines.
- The Local Planning Policy Framework of the *Melton Planning Scheme*.
- The Biodiversity Conservation Strategy and Sub Regional Species Strategies for Melbourne's Growth Areas (DEPI, 2013).
- The Parks Victoria "Toolern Creek Park Masterplan".
- The following planning documents have been developed in parallel with the PSP to inform and direct the future planning and development of the locality:
- Toolern Park Development Contributions Plan (the "DCP") which sets out the requirements for development proponents to make a contribution toward infrastructure required to support the development of the Precinct.
- The Toolern Park Background Report (the "Background Report").
- The Toolern Creek Growling Grass Frog Conservation Management Plan (the CMP) and conservation concept plan which sets out the management requirements for the areas protected for the Growling Grass Frog.

1.1 How to read this structure plan

This structure plan guides use and development where a planning permit is required under the Urban Growth Zone or another zone where that zone references this structure plan.

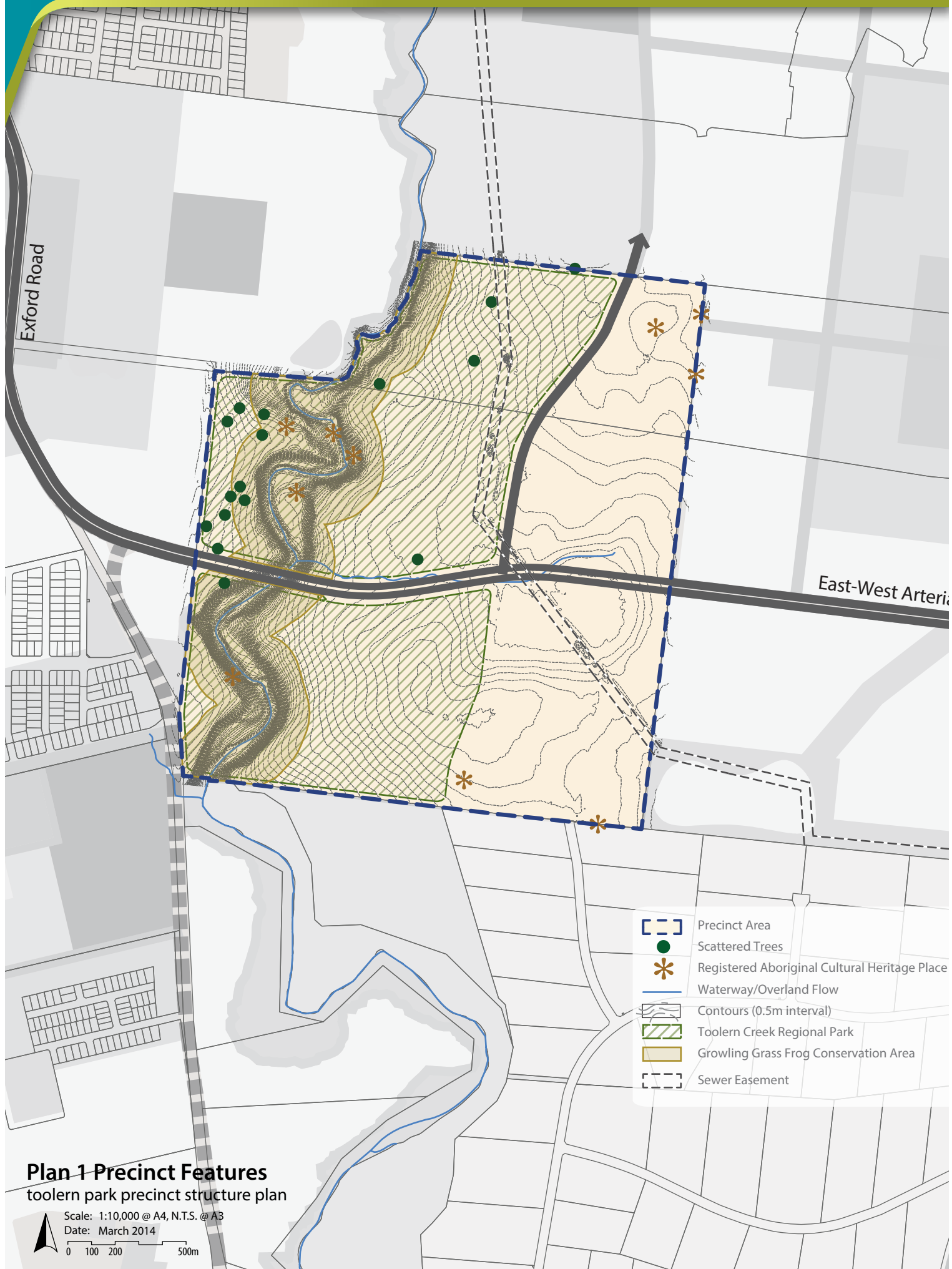
The **vision** and **outcomes** describe how the precinct will be used and developed. **Requirements** must be implemented in order to achieve outcomes. **Guidelines** and **plans** (including **tables** and **figures**) explain how the vision and outcomes may be achieved in relation to specified matters.

The **Vision** should inform all of the outcomes in the precinct.

Outcomes are what development of the precinct must achieve.

Requirements must be adhered to in developing the land. They will usually be included as a condition on a planning permit whether or not they take the same wording as in this structure plan.

Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit.

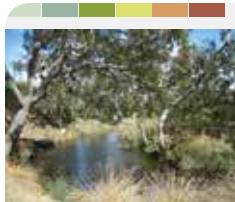


Plans are a spatial expression of the outcomes. Development may take alternative forms from that described in plans, tables and figures provided it achieves the outcomes and meets the requirements in this structure plan. Not every aspect of the land's use and development is addressed in this structure plan and a responsible authority may manage development and issue permits as relevant under its general discretion.

1.2 Land to which this PSP applies

The land to which the PSP applies is shown on Plan 1 and on the Melton Planning Scheme maps as Schedule 6 to the Urban Growth Zone and Public Parks and Recreation (PPRZ). The PSP applies to approximately 107 hectares of land, bordered to the east, north and west by the gazetted Toolern PSP 31. The PSP shares part of its southern boundary with the Strathulloh Estate, a low density residential area within a Green Wedge Zone (GWZ). Approximately 60% (63.60 Hectares) of the PSP falls within the boundaries of the Toolern Creek Park. The remaining 40% of the Precinct provides a net developable area (33.92 hectares), designated for residential and other urban uses.

Plan 1 identifies the key features of the land.



Sheltered clearings by the creek



Upper flat areas east of the creek

First Stage

- 01 TOOLERN CREEK SHARED TRAIL - walking and cycling trail to provide a link between Blamey Drive in Melton South and Strathtulloh Circuit.
- 02 CREEK SIDE SHELTERED CLEARINGS & WALKING TRACKS
- 03 GREY BOX WOODLAND CONSERVATION AREA
- 04 SOUTHERN RECREATIONAL TRAILS - informal trail access only, with activities such as: hiking, orienteering and bird watching.
- 05 RE-VEGETATION OF CREEK & WOODLAND LANDSCAPES
- 06 PICNIC & INTERPRETIVE AREA

Future Stages

- 07 SPORTS FIELDS
- 08 PROPOSED WETLANDS - runoff storage and treatment from future development.
- 09 ADVENTURE PLAYGROUND
- 10 SHARED TRAIL CONNECTION - Toolern Creek Trail will eventually link to proposed Werribee River Trail via Strathtulloh Circuit.
- 11 VIEWING MOUND



Creek side vegetation



Existing Grey Box Woodland

Legend

- Regional park boundary
- - - 60m ESO - Environmental Significance Overlay
- [P] Vehicular entry & parking (1-5 years)
- Toolern Creek shared trail (first year)
- - - Unsealed walking trail (1-5 years)
- Shared trail along existing road (1-5 years)
- Copenhagen style bike lane (5+ years)
- - - Secondary paved trail links (5+ years)
- Informal creek crossing (1-5 years)
- Pedestrian bridge (5+ years)
- Sheltered clearings by the creek (first year)
- Grey Box Woodland EVC conservation area (first year)
- Creekline Grassy Woodland re-vegetation (1-5+ years)
- Extended Plains Woodland re-vegetation (1-5+ years)
- Grass landscape with Grassy Woodland re-vegetation plots (1-5+ years)
- Playground area (5+ years)
- Picnic & Heritage interpretive site (first year)
- Visitor facilities with shelter, BBQ & picnic tables (1-5 years)
- Sport field facilities, parking & toilets (5+ years)
- Viewing decks (5+ years)



Southern floodplain & steep escarpments



Homestead ruins in southern park section

TOOLERN CREEK PARK, MELTON MASTERPLAN NOVEMBER 2009

Project Name Toolern Creek Regional Park
Client Parks Victoria
Drawing PML7939-MP-72-Masterplan-Consultation



Scale 1:5000 @ A1 / 1:10000 @ A3

Date 23.11.2009

1:5000 0 50 200 400m



1.3 Toolern Creek Park Masterplan

The Toolern Creek Park is a 130 hectare regional park to be managed by Parks Victoria. Stage 1 of the park has been developed (fences, paths, minor visitor facilities), with further stages to be completed over the next 15-20 years.

