

PSP 1080 Kororoit

Precinct Structure Plan

December 2017



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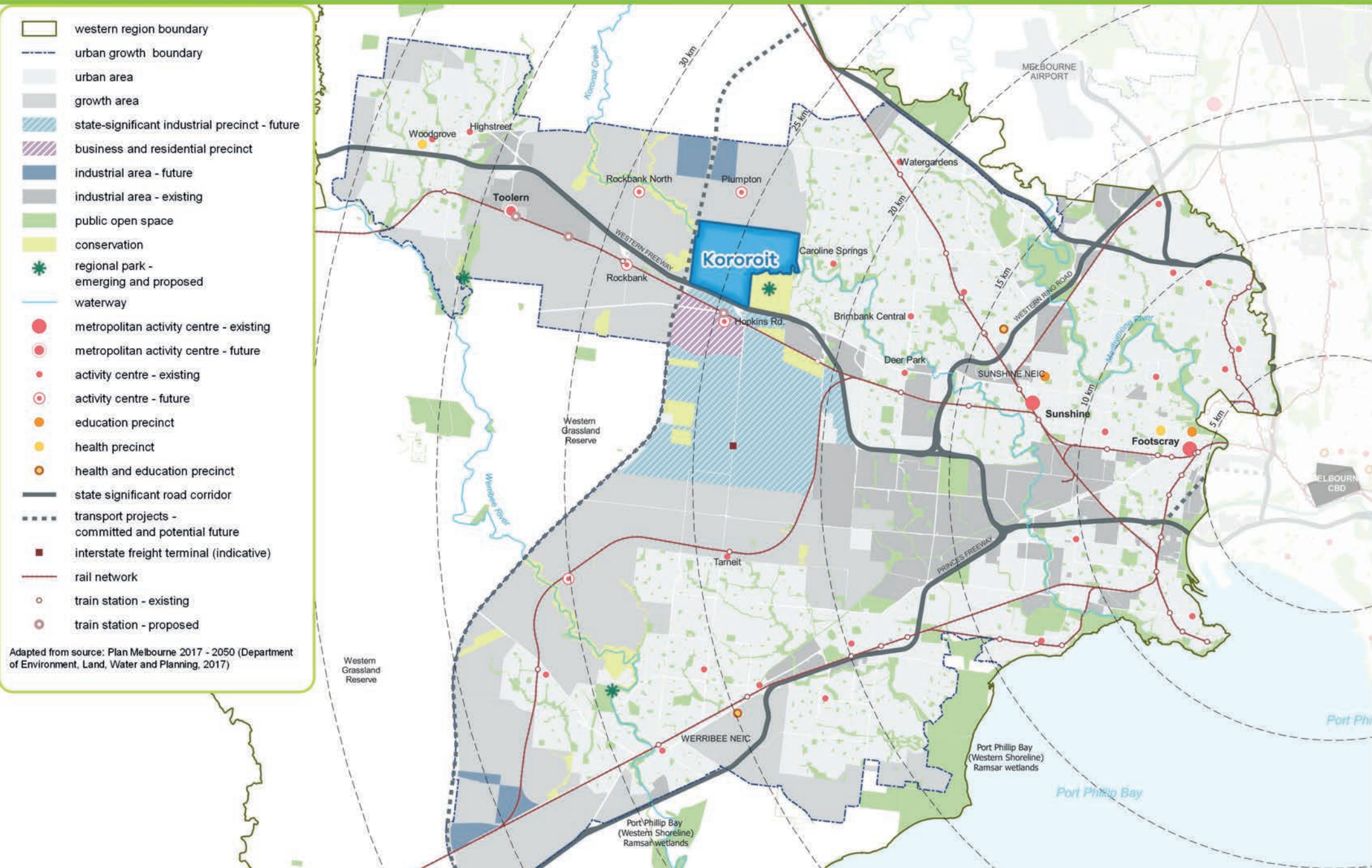
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1.0 INTRODUCTION

The Kororoit Precinct Structure Plan (the PSP) has been prepared by the Victorian Planning Authority (VPA) in consultation with Melton City Council and with the assistance of Government agencies, service authorities and major stakeholders.

A 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.

This PSP guides proposed development within the Kororoit Precinct (the precinct).

Generally, the PSP:

- Sets out plans to guide the delivery of quality urban environments in accordance with relevant Victorian Government guidelines, including the *Precinct Structure Planning Guidelines*, *The Victorian Planning and Environment Act*, 1987 and the State Planning Policy Framework
- Enables the transition of non-urban to urban land
- Sets the vision for how land should be developed and the outcomes achieved
- Outlines the 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
- Sets out objectives, guidelines and requirements for land use and development
- Provides Government agencies, the Council, developers, investors and local communities with certainty about future development
- Addresses the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999) in accordance with an endorsed program under Part 10*
- Development must also comply with other Acts and approvals where relevant e.g. in the case of Aboriginal cultural heritage, compliance with the *Aboriginal Heritage Act 2006* is required.

The PSP is informed by:

- The State and Local Planning Policy Framework set out in the Melton Planning Scheme
- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2008)
- *Growth Corridor Plans: Managing Melbourne's Growth Areas* (Growth Areas Authority, 2012)
- *Biodiversity Conservation Strategy for Melbourne's Growth Corridors (BCS) and Sub Regional Species Strategies for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, June 2013)*
- *Plan Melbourne 2017 - 2050* (Victorian Government, 2017)

The following documents have been developed in parallel with the PSP to inform and direct the future planning and development of the precinct:

- PSP 1078 Plumpton and PSP 1080 Kororoit Background Report (2017)
- Plumpton and Kororoit Infrastructure Contributions Plan (2017)

*On 5 September 2013 an approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval.

This includes the payment of habitat compensation obligations to the Department of Environment, Land, Water and Planning (DELWP) and the restriction of urban development in conservation areas. The habitat compensation obligations for land parcels located within the Melbourne Strategic Assessment program area can be estimated using the DELWP Native Vegetation Information Management (NVIM) system, available at <https://nvim.delwp.vic.gov.au/BCS> Requests to meet the habitat compensation obligations for a project/development are made by registering through the NVIM portal.

Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

- precinct boundary
- existing urban area
- future urban area
- contours (0.5m interval)
- existing waterway / drainage
- pre-development 1 in 100 year flood event
- outer metropolitan ring (OMR) public acquisition overlay
- easement - gas pipelines
- extent of gas pipeline measurement length
- gas city gate & measurement length
- easement - power lines
- existing roads
- dry stone walls
- nature conservation (biodiversity conservation strategy)
- indigenous trees
- non - indigenous trees
- group of non - indigenous trees
- riparian vegetation
- wetlands
- place of worship
- local heritage place - heritage overlay extent
- state heritage place VHR extent
- historical archaeological site
- area of historical archaeological likelihood
- area of Aboriginal cultural values
- area of Aboriginal cultural heritage likelihood
- area of Aboriginal cultural heritage sensitivity
- historic Deanside southern access track
- public land - Rockbank public purposes reserve
- natural feature reserve - Clarke Road streamside reserve



NOTES:

- Areas of Aboriginal cultural heritage likelihood shown on this plan is based on the predictive modelling & predictive sensitivity mapping prepared as part of the Kororoit Aboriginal Heritage Impact Assessment, 2014.
- Areas of Aboriginal cultural sensitivity is based on ACHRIS data April 2017.
- Conservation area 15 along the Kororoit creek is within an area of Aboriginal cultural heritage sensitivity.

1.1 How to read this document

The Kororoit Precinct Structure Plan (PSP) guides land use and development where a planning permit is required under the Urban Growth Zone or another zone where that zone references this PSP.

A planning application and planning permit must implement the outcomes of the PSP. The outcomes are expressed as the vision and objectives.

Each element of the precinct structure plan contains requirements and guidelines as relevant.

Requirements must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in this precinct structure plan. A requirement may include or reference a plan, table or figure in the precinct structure plan.

Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline implements the outcomes the responsible authority may consider the alternative. A guideline may include or reference a plan, table or figure in the precinct structure plan.

Meeting these requirements and guidelines will implement the outcomes of the PSP.

Development must also comply with other Acts and approvals where relevant

e.g. the *Environment Protection and Biodiversity Conservation Act 1999* in the case of biodiversity or the *Aboriginal Heritage Act 2006* in the case of cultural heritage amongst others.

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 the Precinct Structure Plan applies

Kororoit (PSP 1080) comprises 925.45 hectares of land located approximately 30 kilometres to the west of the Melbourne CBD. The precinct is bounded by Taylors Road and the Plumpton PSP to the north, Monaghans Lane (north of Kororoit Creek), Kororoit Creek and Sinclairs Road (south of Kororoit Creek) to the east, the Western Freeway and Mt Atkinson and Tarneit Plains PSP to the south, and the Outer Metropolitan Ring (OMR) reservation and approved Rockbank North PSP to the west.

The Kororoit PSP formerly comprised 1181 hectares of land and included the proposed Kororoit Regional Park. As the boundary for the proposed Kororoit Regional Park is not yet confirmed, this part of the former PSP area (i.e. the land which is both south of the Kororoit Creek and east of Sinclairs Road) has been removed from the Kororoit PSP and is subject to a future structure planning process.

1.3 Plumpton and Kororoit Infrastructure Contributions Plan (ICP)

The Plumpton and Kororoit ICP sets out the requirements for development proponents to contribute towards basic and essential infrastructure required to support development of the precinct. The ICP is a separate document incorporated into the Melton Planning Scheme and implemented through Schedule 2 to Clause 45.10 of the Melton Planning Scheme.

Table 8 - Precinct Infrastructure Identifies which infrastructure projects are to be funded through the ICP.

1.4 Background information

Background information on the Precinct including its local and metropolitan context, history, landform and topography, biodiversity, drainage, open space, transport and community facilities is provided in the separate PSP 1078 Plumpton and PSP 1080 Kororoit Background Report. This report also references the various background technical studies that have informed preparation of the precinct structure plan.

