

## WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the Lincoln Heath South PSP and the draft Amendment C194 to the Wyndham Planning Scheme are available from the Metropolitan Planning Authority website: [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au)

You can also review these documents in hardcopy during business hours, Monday to Friday at the locations listed below:

### METROPOLITAN PLANNING AUTHORITY

Level 29  
35 Collins Street  
MELBOURNE VIC 3000

### WYNDHAM CITY COUNCIL

45 Princes Highway  
WERRIBEE VIC 3030

Comments on draft Amendment C194 to the Wyndham Planning Scheme must be made in writing to the Metropolitan Planning Authority (MPA) and sent to the postal address below or via e-mail to [amendments@mpa.vic.gov.au](mailto:amendments@mpa.vic.gov.au). Please ensure that any comments relating to the draft Amendment are received by **19 December 2014**.

Pending resolution of any matters raised during consultation, the MPA intends to recommend to the Minister for Planning that he approves Amendment C194 in accordance with the *Planning and Environment Act 1987*.

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

## Collection Notice for Consultation / Submissions

Consultation, including receiving submissions, is necessary for the MPA to perform its functions of planning, use, development and protection of land in the growth areas under s46AS of the *Planning and Environment Act 1987*.

The primary purpose of submissions is to ensure a consultative process that gives all parties an opportunity to inform the development and refinement of a Precinct Structure Plan, and the MPA considers that it is important that all submissions received are made available as part of the consultation process.

Accordingly, submissions will be made available for public inspection at the premises of the Metropolitan Planning Authority (MPA) until two months after gazettal of the resulting planning scheme amendment. Submissions will also be made available electronically to relevant local councils and other involved government organisations in addition to developers, landowners, other submitters and interested parties on request during the same period as above. Information contained within submissions may also be used for other planning purposes undertaken by the MPA such as corridor plans and biodiversity studies.

Further information on privacy of information can be found at [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au) or by phoning the MPA (9651-9600).

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## INFORMATION SESSIONS

The MPA and Wyndham City Council will host two information sessions about the PSP on the following dates:

- **19 November 2014** from 6.30pm-8pm at Function Room 1, Wyndham Civic Centre, 45 Princes Highway, Werribee (*Melways Ref: 205 K8*)
- **3 December 2014** from 4pm-7pm at Community Room 1, Point Cook Community Centre, 1-21 Cheetham Street, Point Cook (*Melways Ref 207 F3*)

## FOR MORE INFORMATION, CONTACT

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**581 new homes**

**Improved road links**

**Conservation of local wetlands**

# LINKING POINT COOK COMMUNITIES

The Metropolitan Planning Authority (MPA) has prepared a plan to guide development of a new residential precinct in Point Cook. Preparation of the draft Lincoln Heath South Precinct Structure Plan has been undertaken by the MPA in consultation with State Government agencies and Wyndham City Council.

A small precinct, Lincoln Heath South covers 45 hectares of land bound by Lincoln Heath Estate to the north, Point Cook Road to the east, Alamanda Estate to the west and the future Point Cook South Precinct Structure Plan area to the south. This precinct will ultimately support a residential community of approximately 581 dwellings with a projected population of around 1627 residents.

Following consideration and resolution of any matters raised during consultation, the MPA proposes to recommend to the Minister for Planning that he considers approving the Lincoln Heath South PSP as Planning Scheme Amendment C194 to the Wyndham Planning Scheme in accordance with the *Planning and Environment Act 1987*. Before finalising the Precinct Structure Plan and making recommendations, the MPA wishes to hear your views on the proposal. Please provide your comments to the MPA by **Friday 19 December 2014**.

## VISION

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

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

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

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

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

## THE PLAN

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


**Plan 2 - Future Urban Structure**

Lincoln Heath South Precinct Structure Plan


**LINCOLN HEATH SOUTH PRECINCT STRUCTURE PLAN - NOVEMBER 2014**
**IMPLEMENTING THE PLAN – PROPOSED CHANGES TO THE WYNDHAM PLANNING SCHEME**

Amendment C194 proposes to insert one new incorporated document titled "Lincoln Heath South Precinct Structure Plan, November 2014" into the Wyndham Planning Scheme and implements the PSP.