The park runs along the eastern side of Toolern Creek from Bridge Road, Melton South, to Greigs Road, near where Toolern Creek meets the Werribee River adjacent to Melton Reservoir. Approximately 63.6 hectares of the Toolern Park PSP sits within the boundaries of the Toolern Creek Regional Park, with a further 2.1 hectares of the PSP area (west of Toolern Creek) identified for potential expansion of the Regional Park.

The Toolern Creek Park Masterplan is a Parks Victoria document that details the overall concept for the completed park. The masterplan should be viewed in conjunction with this PSP, for that area of the park that falls within the PSP boundary.

1.4 Background information

The preparation of the Toolern Park PSP was informed by the approved Toolern PSP (PSP 31) and the background technical reports that formed the basis of the Toolern PSP. Discussion of the history and metropolitan context of the Precinct is included within the Toolern Park PSP Background Report.



2.0 OUTCOMES

2.1 Vision

The Toolern Park Precinct sits within the wider context of the approved Toolern PSP and will function as a neighbourhood of Toolern/Melton South. As previously noted, a significant portion of the Toolern Park Precinct falls within the boundary of the future Toolern Creek Regional Park.

The vision for the Toolern Park PSP is to create a new neighbourhood that:

- is well connected to the surrounding Toolern PSP area and the Toolern Creek Regional Park;
- has high amenity streetscapes;
- capitalises on the natural assets of the Toolern Creek Regional Park;
- takes advantage of road and shared path infrastructure proposed under the approved Toolern PSP; and
- maintains the integrity of the Toolern Creek Regional Park.

Linking development to the eastern and western sides of Toolern Creek, the future east-west arterial will serve as the primary point of access to the PSP. A fully signalised intersection will operate at the intersection of the east-west arterial and the north-south connector road.

Open space plays a major role in the definition of the Precinct's character with a large area of the PSP occupied by the Toolern Creek Park. Parks Victoria will develop the Toolern Creek Regional Park, subject to funding, and is identified as the future manager of the park. Ten hectares of regional active open space, including sports facilities and provision of a sporting pavilion with community meeting space will be provided north of the east-west arterial. Melton City Council will develop and manage these facilities.

The Western Water sewer main is an important asset servicing Melton which runs diagonally through the Precinct. A 20 metre wide easement is proposed for the sewer, providing a linear open space with opportunity for paths and planting. The waterway corridor along the southern boundary of the PSP will also contribute to the natural character of the Precinct and provide a high amenity break between the Precinct and the Strathulloh Estate.

Given the relatively small population proposed within the Toolern Park Precinct, a local town centre, primary school and dedicated community centre are not warranted within the Precinct. As noted above, the Toolern Park DCP will collect funds towards the development of infrastructure, as nominated in the DCP. The surrounding network of local town centres and education facilities nominated in the approved Toolern PSP have sufficient capacity to support the projected population within Toolern Park, subject to expansion of existing Community Hub 3 as outlined in this document.

The PSP will encourage diversity of dwelling stock by encouraging some medium density housing in locations that maximise access to open space and public transport.

2.2 Objectives

The following objectives articulate the desired development outcomes of the Precinct and guide the implementation of the vision.

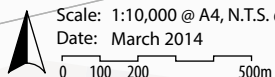
OBJECTIVES	
01	A neighbourhood that is integrated with the Toolern Creek Park and the approved Toolern PSP through a logical, well connected road and path network and subdivision layout.
02	A neighbourhood that benefits from the amenity of the Toolern Creek Park and other public open spaces, and, in turn, provides passive surveillance to these spaces.
03	A street network with view lines to the open space network.
04	A high amenity linear corridor that serves as a transition between the Precinct and the Strathulloh Estate.
05	Road/intersection design that allows safe pedestrian access throughout the precinct & into surrounding areas.
06	A neighbourhood with a diverse range of housing types.
07	A Precinct well-served by public transport.
08	A neighbourhood with excellent access to parks and recreation facilities.
09	Development that respects the natural attributes of the Toolern Creek Park.
010	Deliver an integrated and resilient water system that supports liveable and sustainable communities, protects the environmental health of urban waterways and bays, provides secure water supplies efficiently, protects public health and delivers affordable, essential water services.



Plan 3 Land Budget

toolern park precinct structure plan

Scale: 1:10,000 @ A4, N.T.S. @ A3
Date: March 2014



2.3 Summary Land Use Budget

The Net Developable Area (NDA) is established by deducting the land requirements for arterial roads, community facilities, open space (active and passive), the Western Water sewer route and other encumbered land from the Gross Developable Area (GDA). The NDA for the Toolern Park Precinct is 33.92 hectares which equates to approximately 31.80% of the PSP area.

The land budget shows that the PSP achieves a lot density of approximately 15.74 dwellings per Net Developable Hectare (NDHa).

The PSP will yield approximately 534 lots.

Based on an average household size of 2.8 persons (Victoria in Future 2008), the future population of the PSP is estimated at approximately 1,480 people.

See Plan 3 Land Use Budget, Table 1 Summary Land Use Budget and Table 2 Detailed Land Use Budget.

Table 1: Summary Land Use Budget

DESCRIPTION	TOOLERN PARK		
	Hectares	% of Total Area	% of NDA
TOTAL PRECINCT AREA (ha)	106.66	100.0%	
TRANSPORT			
4 Lane Arterial Roads	3.87	3.63%	11.41%
Intersection	1.49	1.40%	4.39%
SUB-TOTAL	5.36	5.03%	15.80%
OPEN SPACE			
ENCUMBERED LAND AVAILABLE FOR RECREATION			
Water / Sewer Pipe Easement	0.96	0.90%	2.83%
Waterway / Drainage Line / Wetland / retarding	2.07	1.94%	6.10%
SUB-TOTAL	3.03	2.84%	8.93%
UNENCUMBERED LAND AVAILABLE FOR RECREATION			
Playing Fields	0.00	0.0%	0.00%
Passive Open Space	0.75	0.7%	2.21%
SUBTOTAL	0.75	0.7%	2.21%
TOTALS OPEN SPACE	3.78	3.5%	11.14%
TOOLERN REGIONAL PARK BREAKDOWN			
Toolern Regional Park	31.40	29.44%	
Regional Active Recreation	9.00	8.44%	
Growing Grass Frog Conservation	23.20	21.75%	
SUBTOTAL	63.60	59.63%	
NET DEVELOPABLE AREA (NDA) ha	33.92	31.80%	

Residential Lot Yield Breakdown

DESCRIPTION	TOOLERN PARK		
	NRA (Ha)	Dwell / NRHa	Dwellings
RESIDENTIAL			
Residential - Conventional Density Residential	31.40	15	471
Residential - Medium Density	2.52	25	63
SUBTOTAL AGAINST NET RESIDENTIAL AREA (NRA)	33.92	15.74	534
COMBINED RES/ RETAIL / EMP / OTHER	NDA (Ha)	Dwell / NDHa	Dwellings
TOTALS RESIDENTIAL YIELD AGAINST NDA	33.92	15.74	534

Table 2: Detailed Land Use Budget

PROPERTY NUMBER	TOTAL AREA (HECTARES)		TRANSPORT		ENCUMBERED LAND AVAILABLE FOR RECREATION			UNENCUMBERED LAND AVAILABLE FOR RECREATION		TOOLERN REGIONAL PARK BREAKDOWN			TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES				OPEN SPACE DEL TARGET %	DIFFERENCE % NDA	DIFFERENCE AREA HA
														NET DEVT AREA % OF PRECINCT	ACTIVE OS % NDA	PASSIVE OS % NDA	TOTAL PASS & ACTIVE OS %			
PROPERTY																				
1	20.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.24	0.99	2.99	7.76	36.99%	0.00%	0.00%	0.00%	2.21%	-2.21%	-0.172
2	85.68	3.87	1.49	0.96	2.07	0.00	0.00	0.75	0.00	22.16	8.01	20.21	26.16	30.53%	0.00%	2.87%	2.87%	2.21%	0.66%	0.172
SUB-TOTAL	106.66	3.87	1.49	0.96	2.07	0.00	0.00	0.75	0.00	31.40	9.00	23.20	33.92	31.80%	0.00%	2.21%	2.21%	2.21%	0.00%	0.000
TOTAL	106.66	3.87	1.49	0.96	2.07	0.00	0.00	0.75	0.00	31.40	9.00	23.20	33.92	31.80%	0.00%	2.21%	2.21%	2.21%	0.00%	0.000

Note: The detailed land budget included in Section 2.3 clearly sets out the NDA for every property included in the PSP. The NDA will not be amended to respond to minor changes to land budgets that may result from the subdivision process.

The cost of the land for the arterial road and 1.03ha of the land required for the intersection have been included in the Toolern PSP.

3.0 IMPLEMENTATION

3.1 Image, Character, and Housing

REQUIREMENTS

IMAGE & CHARACTER	
R1	Development along all open space, including waterbodies and drainage/sewer infrastructure must front open space areas and provide a road to significant open space frontage.
R2	Street trees must be provided on both sides of connector and local access streets.
R3	Lots and development must front open space unless to the satisfaction of the Responsible Authority.

GUIDELINES

IMAGE & CHARACTER	
G1	Access roads should be aligned to create view corridors to the Toolern Creek Park and other open spaces within the Precinct.
G2	The highest dwelling densities in the Precinct should be located in areas convenient to proposed public transport stops.
G3	Street tree species should be chosen to frame view corridors and provide shade to the street.