- walkable residential catchment
- precinct boundary
- residential
- local town centre
- business
- local convenience centre
- future government school
- potential non-government school
- community facilities
- indoor recreation
- uncredited open space (drainage)
- uncredited open space (drainage) in conservation area
- credited open space
- clarkes road streamside reserve
- conservation area
- public acquisition overlay
- easement with pylons - utilities
- arterial road (6 lanes)
- arterial road (4 lanes)
- connector street
- feature main street
- local access street
- existing freeway access
- post OMR replacement freeway access
- local significant heritage place
- state significant heritage place
- place of worship
- bridge
- pedestrian / cyclist bridge
- pedestrian / cyclist bridge over freeway
- existing urban area
- future urban area

NOTE:

- For open space details see plan 6
- For local street hierarchy see plan 8
- Areas of the PSP are subject to flooding in the pre-development 1 in 100 year flood extent. see plan 2 for flood extent.



2.0 OUTCOMES

2.1 Vision

The meandering Kororoit Creek shapes the structure of the Kororoit precinct, emphasising its importance as habitat for the Growling Grass Frog, as a place of respite for local residents, and in the management of stormwater for the catchment area. The Creek will connect to grassland conservation areas supporting preservation of nationally significant species and will contribute to retaining a sense of the rural landscape within the developing PSP area.

The Creek will form the backbone of a conservation and open space network which weaves together the proposed Kororoit Regional Park, sporting reserves, local parks, Kororoit Creek tributaries and north-south easements which will include shared paths connecting through to the Kororoit Creek trails. The open space network will provide wildlife corridors as well as opportunities for residents to walk, cycle and connect with nature as part of their everyday experience. Sporting reserves will be developed in a range of sizes to adapt to different sporting needs over time, and are located near waterways so that stormwater harvesting may be realised in future.

Employment in the town centres and live-work opportunities throughout Kororoit precinct area will be complemented by employment in the Plumpton Industrial and Business Precinct to the north and Mt Atkinson and Tarneit Plains precinct to the south, accessible along the future Hopkins Road. Convenient access to further job opportunities will be via a possible future rail station at Mt Atkinson, via bus services, and along the Western Freeway and future Outer Metro Ring.

Diversity of dwelling sizes and types will provide affordable and flexible housing and live-work opportunities. The two Local Town Centres will offer shopping, community facilities, areas for small local enterprises and local services immediately adjacent to residential areas, which will give convenient access over the full life-cycle to enable ageing-in-place.

Walking and cycling to town centres, schools and parks will be the modes of choice along tree-lined streets with dedicated, off-road pedestrian and cycle paths. Historic dry stone walls will contribute to place-making and increase the appeal of walking and cycling along streets throughout the precinct.

Significant Aboriginal cultural heritage places along Kororoit Creek will be protected through respectful siting of new bridges which link communities to the south and north of the Creek. The Deanside Homestead Complex will become a treasured and more visible part of the local landscape through its proximity to a local park and the Kororoit Creek shared paths. Landscape links to related parts of its history, such as the dam wall to its north and the former access track to Deanside to the south, will cement its role in the post-contact development of the Kororoit PSP area.

2.2 Key objectives

The development of the Kororoit PSP area is guided by a set of key development objectives.

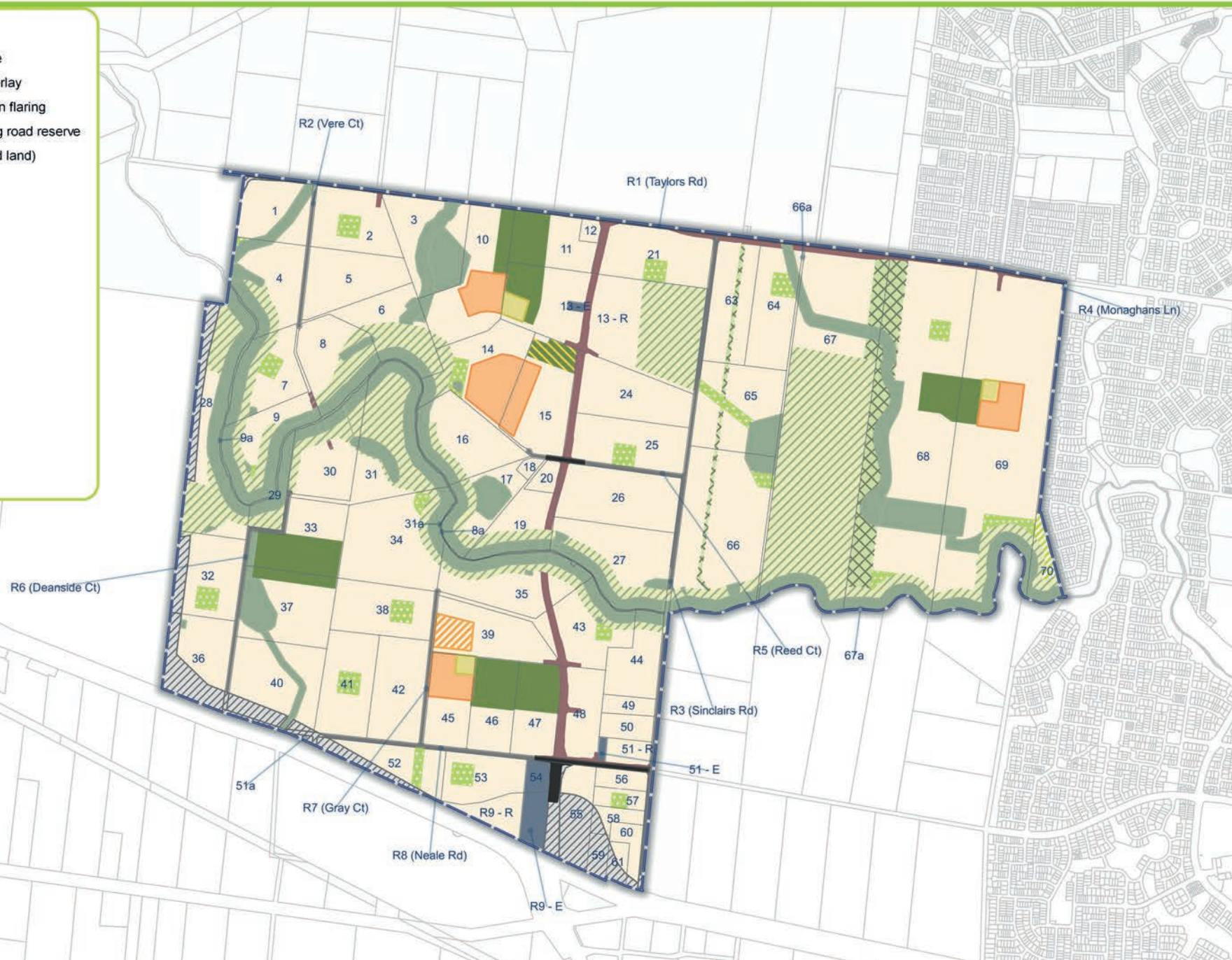
Development within Kororoit will seek to:

OBJECTIVES	
IMAGE, CHARACTER, HERITAGE & HOUSING	
01	Deliver a minimum of approximately 9,200 new homes across the precinct and promote increased housing choice and density within a walkable catchment of high amenity features and public transport.
02	Identify, retain and celebrate places of Aboriginal cultural heritage significance within the precinct, including along the Kororoit Creek.
03	Encourage a strong sense of place through the protection, enhancement and interpretation of places of post-contact cultural heritage significance, in particular the Deanside Homestead Complex (VHR H0810/HO4), the Rockbank Headstation Dam (HO118), Stoneleigh Homestead (HO128), and dry stone walls in the precinct.
04	Create a cultural heritage trail along the Kororoit Creek which interprets places of Aboriginal and post-contact cultural heritage which is integrated with the existing cultural heritage trail network to the east in Caroline Springs and Burnside.
EMPLOYMENT AND TOWN CENTRES	
05	Deliver 1,400 local jobs through capitalising on the opportunities of the local context including the growing residential population; existing and proposed roads, including the future extension of Hopkins Road which will connect the Princes Highway to the Melton Highway (and possibly through to Sunbury in future); the future Outer Metropolitan Ring; and the possible future rail station at Mt Atkinson.
06	Develop a Local Town Centre which leverages off the existing Neale Road and Hopkins Road intersection to enable early delivery of retail and other services to the growing community.
07	Develop a Local Town Centre which leverages off the future extension to Hopkins Road, sports reserves and the indoor recreation centre; and whose sense of places is shaped by connections to the Deanside Homestead Complex and Kororoit Creek beyond.
08	Encourage lower-cost, flexible space adjacent to the Local Town Centres for a range of small local enterprises, and to ensure these two centres have an ability to adapt and evolve over time
09	Ensure the Local Town Centres deliver high amenity public space; prioritise access for walking, cycling and public transport; and are clearly identified at gateway sites along Hopkins Road and Neale Road.

010	Encourage the provision of Local Convenience Centres in the north-east and south-west of the Kororoit PSP area, without compromising the functions and roles of nearby town centres.
OPEN SPACE AND COMMUNITY FACILITIES	
011	Develop an open space network which connects to local and regional destinations including the proposed Kororoit Regional Park, the Mt Atkinson volcanic cone area, the Western Grasslands Reserve and town centres at Caroline Springs, Plumpton, Rockbank North, Mt Atkinson and paths along Kororoit Creek.
012	Encourage walking, cycling and other recreation opportunities by providing connections between the various elements of the open space network including along streets, local parks, sports reserves, public plazas, Kororoit Creek and other natural and constructed waterways, gas and powerlines easements, and the proposed Kororoit Regional Park.
013	Deliver a high quality landscaped interface between nature conservation areas and surrounding development and enable appropriate community access to foster appreciation of these areas, while protecting significant species.
014	Maximise the open space and conservation benefits of the powerlines and gas easements, which run north-south through the precinct, through developing a shared path within each, and complemented by landscaping and recreational uses within the powerlines easement (north of the Kororoit Creek only).
015	Provide for government and non-government school sites to meet the strategically justified need for state and non-government education in the area.
016	Ensure the health and wellbeing of residents is protected by delivering a built environment of facilities and amenities that promote healthy lifestyle practices, social interaction, civic engagement and access to services.
017	Develop a walkable network of community hubs that provide access to social, education, recreation and health services within each neighbourhood.
BIODIVERSITY, THREATENED SPECIES AND BUSHFIRE MANAGEMENT	
018	Contribute to the long term conservation of significant flora and fauna species through protection of habitat, particularly the Growling Grass Frog Conservation area along the Kororoit Creek and in Conservation Areas 1 and 2.
019	Deliver sensitive interfaces with conservation areas using tailored road interface cross sections.
020	Ensure that bushfire hazards are identified and that protection measures are considered in the layout and design of the local street network, subdivisions and buildings and works.
TRANSPORT AND MOVEMENT	
021	Provide safe, continuous and inviting paths of travel for pedestrian and cyclists to key destinations and trails, including the Plumpton Major Town Centre to the north; Local Town Centres; schools and community hubs; shared paths along waterways and easements; and to the Kororoit Creek and proposed Kororoit Regional Park.

