

PSP2.0

Melton East

WURUNDJERI COUNTRY PRECINCT STRUCTURE PLAN

Vision & Purpose

AUGUST 2022

VICTORIA
State
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N I C H E
— PLANNING —
S T U D I O

vpa
Victorian Planning Authority

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Acknowledgement of Traditional Custodians

The Victorian Government proudly acknowledges Victoria's Aboriginal communities and their rich cultures and pays respect to their Elders past, present and emerging. We acknowledge Aboriginal people as Australia's First People and as the Traditional Owners and custodians of the land and water on which we rely. We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us. We embrace the spirit of reconciliation and ensuring that Aboriginal voices are heard.

Victorian Planning Authority's commitment

The Victorian Planning Authority commits to continuing to improve our practices, to better protect and acknowledge Aboriginal values and heritage in our plans, precinct structure plans and strategic documents.

The protection of tangible and intangible Aboriginal cultural heritage is an important part of continuing cultural practice, understanding history and recognition of the Traditional Owners of Victoria. Commonwealth and State Acts and Regulations provide protection of places and areas of Aboriginal cultural heritage significance.

The ultimate custodians of Aboriginal cultural heritage are Traditional Owners, including groups formally recognised as Registered Aboriginal Parties (RAPs) which are appointed by the Victorian Aboriginal Heritage Council under the *Aboriginal Heritage Act 2006*. In 2022 there are 11 RAPs with decision-making responsibilities for approximately 74 per cent of Victoria. Traditional Owner groups without formal recognition also have a vital role to play as key partners and stakeholders.

Strategic planning for Aboriginal cultural heritage also involves a range of different stakeholders including State Government agencies, local government, developers, landowners and community groups.

The Traditional Owners of the Western Metro region, and specifically the land where Melton East PSP is located, are the Wurundjeri people of the Kulin Nation.



Introduction

The Victorian Planning Authority (VPA), in partnership with City of Melton, is preparing the *Melton East Precinct Structure Plan* (PSP), with input from state government partners and the local community. The Melton East PSP is located within the West Growth Corridor, 35km north-west of Melbourne and to the east of the existing Melton township. Several completed PSPs, including Melton North, Toolern, Rockbank and Rockbank North surround the site, resulting in the PSP being considered an *infill* PSP within a growth corridor setting.

This document represents a *working* vision and purpose, with planning objectives, priority place outcomes and actions that will be drawn upon to inform a draft precinct structure plan and options presented in future co-design workshops. The ideas and priorities reflect those gathered from both pitching and vision and purpose workshops with landowners, councils, agencies, and Traditional Owners. It is expected that the technical studies underway will test and validate these ideas, along with methods to achieve the relevant targets set out by the *Precinct Structure Planning Guidelines: New Communities in Victoria*.

The PSP 2.0 process

The PSP 2.0 process is a new way forward in planning. The VPA works closely with councils and local communities, government agencies, landowners, and developers to prepare PSPs for new communities on Melbourne's fringe.

The process shapes future communities by considering a range of aspects such as transport, roads, buildings, housing, community facilities, environment, and open space.

Our approach aligns with the Victorian Government's policy of **20-minute neighbourhoods**, which focuses on living locally to ensure accessible, safe, and attractive communities.

What is the role of the VPA?

The VPA is leading the planning of this precinct. The VPA is working with stakeholders to implement Victorian Government policy to deliver employment and residential land use in the area.

The VPA is working in collaboration with the local council, City of Melton, government agencies and other relevant stakeholders to achieve the best outcomes for the local communities.

What we heard

Early engagement overview

The objective of the vision and purpose workshop was to develop the ideas and information that was captured in the [Melton East PSP Pitching Session Summary Report](#) into a clear vision of what the PSP aims to achieve in the future and how we will get there.

The VPA is undertaking regular engagement with Traditional Owner interests throughout this early process. Conversations with Traditional Owners are ongoing for the Melton East PSP.

What we heard will guide placemaking and the configuration of land use and infrastructure outcomes, which will be outlined in the PSP and infrastructure contributions plan (ICP) during the next phase.