REQUIREMENTS

HOUSING	
R4	A minimum density of 15 dwellings per Net Developable Hectare (NDha) must be achieved across the entire Precinct.
R5	Residential development across the Precinct must include a range of dwelling densities and housing types as per the MPA's 'Precinct Structure Planning Guidelines'.

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REQUIREMENTS

TOOLERN CREEK REGIONAL PARK - WESTERN INTERFACE	
R6	<p>An Urban Design Framework must be prepared for any developable area adjacent to the western interface of the Toolern Creek Regional Park. The urban design framework must be informed by a land capability assessment to determine whether the land is suitable for development.</p> <p>The Urban Design Framework Plan(s) must:</p> <ul style="list-style-type: none"> • Address the western interface with Toolern Creek Regional Park, generally including the land between Toolern Creek and Exford Road to the satisfaction of the Responsible Authority. • Address any relevant design guidelines prepared by the Victorian Government or the City of Melton. • Respond to feedback received following consultation with Parks Victoria, the City of Melton and landowners adjacent to Toolern Creek Regional Park. • Set out guidelines that positively address the built form interface to Toolern Creek Regional Park. • Be informed by a Land Capability Assessment prepared by a suitably qualified person(s) to the satisfaction of the responsible authority in relation to property 2 within the Toolern Park Precinct Structure Plan area. • Based upon an opportunities and constraints analysis, establish appropriate setbacks from the Toolern Creek environs for development ensuring the provision of a passive open space corridor containing a shared path along the creek. • Provide an indicative road layout plan. • Demonstrate how development will contribute to the passive surveillance of the creek environs through the road layout plan, the siting of the shared path and the orientation of development to front roads and open space. • Locate pockets of lower density housing along the western interface where land is visually prominent when viewed from the Regional Park. • Show how the design and landscaping of frontage streets will be visually compatible with character of the Park. • Show how building height, massing, architecture and materials will be visually compatible with character of the Park. • Show how the landscaping of private land will be visually compatible with the Park, and how the usage of plant material reflects local indigenous plant communities and assists in enhancing biodiversity values. • Identify any land which is not suitable for development, and identify potential alternative uses of that land such as, inclusion in the regional park or left undeveloped. • Ensure protection of biodiversity values within the conservation area.
R7	Development must front the regional park to ensure an active frontage and passive surveillance of the park.

3.2 Community Facilities

REQUIREMENTS

COMMUNITY FACILITIES	
R8	A multi-purpose pavilion must be provided within the regional active open space as detailed in the Precinct Infrastructure Plan (PIP).

GUIDELINES

COMMUNITY FACILITIES	
G4	The proposed pavilion should be planned and designed to have the flexibility and capacity to meet the changing needs of the community and provide for a range of community uses.
G5	All sporting arenas (ovals, courts etc.) should be designed with a north-south alignment.



3.3 Open Space, Natural Systems and Bushfire Management

REQUIREMENTS

OPEN SPACE	
R9	All local parks must be designed for low maintenance to the satisfaction of the Responsible Authority.
R10	Open space must abut a road unless to the satisfaction of the Responsible Authority.
R11	Appropriately scaled lighting must be installed along all major pedestrian thoroughfares traversing public open space and bicycle paths (shared paths) to the satisfaction of Responsible Authority.
R12	<p>An alternative provision of land for passive open space to that shown in Plan 4 is considered to be generally in accordance with this plan provided the passive open space (unencumbered) is:</p> <ul style="list-style-type: none"> • Located so as not to reduce the walkable access to local parks demonstrated in Plan 4. • Not diminish the quality or usability of the space for passive recreation
R13	An appropriate mix of infrastructure (i.e. playspace, shelters, toilets and bbq's) in designated open space must be provided to the satisfaction of the Responsible Authority.
R14	Land designated for active and passive recreation reserves must be finished and maintained to a suitable standard, prior to the transfer of land, to the satisfaction of the Responsible Authority.
R15	The layout and design of the linear corridor (adjacent to Strathulloh Estate) must be to the satisfaction of the Responsible Authority and Melbourne Water.
R16	Fencing of public open space must have an average height of no greater than 1.2 metres and must be permeable to facilitate public safety and surveillance.

GUIDELINES

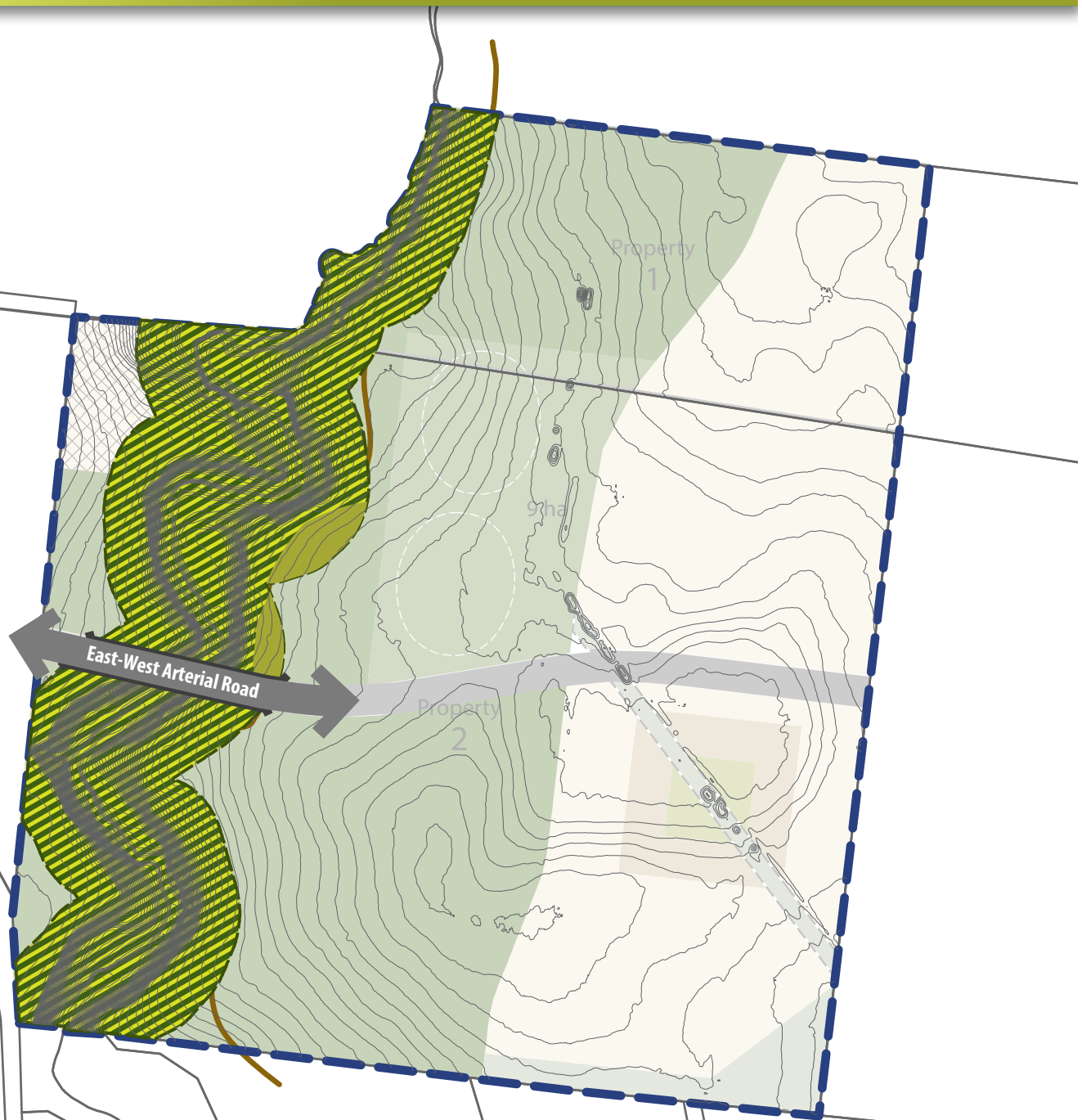
OPEN SPACE	
G6	The layout of the regional active open space and pavilion should be planned and designed to respond to the Toolern Creek Park Masterplan and connect to the Toolern Creek Park.