O22	Create a clear and legible street network that provides straightforward connections to the wider public transport and road network.
O23	Maximise use of public transport by providing an efficient bus-capable road network that services key destinations throughout the precinct.
INTEGRATED WATER MANAGEMENT AND UTILITIES	
O24	Deliver an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water, responds to local soil types, minimises flood risk, ensures waterway health, and contributes towards a sustainable and green urban environment.
O25	Ensure sensitive land uses are located outside the measurement length of the high pressure gas transmission pipelines where possible and that construction is managed to minimise risk of any adverse impacts.
PRECINCT INFRASTRUCTURE PLAN AND STAGING	
O26	Deliver Hopkins Road and associated waterway crossing early in the staging of the precinct, to open up access to the Deanside Local Town Centre and to the Plumptre Major Town Centre and the Business and Industrial Precinct to the north, and to reduce pressure on existing and proposed connector streets.
O27	Deliver two new and upgraded north-south connector streets and associated bridges over Kororoit Creek which leverage off the existing Sinclairs Road, and which bring together communities on the north and south sides of the Kororoit Creek.
O28	Provide all lots with potable water, electricity, reticulated sewerage, drainage, gas and telecommunications to the satisfaction of the relevant authority.
O29	Deliver cohesive and integrated neighbourhoods by co-ordinating development with the delivery of key local and state infrastructure.

- precinct boundary
- arterial road - existing road reserve
- arterial road - public acquisition overlay
- arterial road - widening/intersection flaring
- non-arterial road - retained existing road reserve
- connector road bridge (fragmented land)
- future government school
- potential non-government school
- local community facility
- local indoor recreation
- conservation reserve
- waterway & drainage reserve
- utilities easement
- local sports reserve
- local park
- municipal open space
- NDA - residential
- NDA - employment
- parcel boundary and number



2.3 Summary land use budget

The Kororoit PSP land use budget in Table 1 provides a summary of the land required for transport, community facilities, government education facilities, and open space and identifies the total amount of land available for development.

The Net Developable Area (NDA) is established by deducting the land requirements for transport, community facilities, public and private education facilities, open space (sports reserves and local parks), drainage corridors, conservation areas and other encumbered land from the Gross Developable Area (GDA).

The GDA for the Kororoit Precinct is 925.44 hectares, with a total NDA of 537.76 hectares. The residential NDA is 532.17 hectares, meaning approximately 57.50% of the land within the Kororoit PSP area is available for residential development, while 5.59 hectares, or 0.60% of the land, is available for predominantly employment uses.

Based on the estimated residential development yield established in Table 3 – Housing Density Guide, Kororoit PSP will generate approximately 9,200 dwellings to accommodate over 25,800 residents.

Table 1 Summary land use budget

DESCRIPTION	PSP 1080		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (HA)	925.45		
TRANSPORT			
Arterial Road - Existing Road Reserve	6.05	0.65%	1.12%
Arterial Road - Public Acquisition Overlay	26.43	2.86%	4.91%
Arterial Road - New / Widening / Intersection Flaring (ICP land)	16.05	1.73%	2.98%
Non-Arterial Road - Retained Existing Road Reserve	15.22	1.64%	2.83%
Connector Road Bridge (Fragmented land) (ICP land)	0.32	0.03%	0.06%
Sub-total Transport	64.06	6.9%	11.91%
COMMUNITY & EDUCATION			
Future Government School	18.90	2.04%	3.51%
Potential Non-Government School	2.60	0.28%	0.48%
Local Community Facility (ICP land)	2.80	0.30%	0.52%
Local Indoor Recreation (ICP land)	2.50	0.27%	0.46%
Sub-total Education	26.80	2.9%	4.98%
OPEN SPACE			
UNCREDITED OPEN SPACE			
Conservation Reserve	113.70	12.29%	21.14%
Waterway and Drainage Reserve	113.33	12.25%	21.07%
Utilities Easements	17.00	1.84%	3.16%
Sub-total Uncredited Open Space	244.03	26.37%	45.38%
CREDITED OPEN SPACE			
Local Sports Reserve (ICP land)	34.76	3.8%	6.46%
Local Park (ICP land)	16.58	1.8%	3.08%
Sub-total Credited Open Space	51.34	5.5%	9.55%

DESCRIPTION	PSP 1080		
	HECTARES	% OF TOTAL	% OF NDA
REGIONAL OPEN SPACE			
Municipal Open Space	1.44	0.2%	0.27%
Sub-total Regional Open Space	1.44	0.2%	0.27%
Total All Open Space	296.82	32.1%	55.20%
TOTAL NET DEVELOPABLE AREA (NDA) HA	537.76	58.11%	
NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) HA	532.17	57.50%	
NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) HA	5.59	0.60%	

RESIDENTIAL LOCAL OPEN SPACE (EXPRESSED AS % OF NDAR)	HECTARES	% OF NDAR
Local Sports Reserve (ICP land)	34.76	6.53%
Local Park (ICP land)	16.58	3.12%
Sub-total	51.34	9.65%
EMPLOYMENT LOCAL OPEN SPACE (EXPRESSED AS % OF NDAE)	HECTARES	% OF NDAE
Local Park (ICP land)	0.00	0.00%
Sub-total	0.00	0.00%
Total Open Space	51.34	9.55%

-  precinct boundary
-  deanside local town centre community hub
-  deanside local town centre
-  kororoit local town centre community hub
-  kororoit local town centre
-  kororoit west local convenience hub
-  kororoit east convenience hub
-  small local enterprise precinct (SLEP)
-  residential
-  walkable residential catchment
-  local convenience centre
-  gateway site
-  viewlines



3.0 IMPLEMENTATION

3.1 Image, character, heritage & housing

3.1.1 Image and character

REQUIREMENTS	
R1	All public landscaped areas must be planted and designed to the satisfaction of the responsible authority.
R2	Street trees must be planted on both sides for all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, in accordance with relevant Melton City Council landscaping policy unless otherwise agreed by the responsible authority, and unless not required as per relevant Conservation Interface Sections in Appendix G.
R3	Street tree planting on declared arterial roads must be established in accordance with the clear zone guidelines to the satisfaction of the coordinating road authority.
R4	Trees in parks and streets must be: <ul style="list-style-type: none"> • Suitable for local conditions; • Planted in modified and improved soil to support tree establishment and longevity; and • Consistent with any guidance provided on the relevant cross section within this PSP unless otherwise approved by the responsible authority.
R5	Boundary fences forward of the building line must not exceed 1.2 metres in height.

GUIDELINES	
G1	Streets should be provided directly abutting waterways reserves, open spaces and utilities easements to ensure houses generally face these public spaces.
G2	In locations where the responsible authority is satisfied it is not feasible to locate a street adjacent to the open space network (including waterway reserve, open space or utilities easement), then houses should face the path within the open space network path and be 'rear-loaded'.
G3	High quality landscape treatments should be provided throughout the precinct, most particularly in streetscapes and along creek and drainage waterway corridors.
G4	Street networks within subdivisions should be designed to maximise the number of connections and direct views to the open space network and town centres.
G5	Subdivision design should incorporate natural and built design elements which respond to local heritage and topography to assist in place making and the achievement of a sense of place.
G6	To reinforce neighbourhood character and the role of the street or public place, a consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the type and role of street or public space, unless otherwise approved by the responsible authority.
G7	Salvaged rocks should be retained on site where possible and incorporated in the design of waterways, retaining structures, fences and other landscape features.
G8	Existing trees shown on Plan 2 should be retained where possible along streets and in subdivisions.
G9	Built form on corner lots should provide a positive address to both frontages. This can be achieved through appropriate use of glazing and other architectural treatments.
G10	Built form should add to the precinct character by providing an attractive street address that encourages passive surveillance and visual interest.
G11	Sites in prominent locations, such as the Local Town Centres and at major intersections such as Neale Road and Hopkins Road, should be developed to respond to their strategic location and have greater height, density, and architectural quality subject to limitation imposed by utilities or external land uses (refer Appendix C).
G12	Development adjacent to the Kororoit Creek and Conservation Areas should respond sensitively to the topography and local environment in terms of building scale, landscape design and plant selection, in accordance with interface treatments in Appendix F and Appendix G.

