## PSP 1078 & 1080

# Plumpton PSP & Kororoit PSP

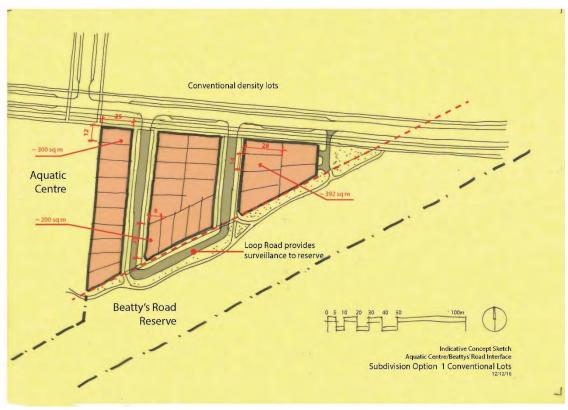
APPENDICES
Closing Submission - C146 & C147
Amendment to the Melton
Planning Scheme

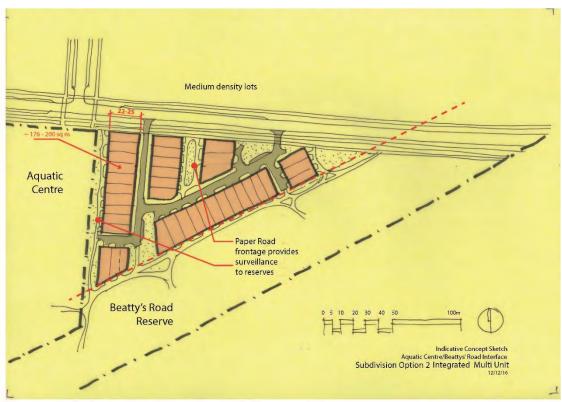


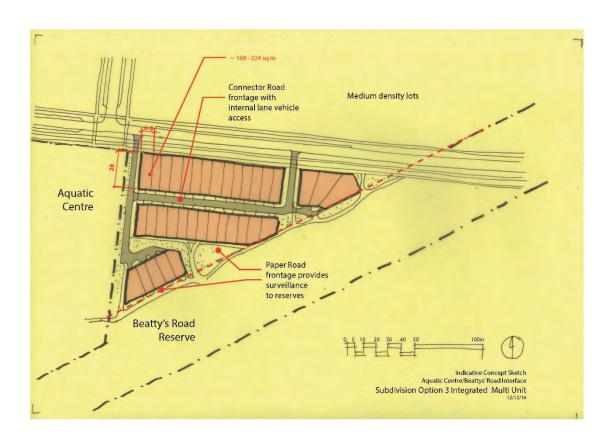
### Contents

App 1: Subdivision concepts for land adjacent to aquatic centre	2
App 2: Melbourne Water response regarding Urban Floodway Zone	4
App 3: Calculation of 'shop' use compared to 'retail' use in the MTC	11
App 4: Survey of grassland state mapping – in relation to Andrew Booth submission	12
App 5: Revised Kororoit Local Town Centre Concept Plan for substitution with Figure 3	13
App 6: Council's proposal for Deanside 10 ha Sports Reserve (redrawn by Luzon Holdings)	14
App 7: Plumpton MTC Community Hub (adapted from Dacland's submission)	15
App 8: UDM proposed re-alignment of Tarleton Road /Hume Drive (supported by VPA)	16
App 9: Melbourne Water response regarding Moremac drainage easement	17
App 10: Pedestrian & Cycling catchment from future train station at Mt. Atkinson	19
App 11: Proposed Residential Growth Zone distances in Plumpton PSP	20
App 12: Proposed Residential Growth Zone distances in Kororoit PSP	21
App 13: Letter from DEDJTR to VPA regarding RGZ and PPTN	22
App 14: Plumpton Major Town Centre Concept Plan	24
App 15: Plumpton Business and Industrial Concept Plan	25

App 1: Subdivision concepts for land adjacent to aquatic centre







#### App 2: Melbourne Water response regarding Urban Floodway Zone



14 December 2016

Mr T McCulloch Chair Planning Panels Victoria Planning.panels@delwp.vic.gov.au

Dear Mr McCulloch,

Re: Melbourne Water response to Urban Floodway Zone – Kororoit and Plumpton PSPs

A Melbourne Water Development Services Scheme is a 'masterplan' for stormwater assets in areas identified for future development. A key (but not the only) objective of a Development Services Scheme (DSS) is to provide a concept for the location of retarding basins, constructed waterways, pipes and overland flow paths required to prevent loss of life and damage to property in a 1 in 100 year flood event post-development.