REQUIREMENTS

PASSIVE OPEN SPACE CONTRIBUTIONS	
R17	<p>All land owners must provide a public open space contribution equal to 2.21% of Net Developable Area (NDA) upon subdivision of land in accordance with the following:</p> <p>Where land is required for unencumbered open space purposes as shown in Plan 4 and specified in Table 3 and is less or equal to 2.21% of NDA that land is to be transferred to Council at no cost;</p> <p>Where no land or less than 2.21% of NDA is shown in Plan 4 and specified in Table 3, as required for unencumbered open space purposes a cash contribution is to be made to Council to bring the total open space contribution to a value equal to 2.21% of NDA of that site.</p> <p>Where land required for unencumbered open space purposes as shown in Plan 4 and specified in Table 2 is more than 2.21% of NDA, Council will pay an amount equivalent to the value of the additional land being provided by that proposed development.</p> <p>The value of land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole of the land, in accordance with Section 18 of the <i>Subdivision Act 1988</i>.</p>

Table 3: Open Space Inventory

Description	Location	Responsibility
Passive open space	South of east-west arterial	Melton City Council
Linear waterway corridor, including path	Along southern boundary of the Precinct	Melton City Council/ Melbourne Water
Toolern Regional Park, including Regional Active Recreation (9 ha) & Growling Grass Frog Conservation Area	Western part of the Precinct	Parks Victoria, DEPI & Melton City Council



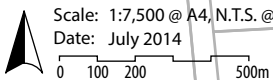
- Conservation Area Boundary
- PSP Boundary
- Local Parks
- Conservation Area
- Encumbered Open Space (due to slope & waterway setback)
- Proposed Shared Trail
- Proposed River Crossing

Plan 5_conservation area concept plan

toolern park precinct structure plan

Scale: 1:7,500 @ A4, N.T.S. @ A3

Date: July 2014



REQUIREMENTS

CONSERVATION ZONE

R18

- Passive recreation locations provide for low intensity passive recreation, where compatible with the management objectives of the conservation area. Associated infrastructure may include BBQs, picnic areas, tables, shelters, playgrounds and lighting. Passive recreation locations are likely to include some potential Growling Grass Frog habitat (eg. grassy areas with sparse tree/shrub cover) that should be managed in accordance with DEPI's Growling Grass Frog habitat management standards. Other recreational infrastructure such as walking paths, shared trails, boardwalks and footbridges may be sited within the conservation area but outside the passive recreation locations, where compatible with the management objectives of the conservation area and agreed to by DEPI.
- The balance of the conservation area provides for the creation, enhancement and management of habitat for the Growling Grass Frog and protects strategically important areas from incompatible land-uses and infrastructure. It also provides for the protection of native vegetation.
- Infrastructure or works, other than shown in this plan or associated with the conservation of the Growling Grass Frog or native vegetation, are not generally appropriate in the conservation area. However DEPI may permit infrastructure or works that are demonstrated to be compatible with the management objectives of the conservation area.
- Lighting must be designed and baffled to prevent light spill and glare into the conservation area outside the identified passive recreation areas.
- Any planting and revegetation must be consistent with DEPI's requirements.
- Existing native vegetation must be protected and retained unless otherwise approved by DEPI.
- A Fire Management Plan is to be prepared for the conservation area to the satisfaction of the Country Fire Authority.
- Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values.
- The conservation area is to be designed and managed as a 'dog on-lead' area.

REQUIREMENTS

BUSHFIRE MANAGEMENT

R19

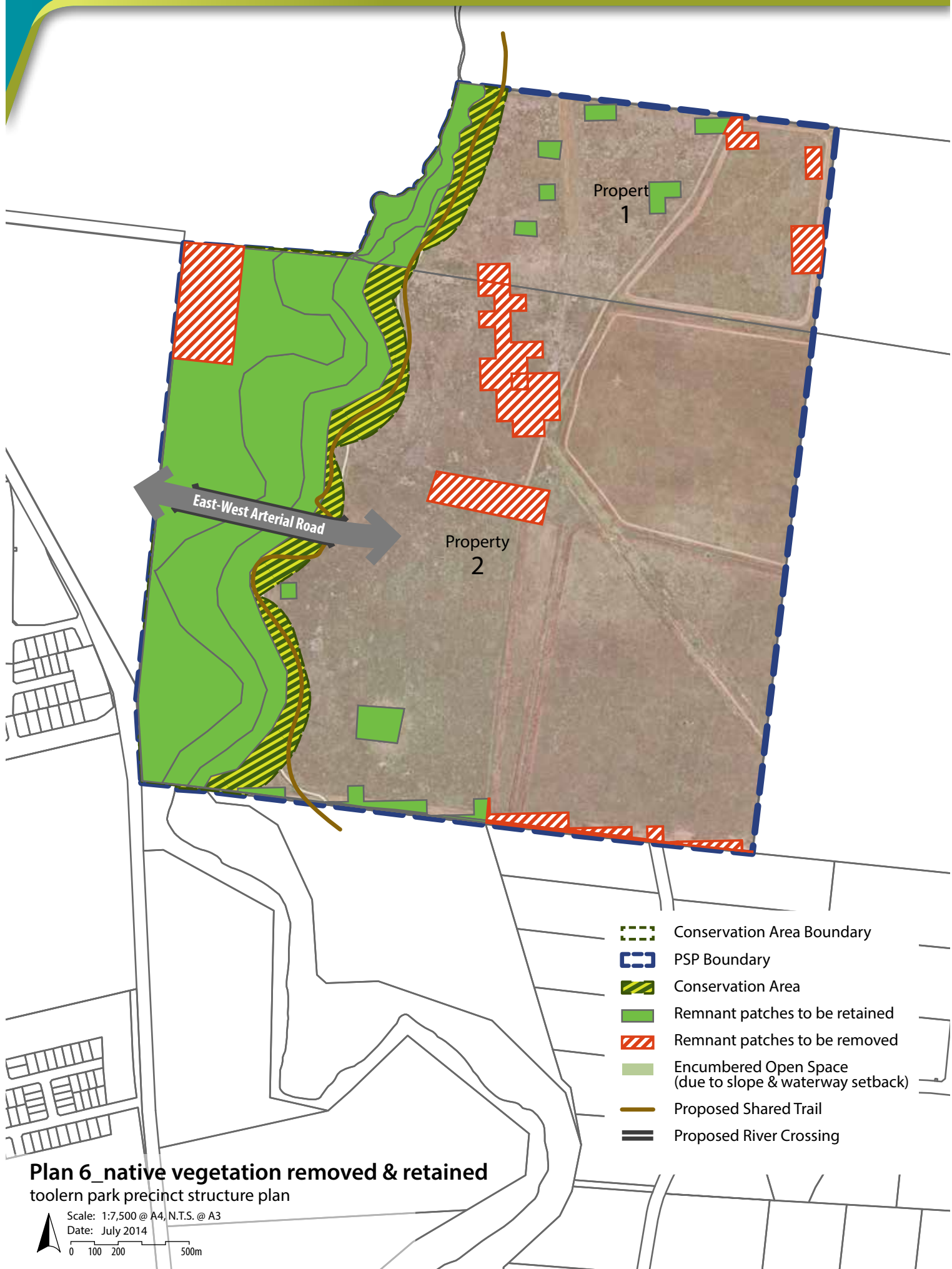
Before the commencement of works for a stage of subdivision a Construction Management Plan (CMP) that addresses Bushfire Risk Management must be submitted to and approved by the Responsible Authority and the CFA. The CMP must specify, amongst other things:

- Measures to reduce the risk from fire within the surrounding rural landscape and protect residents from the threat of fire
- A separation buffer, consistent with the separation distances specified in AS3959-2009, between the edge of development and non-urban areas.
- How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.

R20

For the purposes of Clause 56.06-7, the requirements of the relevant fire authority are, unless otherwise approved by the CFA:

- Constructed roads must be a minimum of 7.3m trafficable width where cars park on both sides, or:
 - » A minimum of 5.4m in trafficable width where cars may park on one side only.
 - » A minimum of 3.5m width with no parking and 0.5m clearance to structures on either side, and if this width applies, there must be passing bays at least 20m long, 6m wide, and located not more than 200m apart.
- Roads must be constructed so that they are capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
- The average grade of a road must be no more than 1 in 7 (14.4% or 8.1°).
- The steepest grade on a road must be no more than 1 in 5 (20% or 11.3°) with this grade continuing for no more than 50 metres at any one point.
- Dips in a road must have no more than a 1 in 8 grade (12.5% or 7.1°) entry and exit angle.
- Constructed dead end roads more than 60 m in length from the nearest intersection must have a turning circle with a minimum radius of 8 m (including roll-over curbs if they are provided).