- growing grass frog (GGF) conservation area
- koroit creek
- residential lots (indicative)
- lot frontage
- residential
- local town centre
- government primary school
- government secondary school
- community facilities
- indoor recreation
- waterways / waterbodies
- local sports reserve
- local park
- landscape interface area
- landscape treatment
- heritage area
- heritage place
- site for potential interpretation of former deanside mansion & associated heritage values
- historic deanside southern access track & driveway
- existing historic vegetation surrounding heritage site
- proposed planting to match surrounding landscape character
- dry stone wall
- potential break in dry stone wall
- potential picnic & viewing area
- potential picnic area
- pedestrian bridge
- connector street
- local access street
- local access street (indicative)
- rear access laneways (indicative)
- paper road
- shared path

NOTE

- this plan is conceptual and indicative only
- see Appendix B for principles and guidelines



VHR extent

Details of Cultural Heritage in the VHR Extent

- | | |
|----------------------------------|--|
| 1. The Woolshed | 11. The Lime or Brick Kiln |
| 2. The Manager's House | 12. The location of the mansion and remnant fabric |
| 3. The Shearer's Quarters | 13. The original cobbled access road |
| 4. The Boundary Riders' Quarters | 14. A refurbished dry stone wall |
| 5. The Stables | 15. A stone-lined circular driveway |
| 6. The Cook's House | 16. A stone-lined domed cistern or well |
| 7. Sheep Dip | 17. A second brick-lined well or tank |
| 8. Bluestone Wall | 18. Large iron boilers |
| 9. Causeway (Ford) | 19. A silo |
| 10. The Killing Shed | 20. Stone and brick pig pens |

3.1.2 Heritage

REQUIREMENTS	
R6	Any subdivision and/or development of land adjoining a heritage site identified under the Heritage Overlay in the Melton Planning Scheme and/or of post-contact cultural heritage significance must have regard to the heritage significance of the site and provide a sensitive interface.
R7	<p>Dry stone walls illustrated on Plan 2 must be retained unless otherwise agreed by the responsible authority. Dry stone walls to be retained must:</p> <ul style="list-style-type: none"> • Be situated within public open space or road reserve to the satisfaction of the responsible authority • Have a suitable landscape interface • Be checked and repaired by a suitably qualified dry stone waller for any loose stones. Any loose stones are to be reinstated in the wall in secure positions • Retain post and wire or post and rail fences situated within the walls, with any wire protruding beyond the vertical face of the wall reinstated to its original position or removed • Be incorporated into subdivision design to minimise disturbance to the walls (e.g. utilisation of existing openings for vehicle and pedestrian access).
R8	Any reinstatement or repair of walls must be undertaken by a suitably qualified dry stone waller and is to be consistent with the construction style of the original wall.
R9	Installation of services across the alignment of retained dry stone walls must be undertaken by boring rather than open trenching. If open trenching or disturbance to the wall is unavoidable, a minimum section of wall may be temporarily removed and then reinstated to original condition under the supervision of a suitably qualified dry stone waller to the satisfaction of the responsible authority.
R10	<p>Reinstatement of walls must use stone from (in order of priority):</p> <ul style="list-style-type: none"> • The original wall in that location (including fallen stone adjacent to the wall) • A nearby section of the wall approved to be removed • Any adjacent paddock containing wall parts which can be recovered • Walls approved to be removed in the nearby area (including any stone which has been stockpiled by Melton City Council).
R11	Any subdivision and/or development of land on or adjoining the Deanside Homestead Complex heritage site must have regard to the heritage significance of the site, provide a sensitive interface, and respond to Figure 1 and Appendix B.

GUIDELINES	
G13	Proponents undertaking development of land identified on the Victorian Aboriginal Heritage Register, and/or with high Aboriginal cultural heritage values including those identified on Plan 2, should liaise with the designated Registered Aboriginal Party (or Aboriginal Victoria and Traditional Owner Groups in its absence) to ascertain whether heritage interpretation is appropriate in these identified locations, and how the heritage site(s) should be incorporated into the design of the subdivision.
G14	Land uses abutting retained dry stone walls should enhance public visibility of the walls. Relevant uses include open space, conservation reserve, road verge or property boundary wall.
G15	Where it has been agreed with the responsible authority that an existing dry stone wall is to be removed, land owners should consult with Melton City Council to determine whether the stone should be retained for use in repairing other walls within the PSP or in landscape designs.
G16	Development of land subject to the Heritage Overlay in the Melton Planning Scheme should ensure that the heritage place is recognised within, and well integrated with, the subdivision.
G17	Adaptive reuse of the Deanside Homestead Complex (VHR H0810/HO4) and Stoneleigh Homestead (HO128) may be appropriate if it is demonstrated that it will contribute to the long term conservation of these heritage places.
G18	A heritage interpretation trail should be provided along the Kororoit Creek that tells a story of the area's local history, both Aboriginal and post-contact cultural heritage, through appropriate interpretive installations in consultation with relevant stakeholders, which meets with the existing cultural heritage trail network to the east in Caroline Springs and Burnside.
G19	A small section of the Deanside Southern Access Track should be retained in the central median to provide some heritage interpretation to the satisfaction of the responsible authority.

3.1.3 Housing

REQUIREMENTS	
R12	Subdivision of land must deliver an overall minimum average density of 16.5 dwellings per net developable hectare on residential land outside the walkable residential catchment. Where a subdivision proposal represents a single stage or limited number of stages, proponents should demonstrate how the subdivision will contribute to the eventual satisfaction of this guideline through further stages of development.
R13	Subdivision of land within the walkable residential catchment shown on Plan 3 must create lots suitable for the delivery of medium or higher density housing as outlined in Table 2, and also achieve a minimum average density of 21 dwellings per hectare. Applications for subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the responsible authority shall be considered.
R14	<p>Dwellings must front or side:</p> <ul style="list-style-type: none"> • Waterways and the open space network (including local parks and easements); • Arterial and connector streets (including the Outer Metropolitan Ring and Western Freeway (refer to Appendix J); and <p>The siding of lots to the above must be kept to a minimum.</p>
R15	Lots must front Conservation Areas and must provide for the outcomes illustrated in Appendix F and Appendix G as relevant.
R16	New dwellings must not be located within land identified as Melbourne Water 50m setback from Kororoit Creek, as identified in Figure 7.
R17	<p>Subdivision applications must include layouts for any lots identified for future development of medium density, high density or integrated housing that suitably demonstrate:</p> <ul style="list-style-type: none"> • Potential dwelling yield; • Active interfaces with adjacent street, open space and waterways; • Safe and effective internal vehicle and pedestrian circulation; • The delivery of dwelling diversity and lot sizes; • Servicing arrangements; and • Treatments for sensitive interfaces.
R18	Where housing is proposed adjacent to an acoustic wall, dwellings must front an internal road which runs directly parallel to the acoustic wall unless otherwise agreed with the responsible authority.

GUIDELINES	
G20	Residential subdivisions should provide a broad range of lot sizes capable of accommodating a variety of housing types as described in Table 2.
G21	<p>Specialised housing forms such as lifestyle communities, retirement living or aged care facilities should:</p> <ul style="list-style-type: none"> • Be integrated into the wider urban structure; • Be located in close proximity to town centres and community hubs; • Be accessible by public transport; • Not present a barrier to movement through the surrounding road network; and • Be located outside the pipeline measurement length where possible.
G22	Lots adjacent to the Growling Grass Frog Conservation Area and Nature Conservation Conservation Areas should use indigenous plantings in front gardens, to the satisfaction of the responsible authority.
G23	Any new fencing facing the Kororoit Creek on land within the Melbourne Water 50m setback from Kororoit Creek, as identified in Figure 7 should be rural post and rail style fencing.

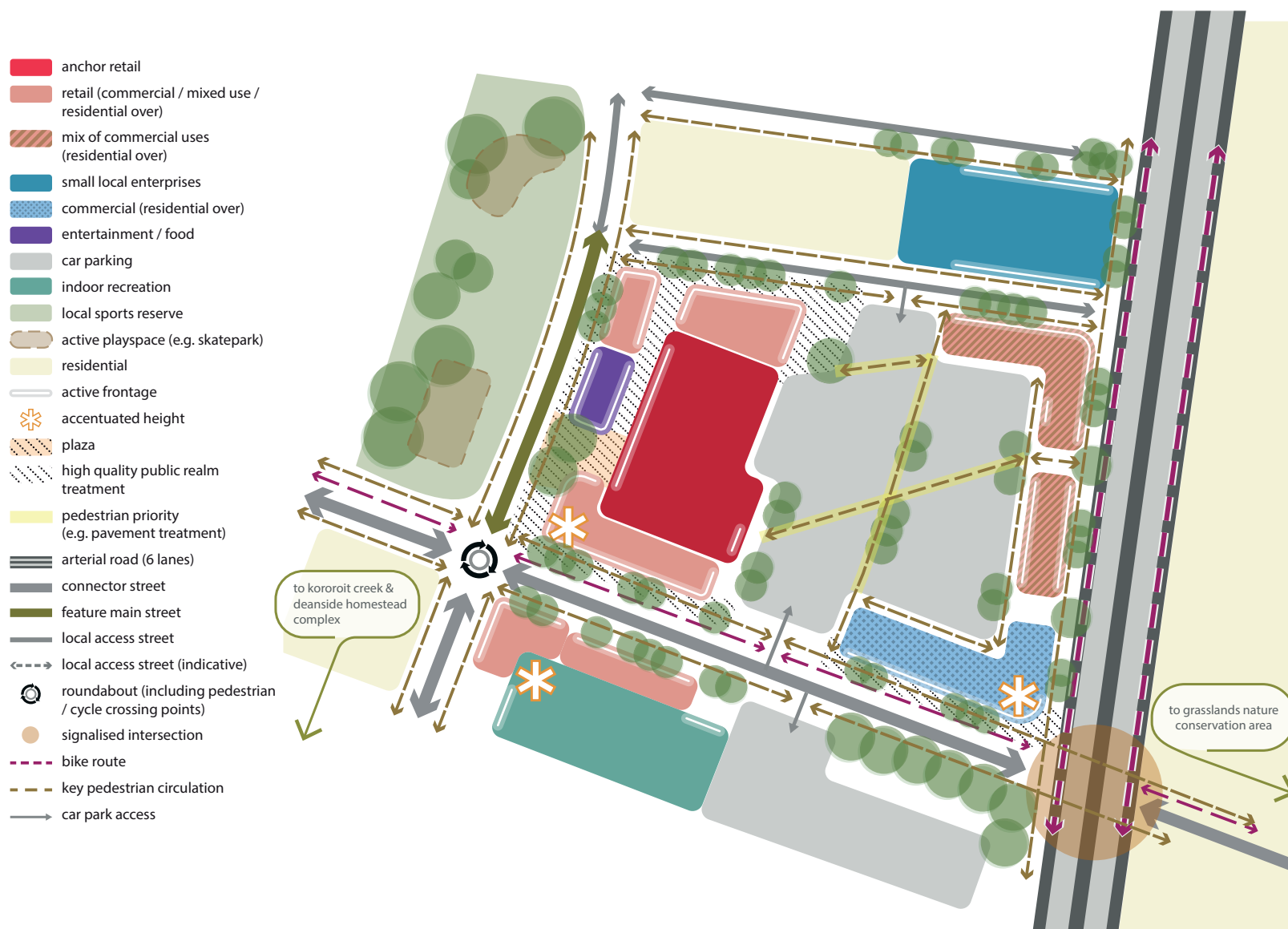
Table 2 Housing type by lot size

The following table provides an example of the typical housing types that might be provided on a range of lot sizes that support the housing diversity objectives.