Our approach

- Ensures a high-level vision for the precinct
- Gives certainty where possible
- Provides stakeholders a clear line of sight to proposed planning
- Establishes a draft vision to test with stakeholders at the next stage.

Workshop summary

On Monday 27 June 2022, the VPA held the Melton East PSP vision and purpose workshop where the VPA met with 77 stakeholder representatives including:

- Landowners and their consultants/representatives from across the precinct
- Melton City Council
- Department of Education and Training (DET)
- Department of Environment, Land, Water and Planning (DELWP)
- Department of Transport (DoT)
- Greater Western Water
- Melbourne Water
- And other interested parties

Facilitated by representatives from VPA and Niche Planning Studio, the workshop was held over two and a half hours online via Zoom. Participants were split into six breakout groups of eight to ten people, together they completed four activities on Mural, an interactive workspace for digital collaboration.

Each of the activities served different purposes, as detailed overleaf.

Activity 1 – Validation of key words

For each theme, participants were tasked with placing a ‘thumbs up’ symbol on what they considered to be the most important key statements. These key statements were extracted from the Pitching Session Summary Report. Opportunities were also provided to add new additional statements.

The objectives of Activity 1 were to validate key aspects from the pitching sessions and seek further information where possible.

The statements with the most ‘thumbs up’ are detailed in each corresponding theme chapter in this report.

Activity 2 – Visual visioning

Photographs from around Melbourne were collaged according to themes on the mural board and used to expand the preferred statements within Activity 1. Similar to the first activity, participants were tasked with each placing a thumbs up on the two images that best resonated with them, and a thumbs down on one image that least reflected their future vision of Melton East. The project team understands that photos can be interpreted differently and would like to reiterate that there were no correct or incorrect answers for the activity.

The objectives were to gain an understanding of the design aspirations for the precinct and provide an opportunity for other precincts to be presented.

The photos displayed in each of the following theme chapters reflect the photos that received the most thumbs ups.

Activity 3 – Precinct priorities

After the groups considered the high-level aspects of the precinct, Activity 3 encouraged open discussions on what group members perceived to be the key opportunities, priorities and challenges for each theme. Individuals were encouraged to add discussion points on ‘sticky notes’, commenting on opportunities and challenges that exist for Melton East.

The objectives were to:

- Gain an understanding of the precinct’s priorities
- Understand how key opportunities and challenges should be addressed, and
- Develop a shared understanding of the precinct through open discussion between various stakeholders.

The **Priority Outcomes** and **Actions** described in each theme chapter have been determined by the discussions raised from this activity.

Activity 4 – Final vision and purpose

In Activity 4 each participant was asked to note down 1–2 short sentences or key words that reflected an aspirational vision for the Melton East PSP. Each participant added comments to the Mural board which was then presented back to the wider workshop group by a facilitator.

The objectives were to cultivate words and statements that provided overarching ‘mini vision’ statements which could be used to develop the final vision for Melton East.

The [Melton East vision & purpose](#) formed in this report incorporates these key words and statements.

Emerging themes

The four themes that emerged from early engagement with stakeholders through the pitching sessions are:

- People and places
- Access and movement
- Environment and sustainability
- Servicing and utilities.

These themes set out the planning framework for the future of Melton East.

Proposed planning framework

Information from the pitching sessions and the vision and purpose workshop has been refined into a **vision statement** and **planning framework**. This framework articulates the aim of the PSP and the tools required for implementation, taking into consideration the role of Melton East within the broader landscape.

The VPA acknowledges the difficulty in balancing different objectives for the future of the precinct. The VPA aims to be transparent and accountable in developing the future planning framework.

PSP Guidelines

The *Precinct Structure Planning Guidelines: New Community in Victoria (2021)* also known as '**PSP 2.0**', identifies general principles and performance targets that all future PSPs should address.