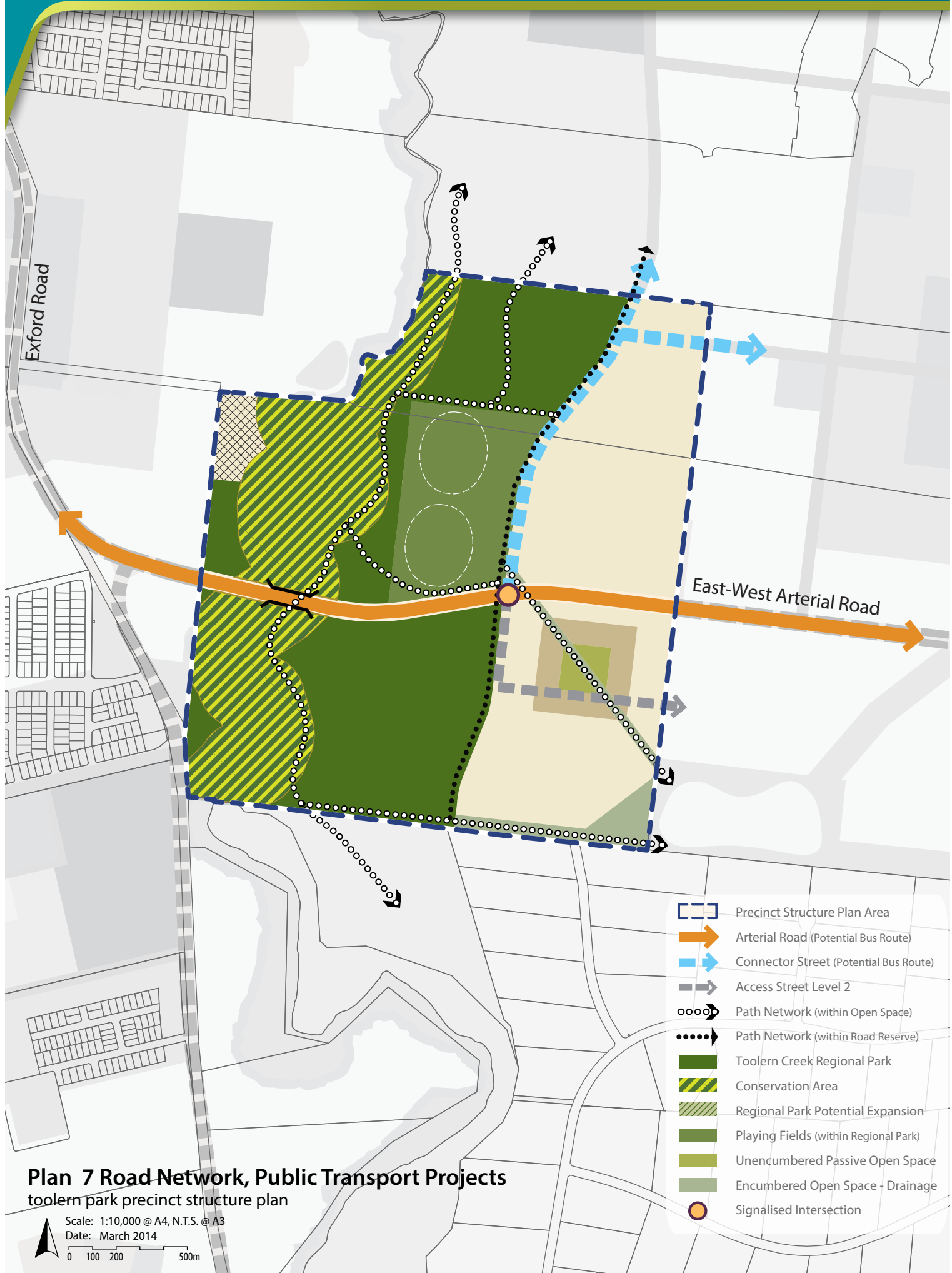


REQUIREMENTS

NATURAL SYSTEMS & BIODIVERSITY	
R21	A shared trail of at least three metres in width must be provided within the linear corridor adjacent to Strathulloh Estate to the satisfaction of the Responsible Authority.
R22	Stormwater quality treatment for the PSP must be to the satisfaction of Melton City Council and Melbourne Water. The strategy must consider Best Practice Environmental Management targets for discharge into waterways within any developed site and should consider both distributed and end of pipe systems. Sediment must be removed prior to discharge to any waterway.
R23	Development within the conservation area must be in accordance with the Conservation Area Concept Plan to the satisfaction of the DEPI.
R24	Any public paths or infrastructure located within a conservation area must be designed to avoid/minimise disturbance to existing native vegetation or flora species of significance. Public paths are to be placed generally as shown in the Conservation Area Concept Plan (Plan 5) and must also meet the requirements outlined in the relevant Conservation Management Plan.
R25	Design, baffle and locate adjoining lighting to prevent light spill and glare adjacent to Growling Grass Frog wetlands.

GUIDELINES

NATURAL SYSTEMS & BIODIVERSITY	
G7	Only indigenous plants of local provenance should be used in revegetation works.
G8	Street trees should contribute to habitat for indigenous species. Where practical, indigenous trees should be used along streets and in parks combined with lower level indigenous planting.



3.4 Road Network, Transport and Movement

REQUIREMENTS

TRANSPORT: PUBLIC TRANSPORT	
R26	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) in accordance with the requirements of the Public Transport Guidelines for Land Use and Development to the satisfaction of the Director of Public Transport. The Department of Transport to nominate the location and type of bus stops to be provided by the developer.
R27	The bus stop facilities must be provided with DDA compliant direct and safe pedestrian access connected to an existing pedestrian / shared path.

REQUIREMENTS

TRANSPORT: STREET NETWORK	
R28	Staging of subdivisions must provide for the timely connection of road links between properties and to the collector and arterial road network as well as the off-road pedestrian and bicycle network, to the satisfaction of the Responsible Authority.
R29	Driveway access to lots fronting arterial or sub-arterial roads must be provided from local roads or rear lanes. Service lanes can be considered subject to the agreement of the coordinating road authority.

GUIDELINES

TRANSPORT: STREET NETWORK	
G9	Use of cul-de-sacs should not detract from convenient pedestrian and vehicular connections.
G10	Alignment of future primary arterial roads may be altered so long as the intended performance and function of the roads are maintained to the satisfaction of VicRoads.
G11	Road and street cross sections should be consistent with the cross sections included in this element. An alternative to cross sections for roads may be considered by the Responsible Authority subject to the design satisfying the relevant requirements in the PSP and the Public Transport Guidelines for Land Use and Development.

REQUIREMENTS

TRANSPORT: ROAD NETWORK THROUGH REGIONAL PARK	
R30	Prior to detailed design commencing for the east-west arterial bridge, a Bridge Crossing Assessment Report must be undertaken that details and responds to the Cultural Heritage and Native Vegetation values and any other relevant matters affecting the location of this asset in the landscape.
R31	Provide north-south pedestrian connections under the bridge on both sides of Toolern Creek.
R32	Landscaping along the east-west arterial must minimise the visual impact of the road from the regional park.
R33	Bridge design and materials must be sympathetic to adjacent open space areas.
R34	Minimise impacts to biodiversity values within the conservation area.

GUIDELINES

TRANSPORT: ROAD NETWORK THROUGH REGIONAL PARK	
G12	Minimise noise impacts through bridge design or acoustic attenuation measures.
G13	The design of the bridge should not create a barrier between the northern and southern sections of the Regional Park.

REQUIREMENTS

TRANSPORT: WALKING & CYCLING

R35	Pedestrian paths must be provided on both sides of connector and access streets in accordance with the cross-section in this PSP.
R36	Pedestrian and cycle crossing points must be provided at all intersections and on key desire lines.
R37	A 3m wide shared path to be provided within the Regional Park subject to the satisfaction of the Responsible Authority.

GUIDELINES

TRANSPORT: WALKING & CYCLING

G14	Cycle connections should be designed to allow for the safe and convenient transition between on-road and off-road networks.
G15	The open space link along the Western Water sewer easement should be designed to accommodate cycling networks by providing a shared path of three metres in width.

3.5 Integrated Water Management and Utilities

REQUIREMENTS

WATER

R38	Final design of linear waterway corridor reserve must be approved by both Council and Melbourne Water.
R39	Existing flow regimes (flow, intensity, duration etc) must be maintained at pre-development levels.
R40	Development must meet or exceed best practice stormwater quality treatment standards prior to discharge to receiving waterways, unless otherwise approved by Western Water, Melbourne Water and the City of Melton.
R41	Final design of constructed waterways (including widths), waterway corridors, retarding basins, wetlands, and associated paths, boardwalks, bridges, and planting, must be to the satisfaction of Western Water, Melbourne Water and the City of Melton.
R42	<p>Development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment.</p> <p>Where this is not possible, development proposals must demonstrate how any interim solution adequately manages and treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, to the satisfaction of Melbourne Water.</p>
R43	<p>Applications must demonstrate how:</p> <ul style="list-style-type: none"> Waterways and integrated water management design enables land to be used for multiple recreation and environmental purposes. Overland flow paths and piping within road reserves will be connected and integrated across property / parcel boundaries. Melbourne Water freeboard requirements for overland flow paths will be adequately contained within road reserves. The development will deliver the Integrated Water Cycle Management (IWCM) requirements of the precinct structure plan and any approved Integrated Water Management Plan. <p>All to the satisfaction of Western Water, Melbourne Water and the City of Melton.</p>

GUIDELINES

WATER	
G16	The design and layout of roads, road reserves, and public open space should optimise water use efficiency and long-term viability of vegetation and public uses through the use of WSUD initiatives, such as rain gardens and / or locally treated storm water for irrigation to contribute to a sustainable and green urban environment.
G17	Where practical, development should include integrated water management initiatives to reduce reliance on potable water and increase the utilisation of storm and waste water, contributing to a sustainable and green urban environment.
G18	Development should have regard to relevant policies and strategies being implemented by the Responsible Authority, Melbourne Water and Western Water, including any approved Integrated Water Management Plan.
G19	Where practical, integrated water management systems should be designed to: <ul style="list-style-type: none"> • Maximise habitat values for local flora and fauna species. • Enable future harvesting and/or treatment and re-use of stormwater.
G20	Where practical, and where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recharge, sewer mining) should be incorporated within the precinct open space system.

REQUIREMENTS

UTILITIES	
R44	New substations must be identified at the subdivision design response stage to ensure effective integration with the surrounding neighbouring and to minimise amenity impacts.
R45	All new electricity supply infrastructure (excluding substation and cables with a voltage greater than 66kv) must be provided underground.

GUIDELINES

UTILITIES	
G21	Electricity substations should be located outside of key view lines and screened with vegetation.