HOUSING TYPES THAT MAY BE SUPPORTED	LOT SIZE CATEGORY (M ²)		
	LESS THAN 300	301 - 600	MORE THAN 600
Small lot housing (including town houses and attached, semi-detached and detached houses)			
Dual occupancies, including duplex			
Detached housing			
Multi-unit housing sites (including terraces, row houses and villas)			
Stacked housing (including apartments and walk-up flats)			

Table 3 Housing delivery guide

RESIDENTIAL TYPE	NDA (HA)	DWELLINGS/ NDA (HA)	TOTAL DWELLINGS
Residential Area	525.29		9,042
Residential within walkable catchment	83.36	21.0	1,751
Residential outside walkable catchment	441.92	16.5	7,292
Town Centres	6.88	25	172
Total NDAR	532.17		9,214



Place-making and Design Elements

- Creates strong visual links to the sporting reserve and future indoor recreation facility
- Major supermarket anchor entry, food/entertainment and specialty shops are focused around a public plaza
- Opportunities for related commercial uses particularly along Hopkins Road
- Indoor recreation facility is a landmark clearly visible from Hopkins Road but located close to sports reserves and the heart of the LTC for better activation
- Located along an east-west connector which stitches together shared paths and GGF Conservation Areas along the Kororoit Creek (to the south-west) with Nature Conservation Areas to the east
- Focusing public space to the north-west of the LTC provides solar access as well as views to nearby play areas
- Specialty shops, plaza and trees along the northern east-west street provide an attractive interface to residential areas
- Small local enterprises located on the periphery of the LTC provide for diverse local businesses and services.

The LTC concept plan is a concept plan and is not intended to be prescriptive.

3.2 Employment and town centres

3.2.1 Local Town Centres

Deanside Local Town Centre

Deanside Local Town Centre (LTC) has an emphasis on convenient access and adjacency to future sporting facilities and a future school. It will service local needs and there will be places for 'small local enterprises' to develop adjacent. The LTC is located with good access to Hopkins Road and nearby heritage elements and the Kororoit Creek. Therefore it is important to use the built form and layout to make positive connections to the open space and sporting facilities and capitalise on patronage from visitors to these facilities.

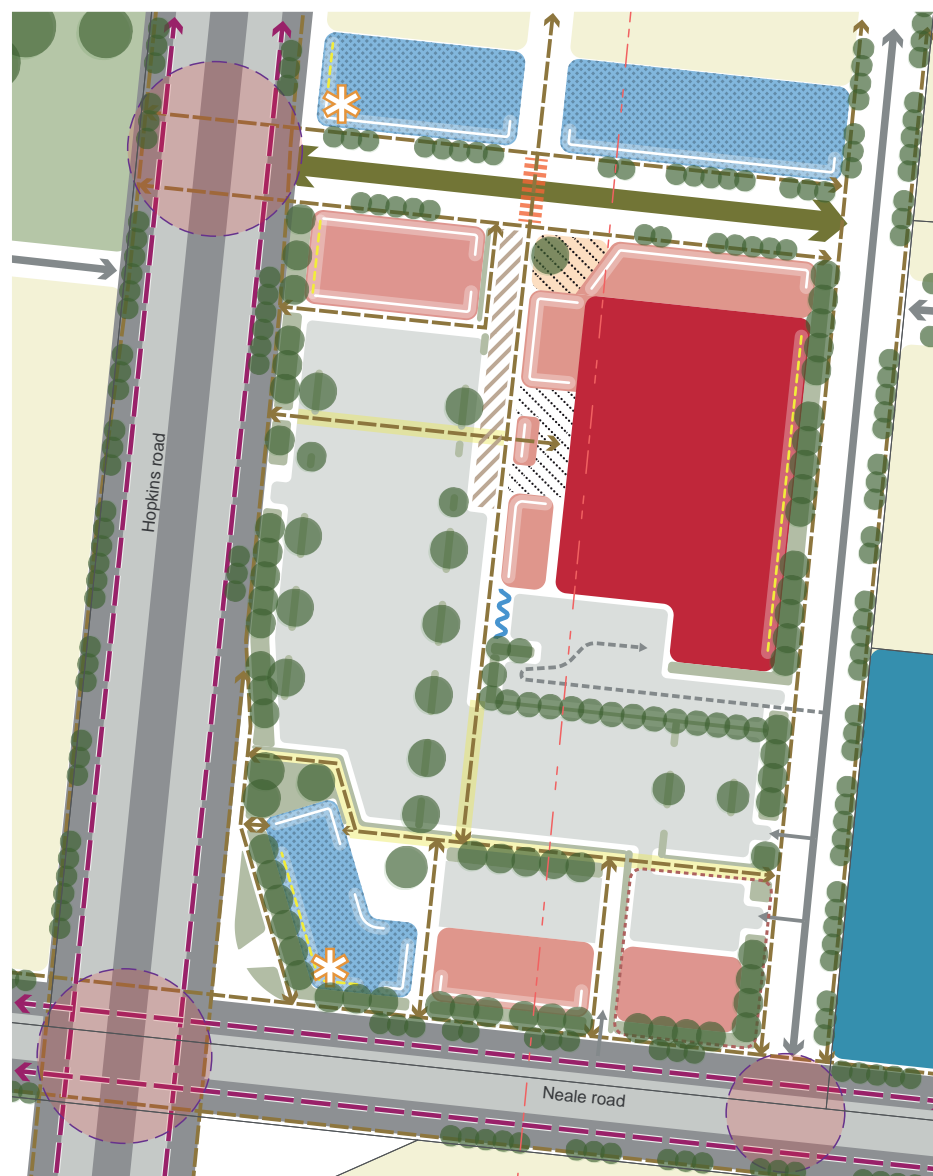
'Small local enterprises' are supporting services and ancillary uses which are typically on the periphery of, or near, Local Town Centres in traditional inner and middle ring areas in Melbourne. Uses may include, but are not limited to the following (subject to planning permit requirements):

- Printers, craft centres, storage, equipment repairs and servicing, studio/ workrooms, veterinary clinics, dance studios. They can require many different layout options, varied floor space sizes, servicing, storage and lower-order rentals than in the core retail areas. These are integral to the creation of LTCs and help support three of the principles in Appendix C, by:
 - Providing a full range of local services (Principle 4 - adapted)
 - Integrating local employment and service opportunities (Principle 6 - adapted)
 - Promoting sustainability, adaptability and localisation (Principle 10 - adapted).

Table 4 Anticipated employment creation

LAND USE	EMPLOYMENT MEASURE	JOBS PER EMPLOYMENT MEASURE	ANTICIPATED QUANTITY OF EACH LAND USE	ANTICIPATED QUANTITY OF JOBS
Community centre	Jobs per centre	10	3	30
Primary School	Jobs per school	40	4	160
Secondary School	Jobs per school	90	1	90
Other community services (medical, NGO etc)	Jobs per 50 m ² floor space	0.02	3,700	74
Retail	Jobs per 30 m ² floor space	0.033	14,900	492
Industrial/ commercial employment area	Jobs per 60 m ² floor space	0.017	5,000	85
Home based business	Jobs per 20 dwellings	0.05	9,214	461
Total estimated				1,391

- anchor retail
- retail
- small local enterprise
- commercial
- potential service station location
- car parking
- local sports reserve
- residential
- active frontage
- activated frontage (visually interesting architectural treatment)
- screening
- accentuated height
- town square
- high quality public realm treatment
- pedestrian priority (e.g. pavement treatment)
- shared use entry
- arterial road (6 lanes)
- arterial road (4 lanes)
- feature main street
- local access street
- signalised intersection
- priority crossing (e.g. raised path)
- bike route
- key pedestrian circulation
- car park access
- truck only access
- gas pipeline measurement length



Place-making and Design Elements

- Accentuated building height on the Hopkins Road/ Neale Road corner signifies the LTC as a gateway to the broader area
- Leverages existing roads and the Western Freeway interchange to enable early delivery of LTC facilities for the emerging community
- Supermarket anchor sleeved with specialty shops/ services around its edges to deliver active frontages
- Supermarket anchor entry and specialty shops are focused around a public plaza to activate the plaza
- Opportunities for a range of uses such as office, retail and medical uses to activate either side of the northern east-west street
- East-west streets and high quality pedestrian/ cyclist connections will draw visitors along the axis of the future Regional Park in the east to sporting reserves and council facilities to the west of the LTC
- Small local enterprises located on the periphery of the LTC provide for diverse local businesses and services and jobs.

The LTC concept plan is a concept plan and is not intended to be prescriptive.

Kororoit Local Town Centre

Kororoit LTC features an emphasis on the convenience of access from existing arterial roads and the nearby Western Freeway and the ability to provide services and encourage development of small local enterprises in the adjacent area early in the development cycle. Therefore it is important to use the built form and layout to overcome the busy major road environment by creating pedestrian friendly access and a high quality public realm with easy foot and bicycle access from surrounding residential areas.

REQUIREMENTS	
R19	Land use and development within the Local Town Centres must respond to the relevant concept plan at Figure 2 and Figure 3 and address Appendix C, unless otherwise approved by the responsible authority.
R20	Design of buildings in the Local Town Centres must provide visual interest at the pedestrian scale, with active and activated façade treatments. Long expanses of unarticulated façade treatments must be avoided.

3.2.2 Local Convenience Centres

Local Convenience Centres will service local needs and will provide opportunities for some small local enterprises to develop. The Local Convenience Centres will develop into community hubs as they are co-located with future sporting reserves and/or primary school and community facilities.