Until detailed design is completed on each stormwater asset in the DSS (at the time of subdivision), there is some flexibility to change the location provided it is generally in accordance with the PSP and the intent of the DSS. As a requirement of subdivision, stormwater assets must be constructed in accordance with the DSS and lots must be filled above the 1 in 100 year flood level whilst all roads must safely convey overland flow in accordance with Melbourne Water's safety criteria.

Two submitters and have asked Melbourne Water to consider retaining or re-zoning land to Urban Floodway Zone (UFZ). Melbourne Water's response is given below.

#### Property 31 and 32: 365 & 391 Beattys Road, Plumpton

The properties at 365 & 391 Beattys Road, Plumpton are (currently) partially zoned Urban Floodway Zone (UFZ) in the Melton Planning Scheme. The current UFZ is approximately 120m wide (see Figure 1). In designing the Olive Grove Development Services Scheme (DSS4142), Melbourne Water has determined a waterway corridor width of approximately 60m is required to contain 1 in 100 year flows (hydraulic width) with a buffer for riparian vegetation and maintenance access (refer to Waterway Corridors in Greenfield Developments for more information on determining waterway corridor widths).

The current size and location of the Urban Floodway Zone (UFZ) does not match the location of the conceptual waterway corridor in the exhibited Plumpton PSP (see Figure 1). It is clear from Figure 1 that the waterway corridor is located to the eastern side of the current alignment of the UFZ.

Therefore, the current Urban Floodway Zone (UFZ) will not reflect the current 1 in 100 year flood extent as the catchment develops and stormwater management assets such as retarding basins and wetlands are constructed in the catchment (see Plan 10 – Integrated Water Management Plan Plumpton PSP for location of assets).

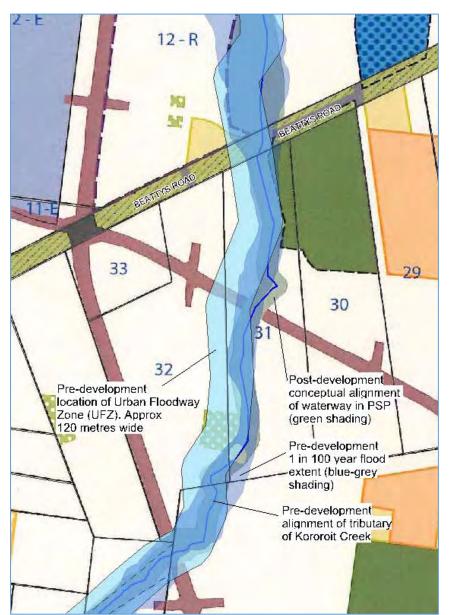


Figure 1 - Location of current Urban Floodway Zone (UFZ) on Property 31 and 32 of the Plumpton PSP. The pre-development flood extent is shaded blue-grey and the post-development waterway corridor is shaded green. The base map is Plan 4 'Land Use Budget' of the Plumpton PSP.

As noted on Plan 10 (Integrated Water Management), 'Stormwater quality treatment assets and waterway widths are subject to confirmation through detailed design to the satisfaction of Melbourne Water'. The Melbourne Water Development Services Scheme provides some flexibility for the location of assets, provided the objectives (including flood protection) of the DSS is achieved and it is generally in accordance with the PSP.