Table 4: Precinct Infrastructure Plan

Group	Category	Title	Description	Lead Agency	Timing: S=2015-18 M=2019-22 L=2022+
Transport	Road	East West Arterial – Toolern Creek to Ferris Road	Construct new 2 lane carriageway of divided secondary arterial road (38m road reserve, length 400m). *interim layout* purchase of land to increase reserve width from 0m to 38m for 400m (ultimate)	Melton City Council (interim) VicRoads (ultimate)	S - M L
Transport	Road	East West Arterial – Exford Rd to Toolern Creek	Construct new 2 lane carriageway of divided secondary arterial road (38m road reserve, length 1680m). *interim layout* purchase of land to increase reserve width from 0m to 38m for 1680m (ultimate)	Melton City Council (interim) VicRoads (ultimate)	S - M L
Transport	Bridge	East West Arterial Bridge	2 lane bridge over Toolern Ck, abutments and street lighting (12m wide concrete structure, deck length 91.5m)	Melton City Council	S - L
Transport	Intersection	East West Arterial and north-south connector road	*interim layout* construction of signalised T-intersection and slip lane	Melton City Council	S - M
Public Transport	Bus	Toolern Bus Service	Progressive extension of local bus service to the precinct, consistent with the PPTN	Director of Public Transport	S - M
Public Transport	Bus	Bus Stops	Provision of bus stops	Relevant development proponent	S - M
Community Services	Community Centre	Construction	Expansion of proposed community centre at Toolern Community Hub 3	Melton City Council	S - M
Open Space	Passive Parks	Passive Park Construction	Basic improvement to OS (earthworks, grading, paths, seeding etc)	Relevant development proponent	S
Open Space	Passive Parks	Linear drainage corridor	Basic improvement to OS (earthworks, grading, paths, seeding etc)	Relevant development proponent	S
Open Space	Active Open Space	Pavilion (including community meeting space)	Construction of pavilion to serve future regional active playing fields	Melton City Council	S - M
Open Space	Active Open Space	Regional Park	Establishment of Toolern Creek Regional Park	Parks Victoria	S

3.6 Precinct Infrastructure Plan

The Precinct Infrastructure Plan (PIP) at Table 4 sets out the infrastructure and services required to meet the needs of development of the Precinct. The infrastructure items and services are to be provided through a number of mechanisms including:

- Subdivision construction works by developers;
- Agreement under Section 173 of the Act;
- Utility service provider requirements; and
- Capital works projects by Council, State government agencies and non-government organisations.

Funding and delivery of three of the projects included in the PIP (pavilion, intersection, and expansion of community centre) located at Hub 3 of the Toolern Park PSP will be funded through the Toolern Park Development Contributions Plan (DCP).

REQUIREMENTS

INFRASTRUCTURE DELIVERY	
R46	<p>As part of subdivision construction works, new development must provide and meet the total cost of delivering the following infrastructure:</p> <ul style="list-style-type: none"> • Connector 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, connector streets, and local streets. • Council approved fencing and landscaping (where required) along arterial roads. • Local pedestrian and bicycle paths along local arterial roads, connector roads and local streets and within local parks (except those included in the Development Contributions Plan). • Bicycle parking facilities in convenient locations at key destinations such as parks and activity centres. • Basic improvements to local parks / open space including leveling, grassing, tree planting and local paths consistent with the Councils required construction standards. • Local drainage systems and associated pedestrian bridges. • 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.

REQUIREMENTS

PROVISION OF PASSIVE OPEN SPACE	
R47	<p>Passive open space must be provided in accordance with Clause 52.01. If a development site has equal to or less than the percentage nominated in Clause 52.01 this land must be provided to the Responsible Authority at no cost. If a property has less than the percentage nominated in Clause 52.01 the land owner must make up the balance by way of a cash in lieu payment. The cash in lieu rate per net developable hectare is revised annually in accordance with the Toolern Park Development Contributions Plan.</p> <p>Where the amount of passive open space nominated on a property exceeds the percentage nominated in Clause 52.01 the Responsible Authority must negotiate with the land owner to agree on the value of the amount of land in excess of 2.21% of NDA.</p>

APPENDICES

A DEMOGRAPHIC PROJECTIONS & LAND BUDGET

For the Toolern Park PSP the Net Developable Area (NDA) has been established by deducting the land requirements for community facilities and open space (active and passive) from the Gross Developable Area (GDA). The NDA for the Toolern Park Precinct is 33.92 hectares which equates to approximately 36.24% of the PSP area.

The land budget shows that the PSP achieves a lot density of 15.74 dwellings per Net Developable Hectare (NDHa).

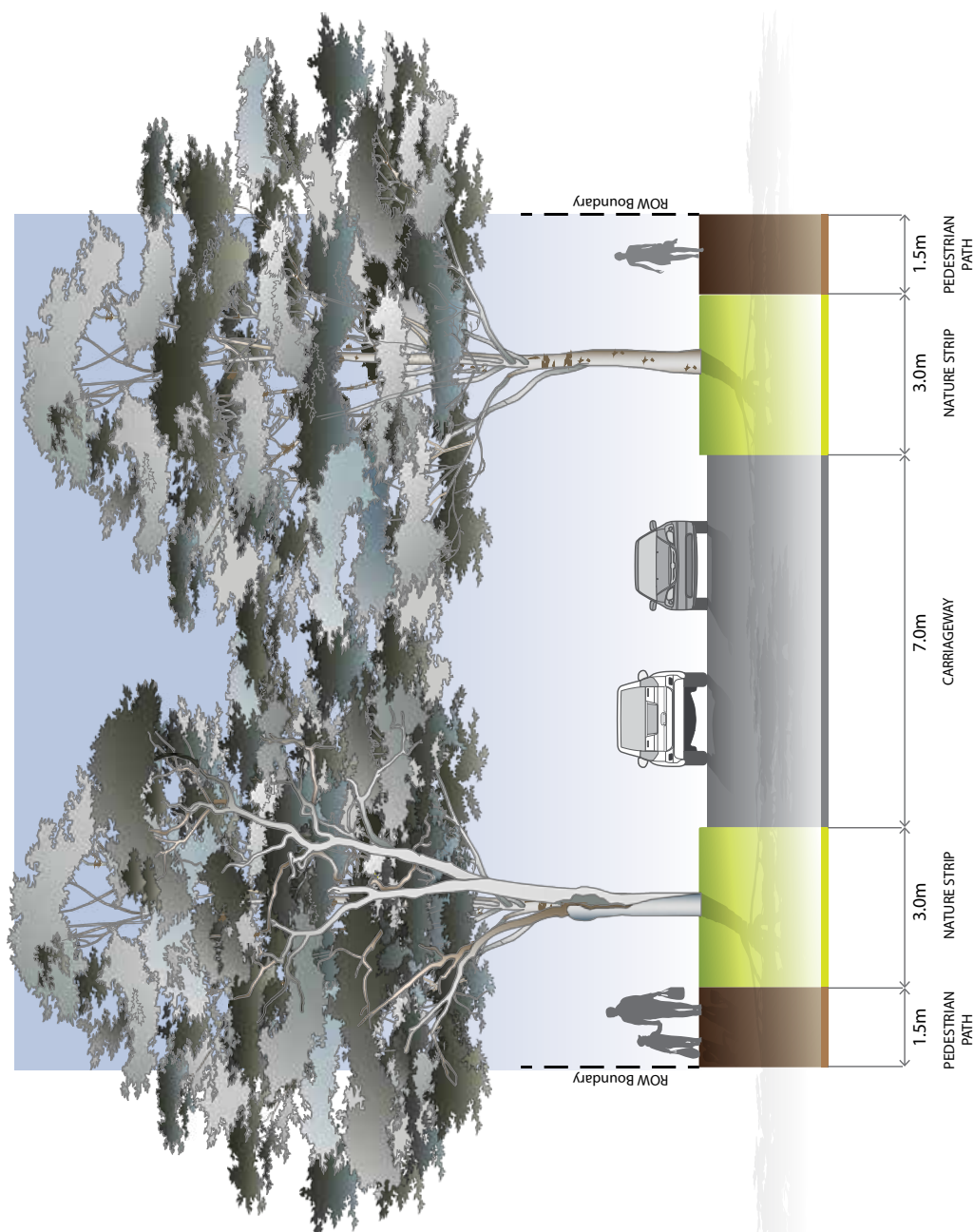
The PSP will ultimately yield approximately 534 lots including 88 lots less than 300 square metres.

Based on an average household size of 2.8 persons (Victoria in Future 2008), the future population of the PSP is estimated at approximately 1,480 people.