Key themes from PSP 2.0 that will be incorporated into planning for the Melton East PSP include:

- High-quality public realm
- Infrastructure co-ordination
- Services and destinations
- Thriving local economies
- Safe, accessible and well-connected
- High-quality public realm
- Viable densities.

You can read more about the PSP Guidelines on the [VPA website](#).



Melton East's key aspirations



Emphasis on a climate-resilient & sustainable community

Provide housing diversity for a culturally & socially diverse community



Sufficient educational & community facilities to support local living

Focus on Kororoit Creek and Beattys Road wetland, the role of water & biodiversity values



Celebration of Indigenous and post-settlement heritage

Connecting links to surrounding precincts & road networks



A lively, diverse and engaged community

Flexible and adaptable activity centres that enable local employment



Vision & purpose

Melton East will be an innovative and sustainability-focused precinct delivering a network of 20-minute neighbourhoods, uniting the surrounding precincts as the missing piece to the West Growth Corridor, and providing key connections to Kororoit Creek as an attractive destination.

Melton East PSP will plan for approximately 1,500–2,000 jobs and 12,895 residential lots, in a harmonious blend of the natural environment and modern urban living. The future Melton East community will be diverse, inclusive, engaged and contribute to the creation of a vibrant neighbourhood.

Important natural landmarks such as Kororoit Creek and the Seasonal Herbaceous Wetland conservation area will be key features of the community. Public open space, active transport routes and community facilities will be centred around these resources providing the link between the natural and built environments. Incorporation of best-practice urban design principles in natural settings will provide innovative opportunities for a green, climate resilient precinct with a strong sense of place.

Future communities will be supported by affordable and sustainable living by planning for diversity of housing, viable densities with human scale and walkable neighbourhoods. The new urban form will support neighbourhood activity centres, community services and public open space, while providing for high amenity, connectivity and social inclusion. Modern urban living will be supported by the ability to live locally, work from home and easy access to daily activities, shopping needs and entertainment.

The precinct will be designed to accommodate future climate risks with flexibility to implement emerging technologies. Service infrastructure will be designed through the integrated water management strategy and plan for green harvested stormwater systems to enhance sustainable outcomes. The Seasonal Herbaceous Wetland that provides habitat for the Growling Grass Frog is a key ecological resource to conserve and enhance, providing amenity value and educational opportunities.

By planning in consultation with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation (Registered Aboriginal Party) and other key stakeholders, the precinct will identify and celebrate important Aboriginal cultural heritage connections with country. Community and transport infrastructure will respond to cultural sensitivities and the existing landscape.

Melton East will provide a strong connection to surrounding areas to ensure there are thriving and equitable local employment opportunities. Future residents will benefit from a network of active transport shared user paths that provide links to public open space areas. Public transport connections and a well-integrated arterial road network will enable residents to travel within and around the precinct.



THEME 1 People & places

Theme 1 – People and Places highlighted six key statements that resonated with stakeholders, landowners and their representatives. These and other supported statements are displayed on the following page.

The most supported statements included:

- High quality urban design outcomes
- Various sizes and diverse housing typologies
- Continuous engagement with Wurundjeri people
- Connected open space areas
- Lively and engaged community
- Activity centres to have access to public transport, local community, retail services and open space.

These key statements were tested through themed photographs from areas around Melbourne. Images displayed in this theme reflect the most popular images and give context and a greater understanding to the six summary statements above.

These images represent the most prominent vision from each group regarding this theme. There is a distinct correlation between the chosen images and the above most supported statements. The photographs portraying green open space areas, vibrant and lively community spaces and diverse housing typologies were highly regarded as key values for Melton East PSP.

Images of large rural lots, garage-dominated streetscapes and car-dominated activity centres were considered undesirable and unattractive attributes in the vision for Melton East PSP.