REQUIREMENTS	
R21	Local Convenience Centres must be oriented towards a connector street and consider the relationship and interface with surrounding uses.
R22	Shop floor space within each Local Convenience Centre must not exceed 1000m ² without a planning permit.
R23	Buildings as part of a Local Convenience Centre must: <ul style="list-style-type: none"> • Provide primary access to tenancies from the connector street; • Provide active and articulated frontages to the adjoining street network; • Have active frontages and must be designed in a way which contributes to the public domain; and • Locate any servicing infrastructure or car parking to the rear or centre of the allotment in a manner that protects the amenity of the surrounding neighbourhood.
R24	Safe and convenient pedestrian access must be provided to the Local Convenience Centre, including a safe pedestrian street crossing and proximity to bus stop locations.
GUIDELINES	
G24	Local Convenience Centres should be located as illustrated on Plan 3, unless otherwise agreed by the responsible authority.
G25	The design of the Local Convenience Centres should: <ul style="list-style-type: none"> • Feature clear circulation and a high degree of permeability for pedestrians; • Provide for a mix of tenancies; and • Incorporate a range of uses including retail, offices and medium density residential use.

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3.3 Community facilities and education

3.3.1 Community facilities and education

REQUIREMENTS	
R25	<p>Where the responsible authority is satisfied that land shown as a non-government school site is unlikely to be used for a non-government school, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the applied zone. In order to satisfy the responsible authority that a site is unlikely to be used for a non-government school, it is necessary to demonstrate that:</p> <ul style="list-style-type: none"> • The application for an alternative use is not premature having regard to the extent of development in the surrounding residential area; • The school site is no longer strategically justified having regard to the provision of schools in the locality, including land not within the PSP, as appropriate; • The landowner provides the responsible authority with evidence that: <ul style="list-style-type: none"> • Genuine negotiations have been had with a range of education providers including the lead agency nominated in the PSP, regarding the use of the site as a school and the sale of site to the education provider/s; and • The educational provider(s) including the lead agency nominated in the PSP, do not intend to purchase and use the site as a school.
R26	Connector or local access streets abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.

GUIDELINES	
G26	Schools and community facilities should be designed to front and be directly accessed from a public street with car parking located away from the main entry.
G27	The design and layout of schools, community facilities and sports reserves should include canopy tree planting to provide appropriate shade.
G28	The design and layout of schools, community facilities and sports reserves should be integrated where possible with neighbouring facilities, and fencing minimised, to enable community use of facilities out of hours; to deliver continuous pedestrian paths of travel; and to achieve efficiencies such as sharing and overall reduction of car parking spaces.
G29	Community facilities 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.
G30	Any private childcare, medical, or similar facility is encouraged to locate in or near Local Town Centres, Local Convenience Centres and community hubs (subject to any place-specific restrictions).
G31	The location of key entries to community facilities should allow for activation of the street and safe and convenient pedestrian and cyclist access for all ages and abilities.
G32	Schools should be provided with three street frontages where practical.

- precinct boundary
- conservation area
- waterway reserve
- stormwater management (in conservation area)
- local sports reserve
- local park
- clarkes road streamside reserve
- easement
- open space / recreation identification number (refer to Table 6)
- local park & sports reserve residential catchment - 400 metres
- local sports reserve residential catchment - one kilometre
- pedestrian / cyclist bridge
- pedestrian / cyclist bridge over freeway

Note:
Identification numbering consecutive from the Plumpton PSP due to a combined ICP.

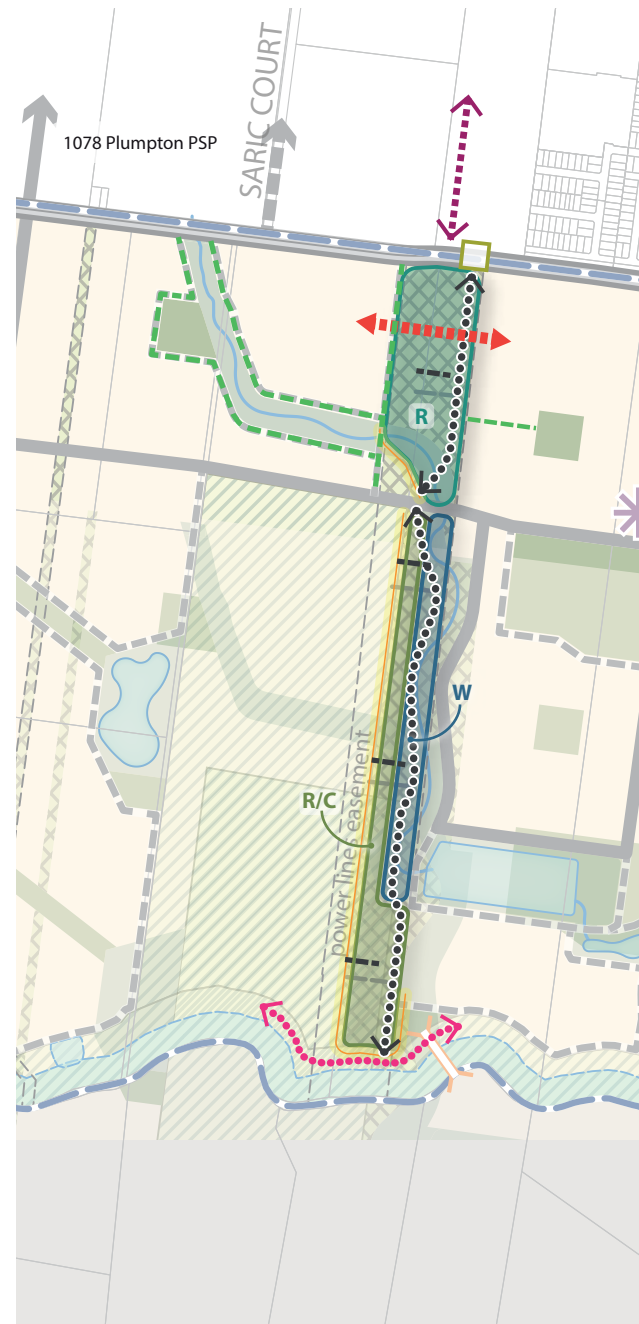


3.4 Open space

3.4.1 Open space and natural systems

REQUIREMENTS	
R27	<p>All parks must be located, designed and developed to the satisfaction of the responsible authority generally in accordance with Plan 6 and Table 6, unless otherwise approved by the responsible authority. An alternative provision of land for a local park is considered to be generally in accordance with that illustrated on Plan 6 provided:</p> <ul style="list-style-type: none"> • The location does not reduce the walkable access to local parks demonstrated on Plan 6; • The design does not diminish the quality or usability of the space for passive recreation; • The land area is equal to or more than the local park provision outlined in Table 6; • Where a proposed park is larger than outlined in the table it may be accepted so long as it does not result in the removal of another park allocation; • Where it is proposed to provide two or more local parks instead of a local park described in Table 6, the combined area of those parks must not be less than the area of the local park described in Table 6, and the responsible authority must be assured that this will be delivered; • The location of the park remains abutting a GGF Conservation Area or Nature Conservation Conservation Area, if Plan 6 indicated the local park was abutting a Growing Grass Frog Conservation Area or Nature Conservation Conservation Area
R28	All open space and public landscaped areas (other than Nature Conservation and Growing Grass Frog Conservation Areas) must contain large-canopy trees appropriate to the local climate and soil conditions that are suitable to the urban environment, to the satisfaction of the responsible authority.
R29	Where fencing of open space is required, it must be low scale and/or visually permeable to facilitate public safety and surveillance.
R30	Where a local park shown on Plan 6 spans across multiple properties, the first development proponent to lodge a permit application must undertake a master plan for the entire park unless otherwise agreed by the responsible authority.
R31	Land designated for local parks must be finished and maintained to a suitable standard, prior to the transfer of land, to the satisfaction of the responsible authority.
R32	Design of service open space including waterway corridors, utilities easements and any other encumbered open space must maximise the amenity value of that open space and provide for flexible recreational opportunities, particularly when such land also abuts unencumbered open space.

R33	Appropriately scaled lighting must be installed along all major pedestrian thoroughfares traversing public open space and along the cycling network to the satisfaction of the responsible authority.
R34	Development of land in a subdivision which includes the powerlines easement must include landscaping for a width of at least 10 metres along both edges, to the satisfaction of the responsible authority and AusNet Services. This requirement does not apply to land in the powerlines easement which is also in a Conservation Area.
R35	Development of land in a subdivision which includes the high pressure gas transmission pipeline easement must include landscaping of the full easement to the satisfaction of the responsible authority and APA.
R36	Where local parks and recreation areas occur adjacent Growing Grass Frog Conservation Areas and Nature Conservation Areas, they must be designed and managed to complement the outcomes required by the BCS conservation area and provide for the outcomes illustrated in Appendix F and Appendix G.
R37	Local Parks abutting the Deanside Homestead Complex must provide for the outcomes illustrated in Figure 1.
GUIDELINES	
G33	Local parks should cater for a broad range of users by providing a mix of spaces and planting to support both structured and unstructured recreational activities and play opportunities for all ages and abilities, as well as supporting biodiversity.
G34	Any existing vegetation, including grassland, that can be viably maintained, should be protected and enhanced through open space networks which facilitate habitat and movement corridors for species found within the region of the Precinct.
G35	Design of the Biodiversity Conservation Strategy conservation areas, local parks and sporting reserves should demonstrate integration with the values of adjoining encumbered land including Aboriginal and post-contact heritage and drainage waterways (for example through adopting a similar planting palette, through minimising fencing or through landscape design).
G36	To enable good passive surveillance, open space should have an active frontage.
G37	Design for safety guidelines, and in particular the provision of active frontage and good passive surveillance from adjoining development, should guide the design of open spaces and associated infrastructure.
G38	Path networks associated with open space located inside and outside of the Precinct should include way finding signage which clearly identifies key destinations.