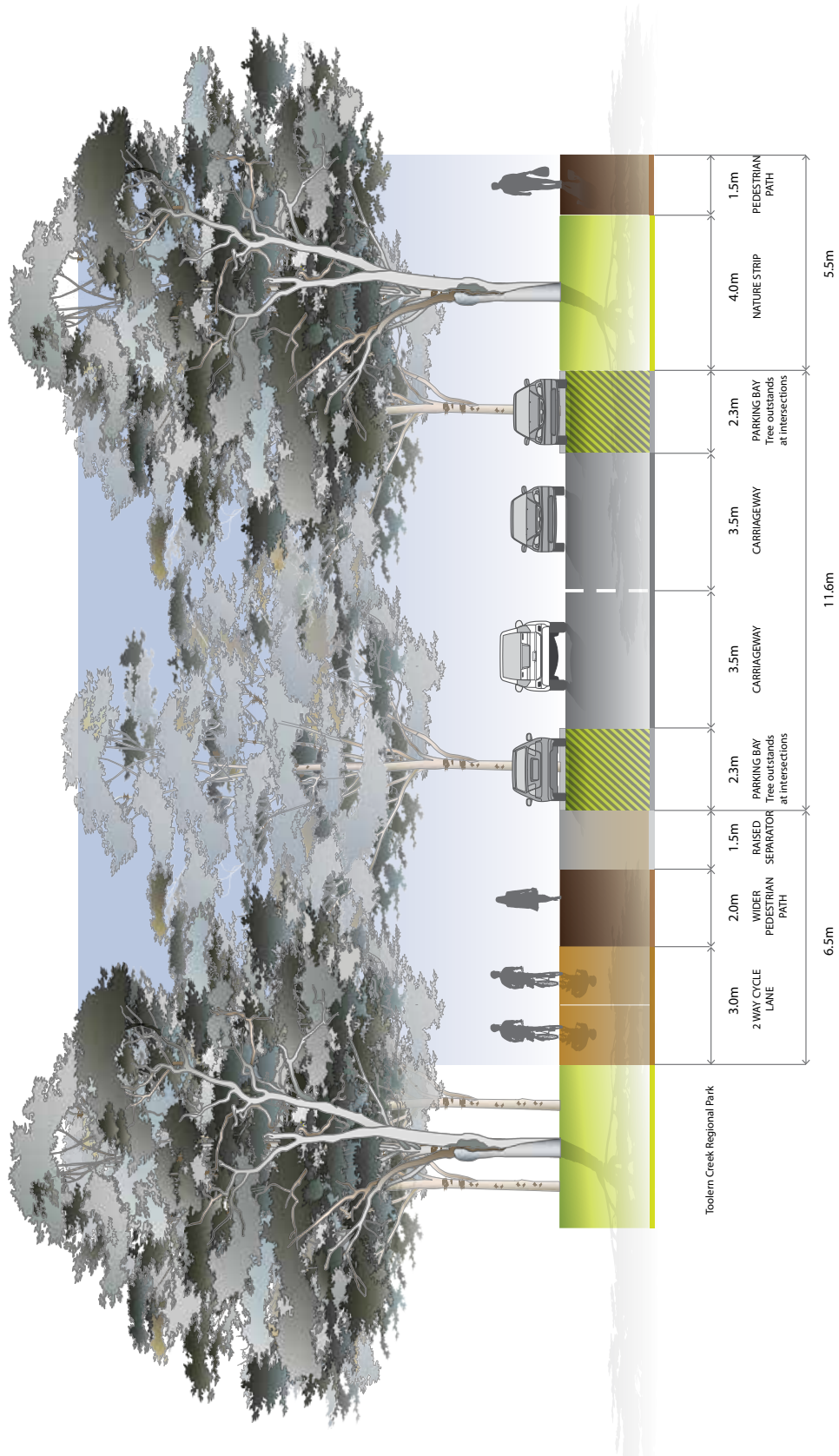
See Table 1 – Summary Land Use Budget and Table 2 - Detailed Land Use Budget.

B ROAD CROSS SECTIONS

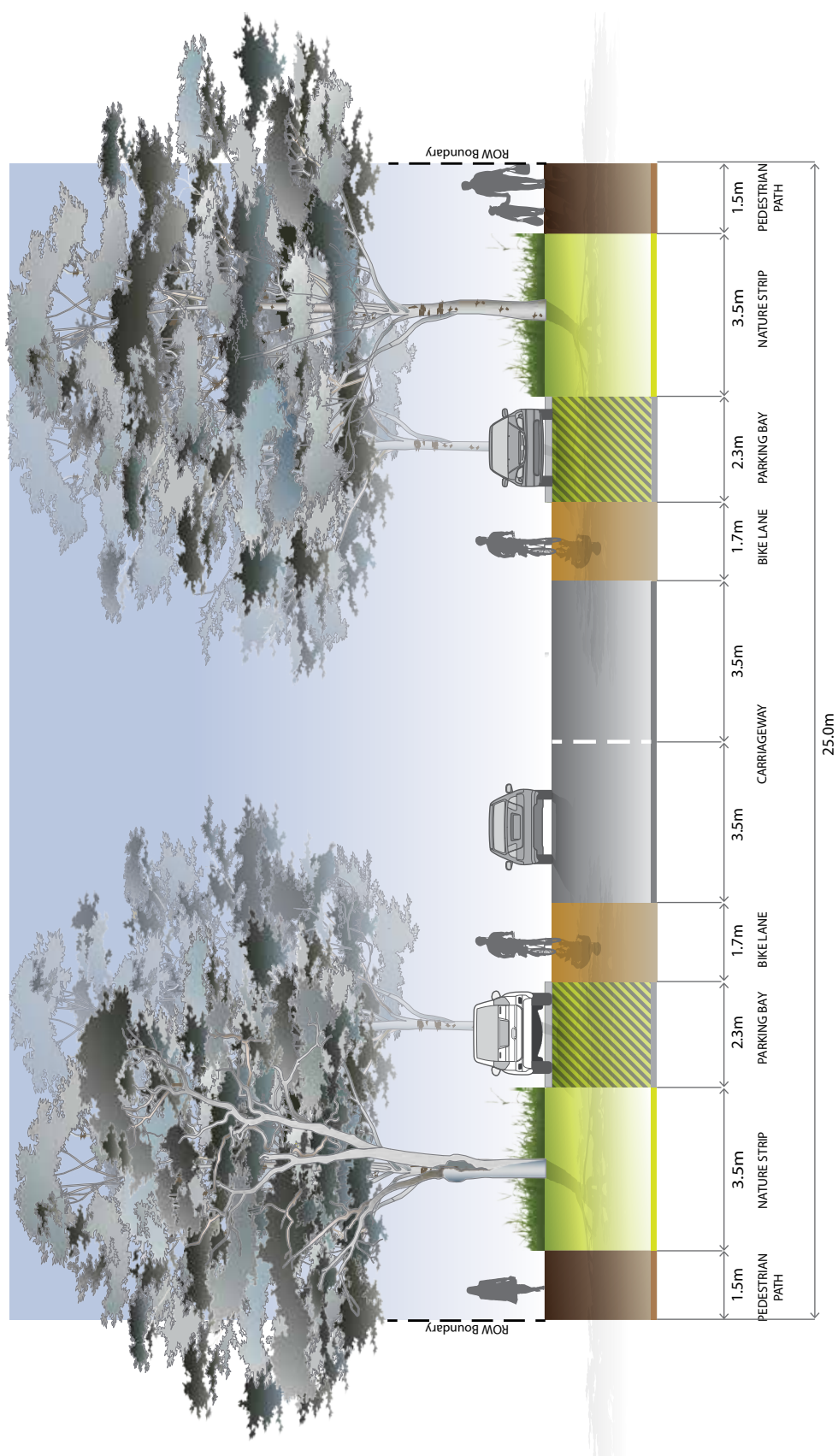
Cross-Section 1: Access Road Level 1



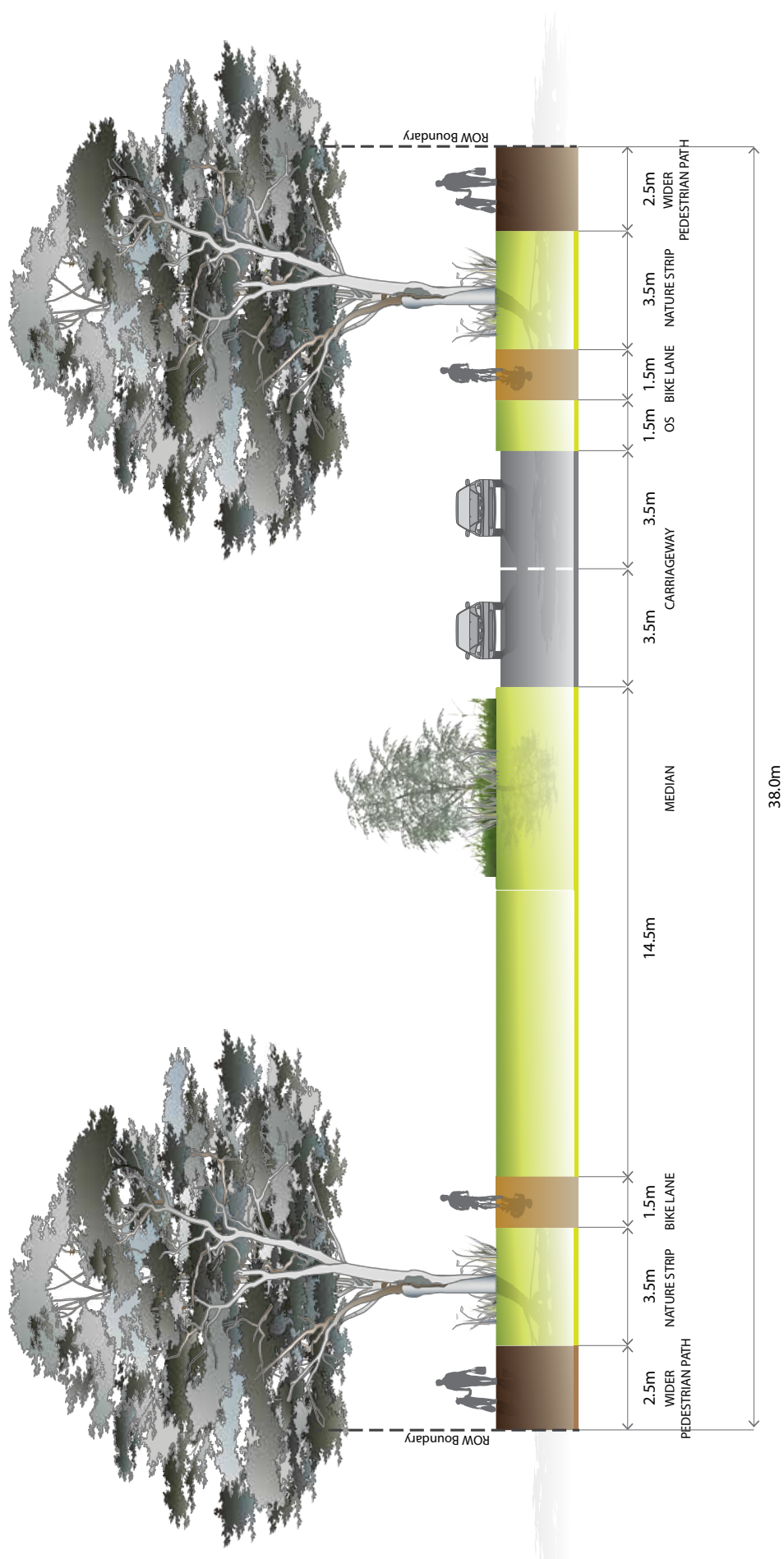
Cross-Section 2: Connector Street Levels 1 & 2 - Regional Park Interface