Retention of the the existing UFZ alignment would be unnecessary because the majority of the area would not be subject to flooding once stormwater assets are constructed in accordance with the DSS. Melbourne Water would have no objection to a Land Subject to Inundation Overlay (LSIO) over

the exhibited waterway corridor in the Plumpton PSP to ensure there is a planning scheme mechanism which identifies flood-prone land post-development of the PSP. There are some potential drawbacks to this option which are discussed in the section 'Implementation of the Precinct Structure Plan' below. Melbourne Water would not support an Urban Floodway Zone (UFZ) over the conceptual waterway corridor at this time because the location of the waterway may be subject to change based on detailed design. The UGZ provides flexibility to change the alignment of the waterway at detailed design without requiring a planning scheme amendment to allow other use and development within the potentially redundant UFZ.

#### Property 67 & 68: 905 & 961 Taylors Road, Plumpton

The Urban Floodway Zone (UFZ) is currently located along the southern boundary of properties parallel with Kororoit Creek (Figure 2). It is important to note that large parts of the Urban Floodway Zone (UFZ) on these properties are not currently subject to flooding from Kororoit Creek in a 1 in 100 year flood event.

The pre-development 1 in 100 year flood extent is shown in Figure 2 below. Figure 2 clearly shows the waterway location would change under developed conditions after extensive discussions with the landowner. The waterway would be constructed west (Property 68) of the current alignment as agreed in-principle in Melbourne Water's letter to Mr Jeff Garvey of 23 November, 2016.

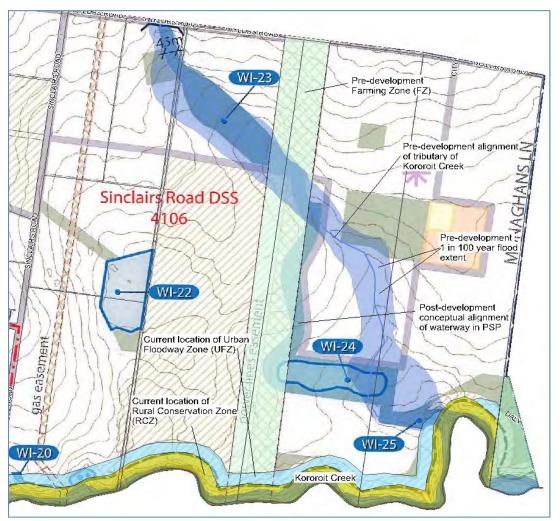


Figure 2 - Location of current Urban Floodway Zone (UFZ) on Property 67 & 68 of the Kororoit PSP. The pre-development flood extent is shaded blue-grey and the post-development waterway corridor alignment is shaded green.

Melbourne Water does not seek retention of the UFZ in the current (pre-development) location because the area is not subject to flooding in a 1 in 100 year flood event and will not be under developed conditions. It is essential that an appropriate waterway corridor is provided for Kororoit Creek; however this has been achieved through the conservation area of the Kororoit PSP (see Plan 3- Future Urban Structure).

If the current (pre-development) 1 in 100 year flood extent on these two properties were covered by an LSIO it would generate numerous unnecessary development referrals to Melbourne Water (at the time of subdivision) as the waterway would be constructed further west. This is discussed further using an example in 'Clyde Creek PSP Implementation' below.

Melbourne Water would have no objection to a Land Subject to Inundation Overlay (LSIO) over the conceptual alignment of the waterway corridor in the Kororoit PSP (refer to Figure 2). An LSIO may increase unnecessary referrals at the time of PSP implementation if the waterway corridor or WI-24 require changes at detailed design but it would clearly show areas subject to flooding after implementation of the PSP.

#### <u>Implementation of the Precinct Structure Plan</u>

An issue the may panel consider (and seek feedback from Melton Council) is the future implications of zoning and overlays on the future implementation of the Kororoit and Plumpton PSPs. A planning scheme amendment would likely be required if the required stormwater asset (as per Plan 10) is not located exactly in the area zoned UFZ as requested. The same is true of a Land Subject to Inundation Overlay; however the use and development of land is less restrictive than a UFZ.