THEME 1 People & places statements

Most supported statements

- **High quality urban design outcomes**
- **Various sizes and diverse housing typologies**
- **Continuous engagement with Wurundjeri people**
- **Connected open space areas**
- **Lively and engaged community**
- **Activity centres to have access to public transport, local community, retail services and open space**

Second-most supported statements

- Incorporate water throughout the precinct
- Various sizes and diverse housing typologies
- Green links and pocket parks
- Above 20 dwellings per hectare

Other statements

- Incorporate heritage buildings into the conservation reserve
- Larger and flexible to maximise 20-minute neighbourhood and local employment
- Integrate post-contact and Aboriginal cultural heritage values
- Responsive landscaping
- Adapt to modern live, play, work lifestyle
- Wellness and sustainable living
- Government secondary schools
- 36 hectares of passive open space
- Non-government primary schools
- Specialist schools
- Social diversity and housing affordability
- Distribute higher intensity development across the precinct
- Estimated 13,000 dwellings
- Government primary schools
- Location options – Mount Cottrell Road, Western Freeway and Paynes Road, Leakes Road
- Provide retail as a one-stop shop for all members of the community

Planning objectives

- 1 To provide a range of housing and tenure options that will support a diverse and inclusive community.
- 2 To foster a vibrant precinct identity through the design of quality, attractive and safe places to live, work and visit.
- 3 To conserve and enhance existing features surrounding Kororoit Creek including cultural heritage values.
- 4 To incorporate significant natural amenity throughout residential areas and promote recreational land use and activity opportunities.
- 5 To retain and protect features of the natural environment surrounding Kororoit Creek that make an important contribution to local character, amenity, culture and ecology.

Priority outcomes

- 1 Melton East is a primarily residential-oriented precinct, characterised by:
 - a mix of lot sizes, housing densities and typologies with more intensive development located in areas of high amenity.
 - interfaces that actively respond to the natural landscape and conservation areas.
 - walkable sub-precincts with distinct characters.
 - a series of residential neighbourhoods established around Kororoit Creek and its biodiversity values.
- 2 Establish a lively, diverse and safe community supported by:
 - the creation of desirable destinations throughout the precinct.
 - integrating education centres with community facilities and open space areas.
 - a network of activity centres and quality community infrastructure accessible to all residents.
 - flexible and adaptable planning provisions that allow for modern live, play and work lifestyle.

- 3 Protect and celebrate Aboriginal cultural heritage and post-contact heritage values through:
 - continuous engagement and consultation with the Wurundjeri people.
 - integrating heritage buildings into the conservation reserve.
 - educating local residents and wider community to provide greater understanding.
- 4 Establish a connected and accessible open space network which:
 - includes pocket parks and green links within residential neighbourhoods.
 - incorporates the Kororoit Creek corridor, conservation areas and drainage reserves.
 - promotes walkability and facilitates active modes of transport through the precinct.

Relevant PSP Guideline targets

Viable Densities

- T1** The PSP should facilitate increased densities with an average of 30 dwellings or more per net developable hectare (NDHA) within:
 - 400 metres walkable catchment of an activity centre or train station.
 - 50 metres of open space (both credited and encumbered open space), boulevards and major public transport routes, including but not limited to the Principal Public Transport Network (PPTN) or similar.
- T2** The PSP should facilitate increased densities with an average of 20 dwellings or more per NDHA across the entire PSP area.
- T3** The PSP should facilitate increased housing diversity, with at least three distinct housing typologies to be included in higher density areas (defined by T1).

- T4** Set a minimum target for provision of affordable housing in accordance with affordable housing policy, evidence, and guidance.

Connect People to Jobs and Higher Order Services

- T10** The provision of land for local employment and economic activity should be capable of accommodating the minimum job density target of one job per dwelling located within the wider growth corridor.

Offer High-Quality Public Realm

- T11** The open space network should seek to meet the following minimum targets:
- Within residential areas (including activity centres):
 - 10% of net developable area for local parks and sports field reserves.
 - 3–5% of net developable area set aside for local parks.
 - 5–7% of net developable area set aside for sports field reserves.
 - Within dedicated employment and/ or economic activity areas, 2% of the net developable area for local parks.
- T12** Open space and sports reserves should be located to meet the following distribution targets:
- A sports reserve or open space larger than 1 hectare within an 800 metre safe walkable distance of each dwelling.
 - A local park within a 400 metre safe walkable distance of each dwelling.
- T13** Potential canopy tree coverage within the public realm and open space should be a minimum of 30% (excluding areas dedicated to biodiversity or native vegetation conservation).
- T14** All streets containing canopy trees should use stormwater to service their watering needs.