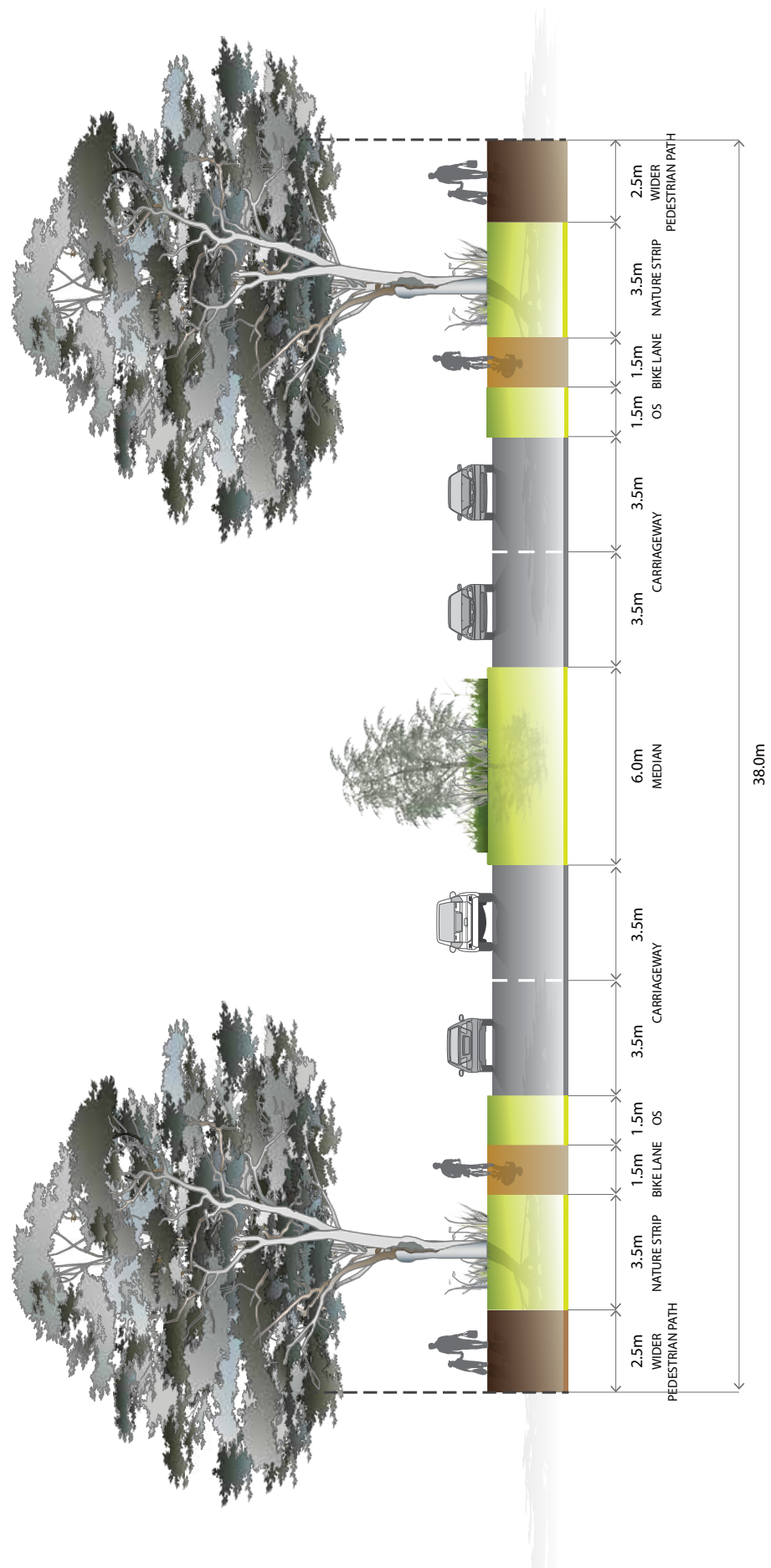
Cross-Section 3: Connector Road



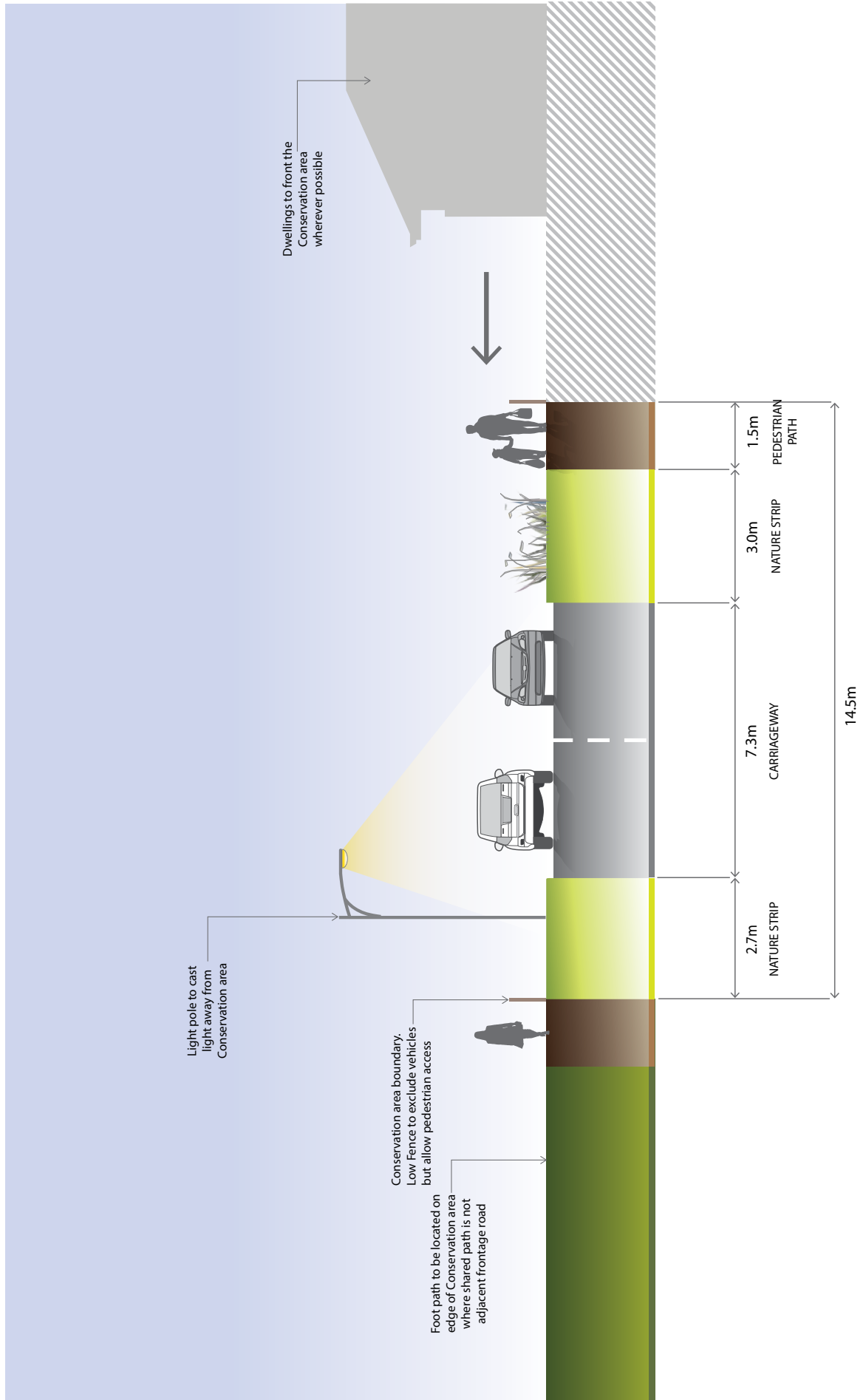
Cross-Section 4: Secondary Arterial Road Interim (divided)



Cross-Section 5: Secondary Arterial Road Final (divided)



Cross-Section 6: Growing Grass Frog Conservation Area - Residential Interface



Cross-Section 7: Growing Grass Frog Conservation Area - Regional Park Interface