At this time, Melbourne Water's preference is to provide some flexibility to landowners with the location of stormwater assets, provided the asset is generally in accordance with the PSP and intention of the DSS. For example, Dacland (Property 31 & 32, Plumpton PSP) has asked for flexibility with the location of WI-13 (retarding basin) in their submission to panel. If this same flexibility is required for the constructed waterway, a planning scheme amendment would likely be required as the use and development of land is very restricted under a UFZ. This is likely to create delay and inefficiencies with planning scheme amendments as the catchment develops and detailed design causes a change in the size or location of stormwater assets.

An issue with applying a Land Subject to Inundation Overlay (LSIO) reflecting the current 1 in 100 year flood extent (i.e. pre-developed catchment) is that it is likely to generate a significant number of Section 55 (*Planning and Environment Act 1987*) referrals from Melton Council to Melbourne Water as a determining referral authority. These referrals would be unnecessary because the flood extent would be contained within the constructed waterway which would be conditioned on a planning permit by Melbourne Water at the time of subdivision. An example of this unnecessary referral is given in the Clyde Creek PSP which is described in more detail in the section 'Clyde Creek PSP Implementation' below.

Melbourne Water understands the panels concern that there is no planning scheme mechanism to identify flood-prone land other than the PSP. Melbourne Water would like to offer two suggestions for the panel to consider:

1. Plan 2 – 'Precinct Features' shows the location of the pre-development 1 in 100 year flood extent. The legend on this map could be changed to read 'Pre-development 1 in 100 year flood extent'.

2. If the panel consider the reference to Plan 2 (Precinct Features) too obscure, Melbourne Water would not object to a Land Subject to Inundation Overlay over the waterway corridor, retarding basin and wetland assets (Waterway Infrastructure) as shown in the exhibited PSPs (Plan 10 – Integrated Water Management). This would provide a mechanism in the planning scheme to identify land which is subject to flooding before and during development of the PSP.

#### Clyde Creek PSP Implementation

Melbourne Water provides an example of a Land Subject to Inundation Overlay which reflects existing 1 in 100 year flood extents in the Clyde Creek PSP (City of Casey). The Integrated Water Management Plan shows the location of stormwater assets required under Melbourne Water's development services scheme (refer to Figure 3 – Clyde Creek PSP).



Figure 3 - Location of stormwater management infrastructure in the Clyde Creek PSP near the corner of Tuckers Road and Pattersons Road (Mel Ref: 135 D8).

As the area has developed, there have been a number of requests to amend the Casey Planning Scheme between Tuckers Road and Pattersons Road to remove the LSIO. The area is no longer subject to flooding and there have been unnecessary development referrals to Melbourne Water (as the regional floodplain management authority) because stormwater assets have been constructed in accordance with the PSP and lots have been filled (see Figure 4, 15-27 Reflection Boulevard).

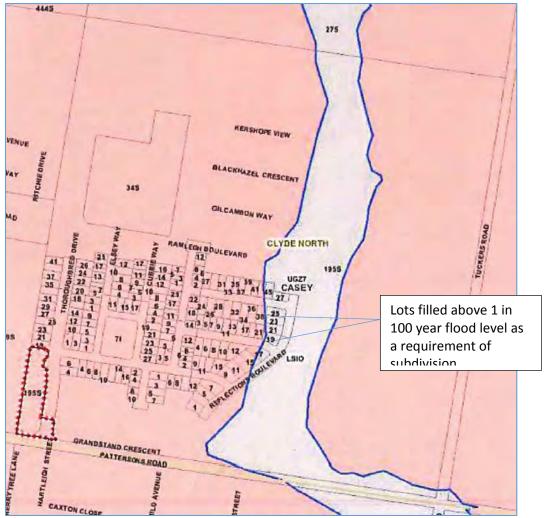


Figure 4 - Location of Land Subject to Inundation Overlay in the area adjacent to Tuckers Road and Pattersons Road, Clyde North. The location of lots and roads is shown in the black outline.