G39	Land in the powerlines easement should be utilised for open space, recreation and other activities including those outlined in Table 5 - Powerline Easement Possible Use and Development and detailed on Figure 4 Kororoit Powerline Easement Concept in accordance with <i>A Guide to Living with Transmission Line Easements</i> (AusNet Services) to the satisfaction of AusNet Services and the responsible authority.
G40	Where landscaping in the powerlines easement is required as part of subdivision, this should be provided to the satisfaction of AusNet Services and the responsible authority, as follows: <ul style="list-style-type: none"> • Provision of a shared path and planting of indigenous grasses and shrubs with full coverage over the area required to be landscaped; and • In accordance with Appendix K - Service Placement Guidelines and <i>A Guide to Living with Transmission Easements</i> (AusNet Services).
G41	Where landscaping in the gas easement is required as part of subdivision, this should be provided to the satisfaction of APA and the responsible authority as follows: <ul style="list-style-type: none"> • Planting of indigenous grasses and shrubs with full coverage over the area required to be landscaped; • In accordance with Appendix K and APA guidance; and • Hard landscaping (e.g. street furniture) and small trees may be included, provided sight lines between signs indicating the location of the pipe are not obscured and compliance with mandated pipeline clearances is achieved.

Table 5 Powerlines easement possible use and development

SUB-AREA (REFER TO FIGURE 4)	POSSIBLE USE AND DEVELOPMENT			
	PASSIVE RECREATION OPPORTUNITIES	ACTIVE RECREATION OPPORTUNITIES	TRANSPORT OPPORTUNITIES	UTILITIES/SERVICING OPPORTUNITIES
Recreation (R1)	<ul style="list-style-type: none"> • Dog off leash area • Community gardens 	Fitness circuit	Local roads	Stormwater management
Waterway (W)	Yes, including: <ul style="list-style-type: none"> • Indigenous plantings • Dog off leash area 	Fitness circuit	Local roads	Stormwater management
Recreation/Conservation (R/C)	Yes, including indigenous plantings	Yes	No	Stormwater management








Table 6 Open space delivery guide

OPEN SPACE ID	LOCATION (PARCEL ID)	TYPE	SUB-CATEGORY/ SCALE	AREA (HECTARES)		KEY ATTRIBUTES	RESPONSIBILITY FOR DELIVERY
				CREDITED	UNCREDITED		
LP-20	2	Local Park	Community Park	1.00		Stand alone park.	Melton City Council & developer works
LP-21	4	Local Park	Pocket Park	0.15		Adjacent to constructed waterway associated with the Plumpton Road DSS.	
LP-22	7	Local Park	Neighbourhood Park	0.85		Located adjacent to the Growling Grass Frog conservation area and will be linked to a continuous shared path and heritage trail.	Melton City Council & developer works
LP-23	14	Local Park	Neighbourhood Park	0.87		Located between the Deanside Homestead Complex, the Growling Grass Frog conservation area and the government secondary school. Interpretive outcomes to be incorporated as part of its design. Similar tree species to the existing historic trees should be used. View lines must be maintained between the former Deanside Mansion site and the Woolshed precinct. Its location is also associated with high Aboriginal cultural values. Appropriate interpretation should be integrated into its design.	Melton City Council & developer works
LP-24	9	Local Park	Pocket Park	0.12		Located adjacent to the Growling Grass Frog Conservation Area and will be linked to a continues shared path and heritage trail. Its location is also associated with high Aboriginal cultural values. Meaningful and appropriate interpretation should be integrated into its design.	Melton City Council & developer works
LP-25	34	Local Park	Neighbourhood Park	0.50		Located adjacent to the Growling Grass Frog conservation area and will be linked to a shared path and heritage trail along the length of the Kororoit Creek.	Melton City Council & developer works
LP-26	32	Local Park	Neighbourhood Park	1.00		Stand alone park.	Melton City Council & developer works
LP-27	38	Local Park	Neighbourhood Park	1.00		Stand alone park.	Melton City Council & developer works
LP-28	41	Local Park	Community Park	1.00		Stand alone park.	Melton City Council & developer works
LP-29	52	Local Park	Neighbourhood Linear Park	0.76		Linear open space with shared path connecting to freeway pedestrian crossing and providing direct access to the possible future Mt Atkinson Train Station and the Mt Atkinson Specialised Town Centre.	Melton City Council & developer works
LP-30	53	Local Park	Neighbourhood Park	1.00		Stand alone park.	Melton City Council & developer works
LP-31	57	Local Park	Neighbourhood Park	0.50		Stand alone park.	Melton City Council & developer works
LP-32	43	Local Park	Neighbourhood Park	0.50		Located adjacent to the Growling Grass Frog conservation area and will be linked to a shared path and heritage trail along the length of the Kororoit Creek.	Melton City Council & developer works

OPEN SPACE ID	LOCATION (PARCEL ID)	TYPE	SUB-CATEGORY/ SCALE	AREA (HECTARES)		KEY ATTRIBUTES	RESPONSIBILITY FOR DELIVERY
				CREDITED	UNCREDITED		
LP-33	25	Local Park	Community Park	1.00		Stand alone park.	Melton City Council & developer works
LP-34	21	Local Park	Neighbourhood Park	1.00		Located adjacent to Nature Conservation Area 1. Local park to be connected to the grassland to ensure the grassland is integrated with the broader open space network and to attract more active uses to the park. See Figure 8 Conservation Area 1 Concept Plan for further details.	Melton City Council & developer works
LP-35	65	Local Park	Community Linear Park	1.32		Linear open space with shared path connecting to the two grassland reserves. It will link with the wider path network by connecting to the north-south shared path delivered as part of the landscaping works associated with the gas easement.	Melton City Council & developer works
LP-36	64	Local Park	Community Park	1.00		Adjacent to constructed waterway associated with the Sinclairs Road DSS.	Melton City Council & developer works
LP-37	66, 66a	Local Park	Neighbourhood Park	0.62		Located adjacent to Nature Conservation Area 2. Local park to be connected to the grassland to ensure the grassland is integrated with the broader open space network and to attract more active uses to the park. A shared path will link the local park to the Kororoit Regional Park via a pedestrian crossing over the Kororoit Creek. See Figure 9 Conservation Area 2 Concept Plan for further details.	Melton City Council & developer works
LP-38	68	Local Park	Neighbourhood Park	0.80		Stand alone park.	Melton City Council & developer works
LP-39	69	Local Park	Community Park	1.20		Adjacent to the existing Clarkes Road Streamside Reserve and Growling Grass Frog Conservation Area. Its location is also associated with high cultural values and ruin sites associated with earlier European settlement. Meaningful and appropriate interpretation should be integrated into its design. The park will be linked to a shared path and heritage trail.	Melton City Council & developer works
LP-40	68	Local Park	Neighbourhood Park	0.50		Located adjacent to the Growling Grass Frog Conservation Area and will be linked to a shared path and heritage trail along the length of the Kororoit Creek.	Melton City Council & developer works
LOS-04	67, 68	Linear Open Space	District Linear Park		13.83	Power easement - including landscaping and shared path creation.	Developer works
LOS-05	63, 65, 66	Linear Open Space	District Linear Park		3.22	Gas easement - including landscaping and shared path creation.	Developer works
SR-06	10,11,13-R	Local Sports Reserve	District Park	10.01		Deanside Sports Reserve Sports reserve, pavilion and associated infrastructure located adjacent to the government secondary school, community centre and Local Town Centre, and close to the waterway.	Melton City Council
SR-07	33,37	Local Sports Reserve	District Park	9.34		Kororoit West Sports Reserve Sports reserve, pavilion and associated infrastructure located adjacent to the Kororoit Creek.	Melton City Council

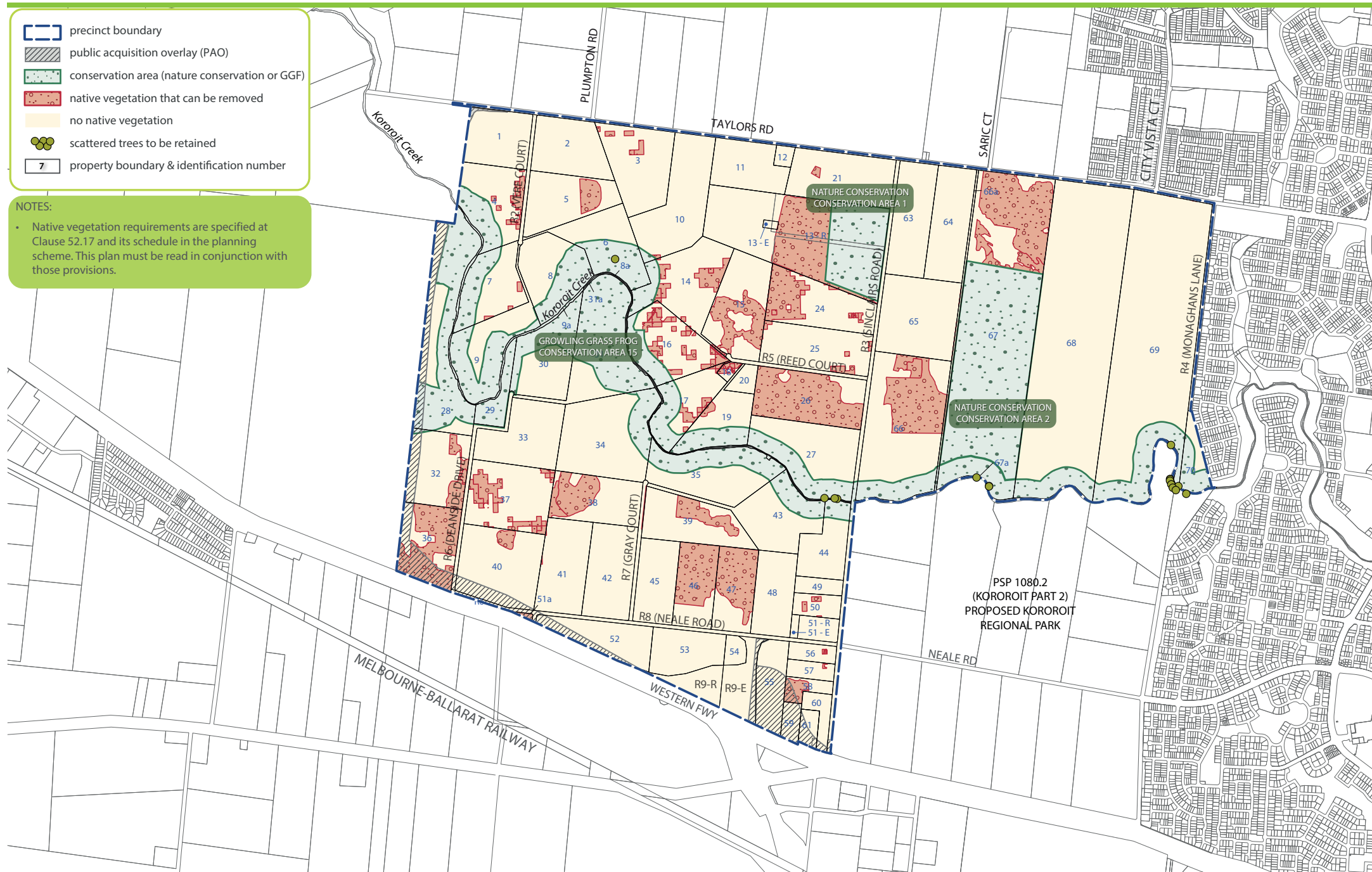
OPEN SPACE ID	LOCATION (PARCEL ID)	TYPE	SUB-CATEGORY/ SCALE	AREA (HECTARES)		KEY ATTRIBUTES	RESPONSIBILITY FOR DELIVERY
				CREDITED	UNCREDITED		
SR-08	46,47	Local Sports Reserve	District Park	9.40		Kororoit Sports Reserve Sports reserve, pavilion and associated infrastructure located adjacent to the government primary school, non-government primary school and community centre. Tennis/multi-courts (6 court facility) and associated infrastructure collated with SR-10.	Melton City Council
SR-09	46,47	Local Sports Reserve	District Park	6.00		Kororoit East Sports Reserve Sports reserve, pavilion and associated infrastructure located adjacent to the government primary school and community centre.	Melton City Council
IR-02	15	Indoor Recreation Centre	District Park	2.50		Deanside Indoor Recreation Centre Indoor recreation facility co-located with the government secondary school.	Melton City Council
	13-R	Nature Conservation Area 1	Conservation		13.30	Refer to Figures 5-7 Conservation Area 15 Concept Plans	Department of Environment, Land, Water and Planning
	66a, 67, 67a	Nature Conservation Area 2	Conservation		41.54	Refer to Figure 8 Conservation Area 1 Concept Plan	Department of Environment, Land, Water and Planning
	4, 6, 7, 8, 8a, 9, 9a, 10, 14, 16, 17, 19, 27, 28, 29, 30, 31, 31a, 32, 34, 35, 43, 44, 66, 66a, 67, 67a, 68, 69, 70	Conservation Area 15 - Growling Grass Frog	Conservation		130.99	Refer to Figure 9 Conservation Area 2 Concept Plan	Department of Environment, Land, Water and Planning