- T15** Design of the street network should be capable of supporting at least 70% of lots with a good solar orientation.

- T16** All conservation areas identified in relevant Commonwealth, state and local government strategies should be retained in accordance with relevant legislation.

- T17** IWM solutions should meaningfully contribute towards the actions and targets from the relevant Catchment Scale Public Realm and Water Plans and any relevant water-related strategies, plan, or guideline (including the *Healthy Waterways Strategy 2018–2028*).

Services and Destinations

- T18** The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:
- 70% of dwellings located within 800 metres of a government primary school.
 - 100% of dwellings located within 3,200 metres of a government secondary school.
 - 80% of dwellings located within 800 metres of a community facility
 - 80% of dwellings located within 800 metres of a health facility.

Thriving Local Economies

- T19** 80–90% of dwellings should be located within 800 metres of an activity centre.

Actions

- Identify any areas of cultural or heritage significance that can be leveraged to foster place identity.
- Identify the appropriate location for variable residential densities.
- Confirm the sequencing of development to plan for early activation of open spaces and activity centres for residents.
- Identify any significant landforms and viewlines that could be incorporated into the future urban structure to reinforce place identity and legibility.
- Determine the number and locations of activity centres and community facilities.
- Confirm whether any additional emergency service facilities are required in the area and, if required, explore opportunities for co-location.
- Confirm the number and level of schools required to be provided and identify potential locations that will best support both the existing and emerging community.
- Identify the appropriate locations for local parks and open space network with consideration to drainage reserves.
- Identify any qualitative features that could be implemented through the PSP that would support and/or enhance the delivery of more diverse and inclusive community outcomes.
- Identify any potential planning tools required to manage the interface between different character areas.
- Identify any additional planning tool required to achieve the relevant targets identified under the PSP Guidelines.

Methods

These actions will be addressed through the following technical assessments, and in consultation with the relevant stakeholders and/or government agencies:

- Aboriginal cultural values assessment
- Community infrastructure assessment
- Economic and retail assessment
- Landscape and visual impact assessment
- Post-contact heritage assessment
- Engagement with Traditional Owners.

THEME 2 Access & movement

Theme 2 – Access and movement highlighted four key statements that resonated with stakeholders, landowners and their representatives. These and other supported statements are displayed on the following page.

The most supported statements included:

- Well-connected road network
- East–west connectivity
- Use of existing road reserves
- Quality walking and cycling network.

These key statements were tested through themed photographs from areas around Melbourne. Images displayed on this page reflect the most popular images and give context and a greater understanding to the four summary statements above.

These images represent the most prominent vision from each group regarding this theme. There is a distinct correlation between the chosen images and the most supported statements above. The photographs portraying public transport, shared pedestrian and cycling paths, safe and well-maintained streetscapes were highly regarded as key values for Melton East PSP.

Images of heavy traffic, car-dominated roads and existing rural connector roads were considered undesirable and unattractive attributes in the vision for the Melton East PSP.



THEME 2 Access & movement statements

Most supported statements

- **Well-connected road network**
- **East–west connectivity**
- **Use of existing road reserves**
- **Quality walking and cycling network**

Second-most supported statements

- East–west connectivity
- Bus-capable roads
- Enable flexibility in road network to support future transport innovations
- Retain and upgrade Judd Court
- Timely delivery of pedestrian crossings near schools
- Pedestrian/cycling network to double as linear open space
- Minimise impacts to mapped conservation areas

Other statements

- North–south connectivity
- Safe environment for pedestrians
- Avoid conflicting road priorities
- Kororoit Creek bridge locations to be mapped in consultation with Traditional Owners
- Community bus services

Planning objectives

- 5 To reduce reliance on private vehicles by facilitating and encouraging active and public modes of transport.
- 6 To ensure timely provision of the arterial road network and public transport services that link to adjoining precincts and key destinations as development construction occurs.
- 7 To ensure all transport infrastructure responds to the existing natural environment and planned land uses.