As large-scale development can only occur generally in accordance with the PSP (and Melbourne Water's DSS), it is highly unlikely that development would occur within an area designated as 'Waterway Infrastructure' or 'Waterway and Drainage Reserve' in Plan 10 – Integrated Water Management of the Kororoit and Plumpton PSPs (because this would not be in accordance with the PSP). The referral provisions from the Responsible Authority (City of Melton) to Melbourne Water at the time of subdivision would ensure flooding is thoroughly considered in any planning permit application.

In the unlikely event that a 'one-off' development (ongoing farming, rural development or earthworks) occurs before the PSP is implemented, a provision could be included in a schedule to the Urban Growth Zone (UGZ) triggering a referral to Melbourne Water (referencing the predevelopment 1 in 100 year flood extent shown in Plan 2 – Precinct Features). Melbourne Water would have no objection to working with Melton Council and Victorian Planning Authority to draft this provision for consideration by the panel.

Melbourne Water presents three options for the panel to consider addressing concerns that there is no planning scheme mechanism (other than the PSP) to identify flood-prone land either pre, during or post implementation of the PSPs:

- 1. Plan 2 'Precinct Features' currently shows the location of the pre-development 1 in 100 year flood extent. The legend on this map could be changed to read 'Pre-development 1 in 100 year flood extent'. A further note could be made on the Future Urban Structure (Plan 3) that areas of the PSP are subject to flooding in a 1 in 100 year storm event (referencing Plan 2).
- 2. A provision could be included in a schedule to the Urban Growth Zone triggering referral to Melbourne Water within the existing 1 in 100 year flood extent (referencing the pre-development flood extent shown in Plan 2 Precinct Features). Melbourne Water would have no objection to working with City of Melton and Victorian Planning Authority to draft this provision for consideration by the panel.
- 3. If the panel consider the reference to Plan 2 (Precinct Features) too obscure, Melbourne Water would not object to a Land Subject to Inundation Overlay applied over the conceptual alignment of waterway corridors, retarding basins and wetland assets as shown in the exhibited Kororoit and Plumpton PSPs (Plan 10 Integrated Water Management Plan). This would provide a mechanism in the planning scheme to identify land which is subject to flooding in a 1 in 100 year storm event once the catchment develops in accordance with the PSP and DSS.

If you would like to discuss this response further, please call me on 9679 6629 or structureplanning@melbournewater.com.au

Yours sincerely

MICHAEL PRIOR

**DEVELOPMENT SERVICES** 

App 3: Calculation of 'shop' use compared to 'retail' use in the MTC

Table 15 (Hill PDA report) - floorspace supported across the Refail Economy (2036)	ross the Retail Economy (2036)						
Use	Primary Trade Area	Market Share A	Secondary Tra	c Area Market Shar	a 20% Additional 20% of STA	A capture Total	peruse
Supermarket and grocery stores		20,272	8,109	17,922	3,584	717	12,410
Specialty food stores		4,683	1,873	4,140	828	166	2,867
Fast food stores		5,239	2,096	4,631	926	185	3,207
Restaurants, Hotels and Clubs		10,774	4,310	9,524	1,905	381	6,595
Department Stores		14,038	5,615	12,410	2,482	496	8,594
Apparel Stores		10,833	4,333	772'6	1,915	383	6,632
Bulky Goods Stores		37,337	14,935	33,007	6,601	1,320	22,856
Other Personal and Household Goods Retailing		18,713	7,485	16,543	3,309	662	11,456
Selected Personal Services		5,135	2,054	4,539	806	182	3,143
Total Retailing			50,810		22,459	4,492	77,760
Total Retail floorspace supported in Plumpton MTC						77,760	
Total 'Shop' Floorspace supported in Plumpton MTC			44,404		19,628	3,926	67,958
(te does not include fast food stores, restaurants, hotels and clubs)	reis and clubs)						
Subtract restricted retail (bulky goods) as per the schoolule to the applied C12.	edule to the applied C12						22,856
Total 'Shop' floorspace supported in Plumpton MTC							45,101

App 4: Survey of grassland state mapping – in relation to Andrew Booth submission