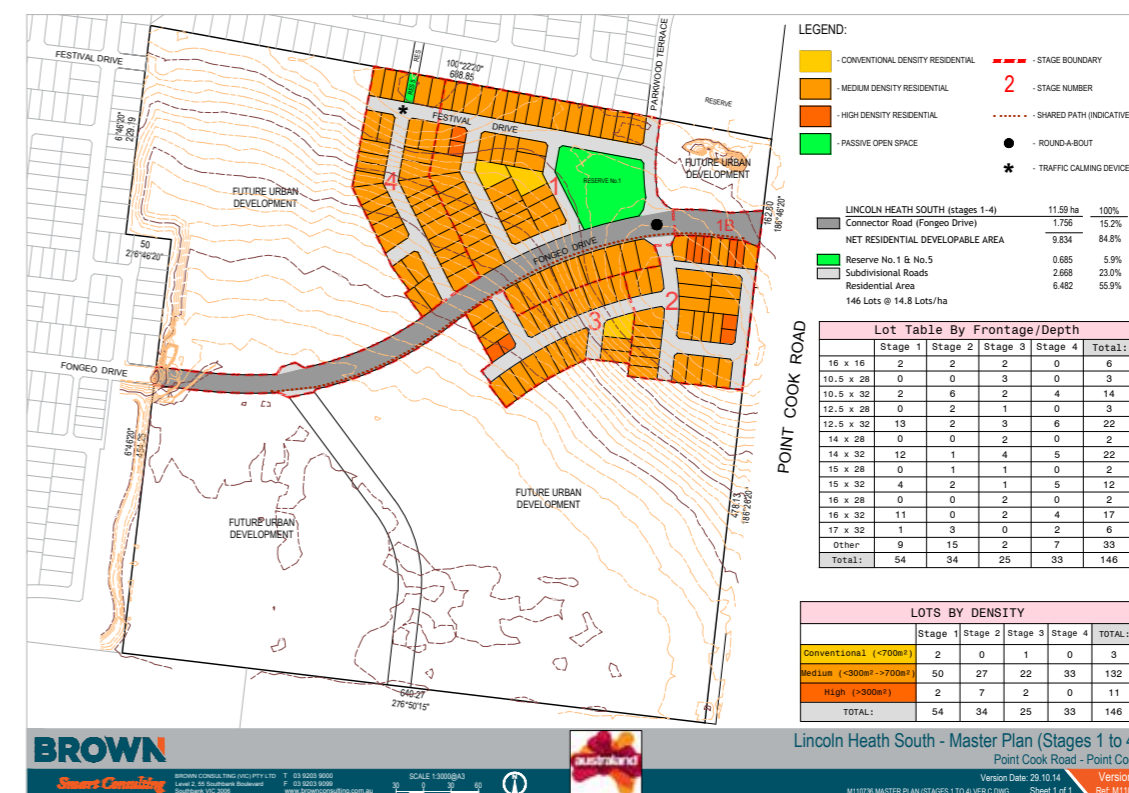
More specifically, the amendment proposes the following changes to the Wyndham Planning Scheme:

- Insert Schedule 15 to Clause 37.07 Urban Growth Zone (UGZ) into the Wyndham Planning Scheme.
- Inserts Schedule 16 to Clause 45.06 Development Contributions Plan Overlay (DCPO) into the Wyndham Planning Scheme and applies the DCPO Schedule 16 (DCPO16) to land within the amendment area.
- Rezone land from Urban Growth Zone to UGZ Schedule 15 (UGZ15) to land within the amendment area.

- Rezone land from General Residential Zone Schedule 1 (RGZ1) to UGZ Schedule 15 (UGZ15) to land within the amendment area.
- Removes the Development Plan Overlay Schedule 2 (DP02) from the amendment area.
- Amend the Schedule to Clause 52.01 to provide for passive open space contributions for land within the amendment area.
- Amend the Schedule to Clause 81.01 to include the new incorporated document titled "Lincoln Heath South Precinct Structure Plan, November 2014".
- Updates the Schedule to Clause 61.03 to reflect mapping changes.
- Consideration of a concurrent planning permit application.

**CONCURRENT PLANNING PERMIT APPLICATION**
**Planning Scheme Amendment C194**

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



- precinct area
- residential
- local parks
- seasonal herbaceous wetlands
- waterways
- connector road
- key access street
- ANEF contour (2007 ANEF)

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

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