Priority outcomes

- 1 A well connected transport network within Melton East PSP and to the surrounding precincts which:
 - provides safe and quality pedestrian and cycling paths.
 - provides reliable public transport with efficient access to the nearby rail corridor, Melbourne CBD and surrounding activity centres.
 - includes accessible, logical and legible links between key neighbourhood, community and employment destinations.
- 2 Innovative and effective cross-sections implemented for each hierarchy of streets and paths that:
 - allows for sufficient active and public transport infrastructure space.
 - accommodates street tree canopy and nature reserves.
 - considers future upgrades, changes and maintenance.
- 3 Careful consideration and integration of the existing physical network and landscape features through:
 - using existing road reserves and alignments.
 - providing active transport paths along the Kororoit Creek corridor and proposed open space and drainage reserves.
 - managing noise and air pollution impacts from heavy traffic corridors.

Relevant PSP Guideline targets

Safe, Accessible and Well Connected

- T5 The arterial road network should provide a 1.6km road grid with safe and efficient connections, adjusted where necessary to reflect local context.
- T6 Off-road bicycle paths should be provided on all connector streets and arterial roads, connecting with the Principal Bicycle Network and Strategic Cycling Corridors where possible.
- T7 All streets should have footpaths on both sides of the reservations.
- T8 Pedestrian and cyclist crossings provided every 400–800 metres, where appropriate, along arterial roads, rail lines, waterways and any other accessibility barriers.
- T9 95% of dwellings should be located within either of the following walking distances:
 - 800 metres to a train station.
 - 600 metres to a tram station
 - 400 metres to a future bus route or bus-capable road.

Actions

- Identify the locations of Kororoit Creek corridor bridge crossings
- Determine the alignment of east–west arterial Taylors Road
- Identify the primary pedestrian and cycling network
- Confirm possibility of a community bus, especially in early stages of development
- Identify the potential future entry and exit points, and internal street network
- Identify potential north–south connections over Western Freeway
- Confirm the locations and designs of major intersections and Western Freeway interchange
- Confirm sensitive road interfaces to Kororoit Creek, conservation areas, significant cultural heritage areas, the Western Freeway and Melton Highway
- Consider noise and air pollution treatments for residential areas interfacing major transport corridors
- Model the anticipated future traffic capacity requirements and confirm the function and character of key streets and connections
- Identify potential public transport routes and bus stop locations to service the new residential and worker populations
- Confirm the approximate cost and allocation of required transport infrastructure to be funded through the ICP
- Identify any additional planning tools required to achieve the relevant targets identified under the PSP Guidelines.

Methods

These actions will be addressed through the following technical assessments and in consultation with the relevant stakeholders and/or government agencies:

- Infrastructure cost assessment
- Integrated transport assessment and transport modelling
- Strategic transport assessment.

THEME 3 Environment & sustainability

Theme 3 – Environment & sustainability highlighted five key statements that resonated with stakeholders, landowners and their representatives. These and other supported statements are displayed on the following page.

The most supported statements included:

- Maximise tree canopies
- Preserving and enhancing existing natural features
- Precinct focus on water and Kororoit Creek
- Integrated water management strategy (IWMS)
- Renewable hydrogen gas to provided clean energy.

These key statements were tested through themed photographs from areas around Melbourne. Images displayed in this theme reflect the most popular images and give context and a greater understanding to the five summary statements above.

These images represent the most prominent vision from each group regarding this theme. Photographs portraying Kororoit Creek, the existing natural environment, the Growling Grass Frog and an abundance of trees and vegetation were highly regarded as key values for Melton East PSP.