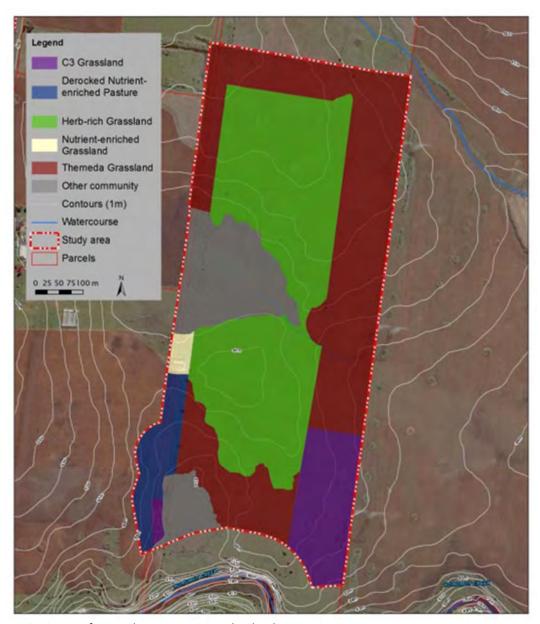


Fig: 9 - States of Natural Temperate Grassland Habitat, p. 21

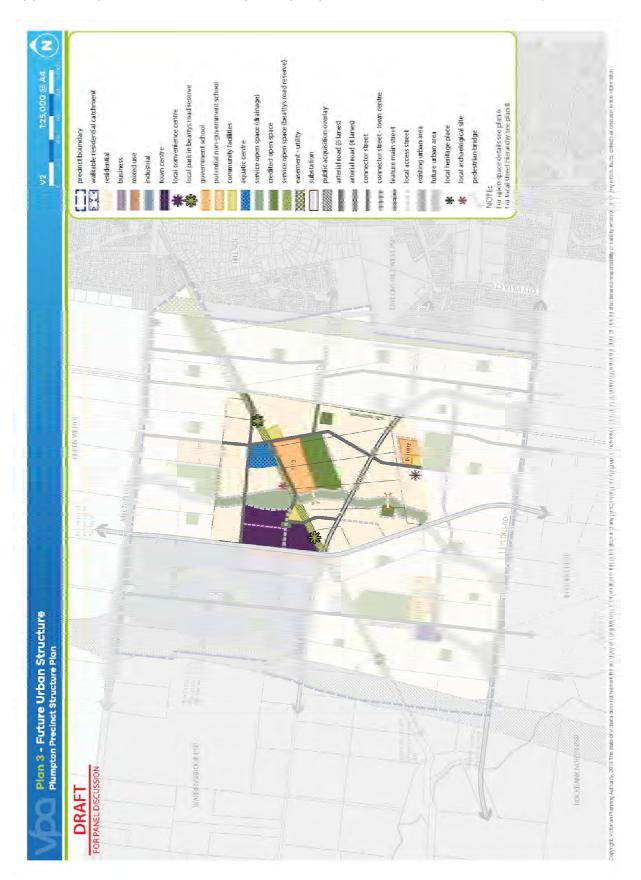
App 5: Revised Kororoit Local Town Centre Concept Plan for substitution with Figure 3



App 6: Council's proposal for Deanside 10 ha Sports Reserve (redrawn by Luzon Holdings)



App 7: Plumpton MTC Community Hub (adapted from Dacland's submission)



## App 8: UDM proposed re-alignment of Tarleton Road /Hume Drive (supported by VPA)



Figure 2: UDM suggested alteration to Tarletons Rd alignment



14 December 2016

Stephanie Harder Senior Structure Manager Victorian Planning Authority Level 25, 35 Collins Street MELBOURNE VIC 3000

Dear Stephanie,

Re: Moremac Property 32, 33, 35, 37, 39, 40, 43 & 48 Kororoit PSP

Melbourne Water has reviewed the letter from SMEC dated 12<sup>th</sup> December, 2016. The upper catchment of the Deanside Drive Development Services Scheme (DSS) is controlled by two additional retarding basins including one proposed south of the railway line in the Mt Atkinson Precinct Structure Plan for a total approximate contributing catchment area of 215 hectares prior to discharge into Kororoit Creek.