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-  precinct boundary
-  public acquisition overlay (PAO)
-  conservation area (nature conservation or GGF)
-  native vegetation that can be removed
-  no native vegetation
-  scattered trees to be retained
-  property boundary & identification number

NOTES:

- Native vegetation requirements are specified at Clause 52.17 and its schedule in the planning scheme. This plan must be read in conjunction with those provisions.



3.4.2 Biodiversity and threatened species

REQUIREMENTS	
R38	Streets abutting a BCS conservation area must be in accordance with the corresponding Nature Conservation Conservation Area Concept Plan.
R39	Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values, particularly matters of national environmental significance.
R40	Locate public lighting in accordance with the the Conservation Area Concept Plan. Include baffling to prevent light spill and glare within and adjacent any GGF conservation area, unless otherwise agreed by the Department of Environment, Land, Water and Planning.
R41	Public paths or infrastructure located within a BCS conservation area must be designed to avoid and minimise disturbance to native vegetation and habitat for matters of national environmental significance and be located in accordance with the BCS Conservation Area Concept Plan to the satisfaction of the Department of Environment, Land, Water and Planning.
R42	Development within any BCS Conservation Area must be in accordance with the relevant Concept Plan and Interface Cross Section in Appendices F and G, to the satisfaction of the Department of Environment, Land, Water and Planning.
R43	A 20m buffer zone must be provided around all edges of Nature Conservation Conservation Areas 1 and 2, as shown in Appendix F. No additional buffer zone is required for GGF Conservation Area edges. The buffer zone must exclude buildings but may include roads, paths, nature strips, public open space and drainage infrastructure. A frontage road must be provided between the conservation area and adjacent development where indicated in Appendix F.
R44	Frontage roads must contain planting and street trees of indigenous species. Frontage roads must not include plant species that could behave as environmental weeds including vigorous rhizomatic grasses.
R45	Where there is no separation between the Growling Grass Frog Conservation Area and urban development by a road, development must face the Conservation Area.

GUIDELINES	
G42	Planting in the open space network including conservation areas, waterways, streets, parks and utilities easements should make use of indigenous species to the satisfaction of the responsible authority (and Melbourne Water as relevant).
G43	The layout and design of the waterways, wetlands and retarding basins (including the design of paths, bridges and boardwalks and the stormwater drainage system) connecting to the Kororoit Creek should integrate with biodiversity and natural systems to the satisfaction of the responsible authority and Melbourne Water as relevant.
G44	Where appropriate, parks should be located abutting Nature Conservation Conservation Areas and GGF Conservation Areas conservation areas and waterways to provide a buffer to development.

- precinct boundary
- outer metropolitan ring road (OMR)
- arterial road (6 lanes)
- arterial road (4 lanes)
- connector street
- connector street - modified
- town centre main street
- local access street level 1
- local access street level 2
- deanside southern access track
- signalised intersection
- left in / left out
- pedestrian crossing
- pedestrian cyclist bridge
- pedestrian cyclist bridge for freeway
- bridge / culvert
- freeway (future)
- freeway (existing)
- emergency vehicle track
- cross section number (refer street cross sections)

Note:

- Road numbering consecutive from the Plumpton PSP due to a combined ICP.
- Where streets abut waterways, easements & green space, the relevant cross sections should apply.
- Vicroads to provide temporary access restoration if OMR is delivered before local road is constructed.
- Road between primary schools should be treated to provide safe pedestrian connections between the two schools.

















3.5 Transport and movement

3.5.1 Street network

REQUIREMENTS	
R46	Subdivision layouts must provide: <ul style="list-style-type: none"> • A permeable, direct and safe street network for walking and cycling • A safe and low speed street network that encourages walking and cycling • Convenient access to local points of interest and destinations for effective integration with neighbouring properties.
R47	Properties abutting the future Hopkins Road must prioritise delivery of the road in the early stages of development, to the satisfaction of the responsible authority.
R48	Configuration of vehicle access to lots from a public street must ensure that there is sufficient separation between crossovers to allow for a minimum of one on-street car park for every two residential lots and canopy tree planting in accordance with Appendix G.
R49	Vehicle access to lots fronting arterial roads must be provided from a local internal loop road, rear lane, or service road to the satisfaction of the road authority.
R50	Where a lot is 7.5 metres or less in width, vehicle access must be via rear laneway, unless otherwise approved by the responsible authority.
R51	Development must positively address all waterways through the use of frontage roads or lots with a direct frontage and rear access to the satisfaction of Melbourne Water and the responsible authority.
R52	Roundabouts, where determined to be required at cross road intersections, must be designed to reduce vehicle speeds, and ensure safe crossings for pedestrians and cyclists and continuity of shared paths and bicycle paths.
R53	Where a connector street crosses a waterway as illustrated on Plan 8, the development proponent must construct an appropriate vehicle crossing prior to the issue of statement of compliance for the initial stage of subdivision on the opposite side of the waterway, whether or not that residential subdivision directly abuts the waterway, to the satisfaction of the responsible authority and Melbourne Water.
R54	Waterway crossings within a BCS conservation area must consider design and construction standards for Growling Grass Frog passage structures to the satisfaction of the Department of Environment, Land, Water and Planning.
R55	Road networks and street types must be designed and developed in accordance with the street cross sections in Appendix G unless otherwise agreed by the responsible authority.

R56	Alternative street cross sections such as illustrated Appendix G must be to the satisfaction of the responsible authority and ensure that: <ul style="list-style-type: none"> • Minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets as well as buses on connector streets; • The performance characteristics of standard street cross sections as they relate to pedestrian and cycling use are maintained; and • Relevant minimum road reserve widths for the type of street are maintained as illustrated in Appendix G – Road Cross Sections.
R57	Any changes required to the design of roads and intersections in the PSP at the time of development must be accommodated within the land take identified in Plan 4 and Appendix A.
R58	Where a local access street is determined to be required to cross a waterway (Uncredited Open Space (Drainage)), the proponent must construct a local access street culvert to the satisfaction of the responsible authority.
GUIDELINES	
G45	Approximately 30% of streets (including connector streets) within a subdivision should apply an alternative cross section to the standard street cross sections outlined in Appendix G, to the satisfaction of the responsible authority. Examples of potential variations are provided in Appendix H. Other non-standard variations are encouraged regarding, but not limited to: <ul style="list-style-type: none"> • Varied street tree placement; • Varied footpath or carriageway placement; • Varied carriageway or parking bay pavement material; • Introduction of elements to create a boulevard effect; and • Differing tree outstand treatments.
G46	Street layouts should provide multiple convenient routes to key destinations such as schools, community facilities, sports reserves, Local Town Centres, Local Convenience Centres and access to the possible future Mt Atkinson station south of the Western Freeway.
G47	Street block lengths should not exceed 240 metres to ensure a safe, permeable and low speed environment for pedestrians, cyclists and vehicles is achieved.
G48	Culs-de-sac should not detract from convenient pedestrian, cycle and vehicular connections.
G49	The frequency of vehicular crossovers on widened verges (in excess of six metres) should be minimised through the use of a combination of: <ul style="list-style-type: none"> • Rear loaded lots with laneway access; • Vehicular access from the side of a lot; • Combined or grouped crossovers; and • Increased lot widths.

-  precinct boundary
-  signalised intersection
-  future signals (not ICP)
-  pedestrian signals
-  bus capable road (arterial)
-  bus capable road (other)
-  on-road bicycle lane
-  two-way off-road bicycle path
-  off-road shared path
-  pedestrian / cyclist bridge
-  road bridge
-  pedestrian cyclist bridge over freeway
-  continuous access
-  emergency vehicle track

Note:
Refer to conservation area concept plans for further details on shared path infrastructure.