THEME 4 Environment & sustainability statements

Most supported statements

- **Maximise tree canopies**
- **Preserving and enhancing existing natural features**
- **Precinct focus on water and Kororoit Creek**
- **Integrated water management (IWM) strategy**
- **Renewable hydrogen gas to provide clean energy**

Second-most supported statements

- Protect conservation reserves from too much water
- Contribute to the community open space network
- Community and commercial buildings to be better than best practice for ESD
- Creating wetlands as part of IWM strategy
- Biophilic cities and development – residential and ecology working together
- Recycled water
- Continuous engagement with Traditional Owners

Other statements

- Provide and protect Growling Grass Frog habitat and biodiversity values
- Enable adaptive uses for conservation/education/engagement with Traditional Owners within the central conservation area
- Green harvested stormwater systems
- Central wetland conservation area
- Use pedestrian/cycling links to contribute to open space corridors and tree canopies
- Exploration of alternative energy sources

Planning objectives

- 1 To place a strong focus on Kororoit Creek and *water* as the identity and local character of Melton East PSP as a biophilic city.
- 2 To retain and protect features of the natural environment that make an important contribution to local character, amenity, culture and ecology.
- 3 To maximise tree canopies in line with PSP guidelines and increase liveability of the precinct.
- 4 To identify as an innovative Climate Resilient Precinct, reduce reliance on fossil fuels and effectively respond to climate-related risks.

Priority outcomes

- 1 Design a central wetland conservation area in the centre of the PSP integrating ecological values and urban water management with:
 - collaborative engagement with DELWP's Melbourne Strategic Assessment, Melton City Council, Wurundjeri people and other relevant stakeholders.
 - a community/discovery centre to educate the local residents and visitors on the Growling Grass Frog habitat, Aboriginal cultural heritage and native ecological values.
 - connecting links to the wider open space network and surrounding wetlands.
- 2 Increase and encourage the use of sustainable initiatives and renewable energy within the PSP through the provision of:
 - Solar panels
 - Rainwater tanks
 - Electric vehicle charging stations
 - Hydrogen gas

- 3 Incorporate green harvest stormwater systems to address Melbourne Water's *Healthy Waterways Strategy 2018–2028*, which identifies Kororoit Creek is a priority catchment, through:
 - developing an integrated water management (IWM) strategy and maximising endorsed targets.
 - integrating recycled water as an alternate supply of water for open space irrigation and other purposes.
- 4 Achieve tree canopy cover targets and mitigate urban heat island effects with:
 - effective cross-sections that maximise tree planting in road reserves.
 - coverage along pedestrian and cycling links, active and passive open space and public spaces.

Relevant PSP Guideline targets

Offer High Quality Public Realm

- T13** Potential canopy tree coverage within the public realm and open space should be a minimum of 30% (excluding areas dedicated to biodiversity or native vegetation conservation).
- T14** All streets containing canopy trees should use storm water to service their watering needs.
- T16** All conservation areas identified in relevant Commonwealth, state and local government strategies should be retained in accordance with relevant legislation.
- T17** IWM solutions should meaningfully contribute towards the actions and targets from the relevant *Catchment Scale Public Realm & Water Plans* and any relevant water-related strategies, plan, or guideline (including the *Healthy Waterways Strategy 2018–2028*).

Actions

- Determine location of biodiversity corridors to facilitate the movement of Growling Grass Frog metapopulation nodes
- Early engagement with Traditional Owners to determine cultural heritage values and the location of Kororoit Creek bridge crossings
- Confirm the design of the central wetland conservation area and connecting waterways around the precinct
- Confirm details and technicalities of hydrogen use within the precinct
- Investigate the use of tree pits to receive stormwater
- Determine setbacks and buffers to Kororoit Creek to protect ecological and cultural heritage values while also supporting access by future residents
- Identify any additional planning tools required to achieve the relevant targets identified under the PSP Guidelines.

Methods

The above actions will be addressed through the following technical assessments, and in consultation with the relevant stakeholders/ government agencies:

- Arboricultural assessment
- Biodiversity assessment
- Climate resilience assessment
- Development of the Drainage Services Scheme (to be led by Melbourne Water)
- Integrated water management strategy assessment
- Engagement with Traditional Owners.