Under Clause 13.02-1 (Floodplain Management) of the Melton Planning Scheme, an objective is to assist the protection of life, property and community infrastructure from flood hazard. Melbourne Water has considered this objective in the context of flood hazard for community infrastructure such as a community hall or pavilion and active open space users. As the floodplain management authority, Melbourne Water has determined this area as a floodway because it is located at the lowest point of the catchment with a very large contributing area. Melbourne Water requires a 30 metre wide depressed drainage easement to ensure the objective of floodplain management is achieved.

In making this decision, Melbourne Water has discussed and reviewed three separate design options with the engineering consultant Alluvium. Options 1 and 2 proposed constructed waterways of 30 metres and 60 metres in width, which were believed to be less practical in negotiations with SMEC and Moremac. After further negotiation, Melbourne Water was satisfied Option 3 with a 30-metre wide depressed drainage easement would satisfy floodplain management requirements.

In summary, Melbourne Water considers it a best practice risk management approach to protect life and community infrastructure from flood hazard in this particular area. Therefore, Melbourne Water respectfully requests a 30 metre wide drainage easement. If this cannot be achieved, Melbourne Water would request a constructed waterway consistent with previous Alluvium design options 1 or 2 to ensure the objectives of floodplain management are achieved.

If you would like to discuss this response further, please call me on 9679 6629 or structureplanning@melbournewater.com.au



Yours sincerely

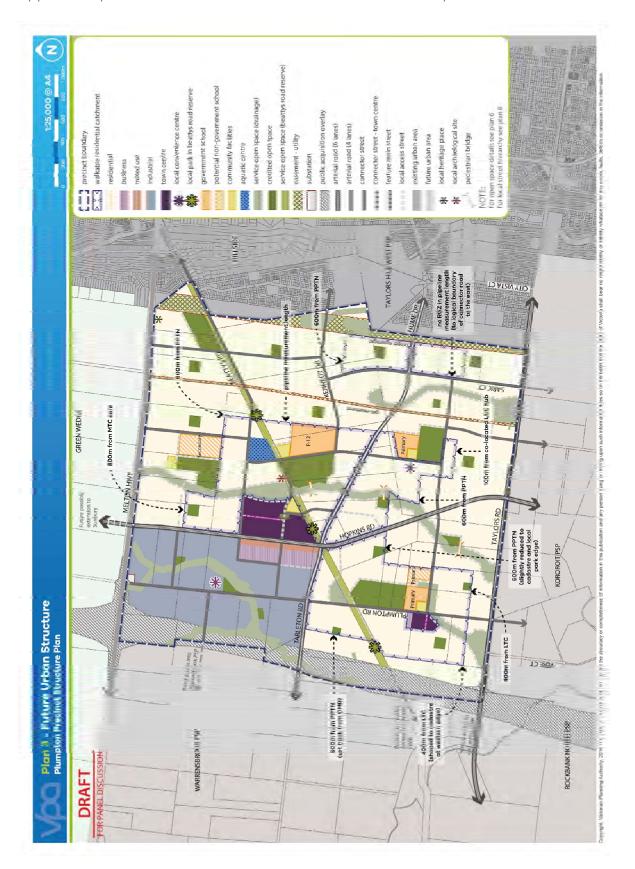
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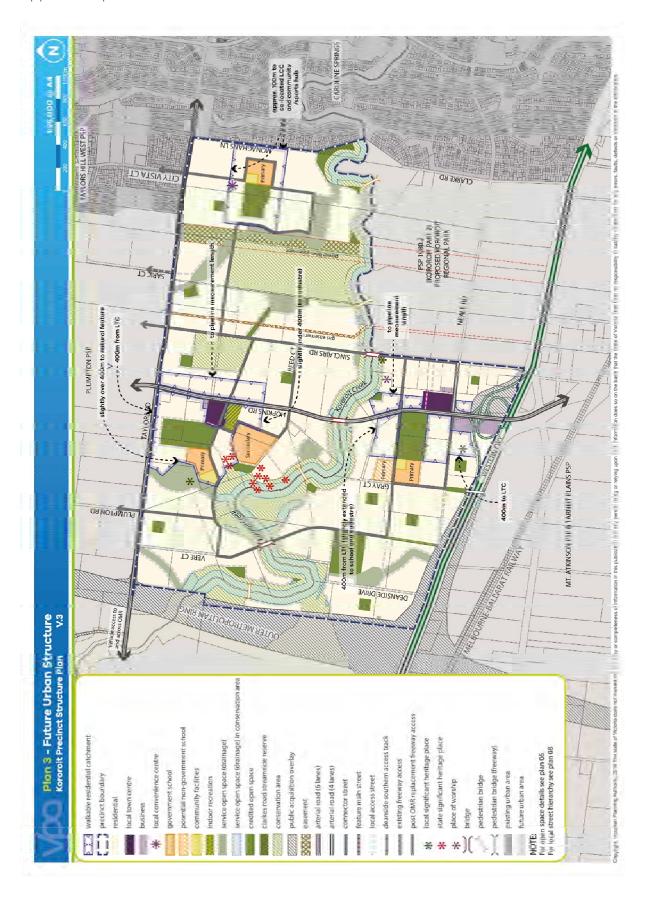
App 10: Pedestrian & Cycling catchment from future train station at Mt. Atkinson



App 11: Proposed Residential Growth Zone distances in Plumpton PSP



App 12: Proposed Residential Growth Zone distances in Kororoit PSP



#### App 13: Letter from DEDJTR to VPA regarding RGZ and PPTN



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File: FOL/13/2437-2

Ben Hawkins Senior Structure Planner Victorian Planning Authority Level 25, 35 Collins Street MELBOURNE VICTORIA 3000

Dear Mr Hawkins.

# MELTON PLANNING SCHEME AMENDMENT C146 (PLUMPTON PRECINCT STRUCTURE PLAN) AND AMENDMENT C147 (KOROROIT PRECINCT STRUCTURE PLAN)

DEDJTR – Transport is aware that the Victorian Planning Authority is being challenged on the blanket application of the Residential Growth Zone (RGZ) in greenfield Precinct Structure Plans (PSPs).

DEDJTR – Transport considers there is strategic merit in applying the RGZ to land that is proximate to planned public transport corridors, recognising the value that people place on access to public transport and enabling more people to live in proximity to the connectivity that higher frequency services provide. Development along corridors over time will grow demand for services, which supports upgrades to public transport as areas develop.

This is consistent with the aims of the Principal Public Transport Network (PPTN). The PPTN is a land use tool that depicts a long term vision for a network of public transport corridors expected to provide high-quality public transport services across the metropolitan area. These typically connect activity centres which may be able to support more intensive land development.

The role of the PPTN is to indicate to planners where greater activity could be accommodated on the public transport network. The PPTN includes tram, rail and high-frequency bus routes, including SmartBus routes and key transport interchanges.

Another advantage of the PPTN is the clarity it provides for local governments and communities about key public transport routes to guide local development decisions. It encourages development along and near public transport routes and nodes, and demonstrates how the network can underpin future growth.

Analysis of travel behaviour in Melbourne indicates that currently passengers are prepared to walk up to 800 metres and beyond to access a rail station and 600 metres for a tram or high frequency bus. This could increase in future with introduction of more frequent services.

It is expected that following the refresh of Plan Melbourne, the PPTN will be reviewed and updated in consultation with key stakeholders including the VPA and local councils.



The West Growth Corridor Plan included an east-west PPTN link servicing the Plumpton Major Town Centre. This alignment is consistent with longer term bus route planning for a premium service, and therefore DEDJTR – Transport considers it reasonable that the RGZ be applied to land within 600 metres of the road based premium bus route as shown in the Precinct Structure Plans in question.

I trust that this will assist with your Planning Panel.

Yours Sincerely,

MARK-BURTON Manager Place Planning 12 / 12/ 2016



App 15: Plumpton Business and Industrial Concept Plan