THEME 4 Servicing & utilities

Theme 4 – Servicing and utilities highlighted four key statements that resonated with stakeholders, landowners and their representatives. These and other supported statements are displayed on the following page.

The most supported statements included:

- Development staging to commence in the east of the PSP and move west
- Connecting nearby infrastructure services
- Two wetlands and blue-green networks will be provided for drainage
- Class B water provided for irrigation.

These key statements were tested through themed photographs from areas around Melbourne. Images displayed in this theme reflect the most popular images and give context and a greater understanding to the four summary statements above.

These images represent the most prominent vision from each group regarding this theme. There is a distinct correlation between the chosen images and the above most supported statements. The photographs portraying underground pipes and infrastructure and landscaped wetlands for drainage were highly regarded as key values for Melton East PSP.

Images of transmission towers, overhead cables and exposed substations were considered undesirable and unattractive attributes in the vision for Melton East PSP.



THEME 4 Servicing & utilities statements

Most supported statements

- **Development staging to commence in the east of the PSP and move west**
- **Connecting nearby infrastructure services**
- **Two wetlands and blue-green networks will be provided for drainage**
- **Class B water provided for irrigation**

Second-most supported statements

- This precinct caters for a significant area of upstream development – early implementation of key drainage infrastructure is essential
- Major sewerage infrastructure planned along Beattys Road
- Catchment to drain to the east
- New underground assets can be installed at each developer's request
- Co-locate infrastructure within encumbered land and open space/ drainage for efficient use of land
- Planning for electric vehicles, charging stations, etc.
- Early understanding of cultural heritage values is essential
- Connecting nearby infrastructure services
- PSP to facilitate access to key services – easements, sewer along road lines etc, to reduce land fragmentation
- Paynes Road DSS required an outfall within the PSP

Other statements

- National Broadband Network (NBN) to be provided
- Minimise freeway crossings
- Using existing headworks

Planning objectives

- 1 To use existing potable water, sewer, gas, electricity and communication headworks and connect to nearby infrastructure and services.
- 2 To ensure stormwater is managed in an effective, efficient, and integrated manner.
- 3 To forecast future infrastructure requirements and plan locations, size and capacity accordingly to remove continuous upgrades and maintenance disruptions.

Priority outcomes

- 1 Continuous collaboration between the VPA, service authorities, Melton City Council, Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation and landowners/developers to:
 - align infrastructure projects and servicing co-locations to ensure efficient land use, and
 - resolve drainage solutions including the design for the Paynes Road DSS outfall.
- 2 Ensure residents at all stages of development are serviced through:
 - timely and efficient delivery, with development staging commencing in the east of the PSP and moving west with interim infrastructure solutions provided where required.
- 3 All infrastructure to integrate with the surrounding natural environment that:
 - minimises change to the existing landform
 - reduces visual impact through landscaped screening or treatments.

- 4 Waterways, flow paths (including piped networks), and assets with a retention/detention function (i.e. wetlands, sediment basins etc) required for the safe and effective management of stormwater (in accordance with the Drainage Services Scheme) are identified and incorporated into the planned urban structure in a way that:
 - meets the functional requirements of the Drainage Services Scheme (DSS)
 - avoids or minimises adverse effects on downstream environments
 - provides an equitable distribution of assets between landowners (to the extent practicable)
 - provides opportunity for the harvesting and/or re-use of stormwater.

Relevant PSP Guideline targets

Infrastructure Coordination

- T20** Identify all basic and essential infrastructure with spatial requirements on the future Place-Based Plan (e.g. open space, schools, community centres, integrated water management, etc.)

Actions

- Determine buffer distances from high transmission electrical and gas lines to residential and sensitive uses.
- Confirm the delivery timing of major infrastructure projects with relevant authorities and stakeholders to ensure staging of assets do not impede on development across the precinct.
- Confirm amount and locations of land take area required for stormwater infrastructure.
- Confirm the locations of underground assets to:
 - co-locate with easements, drainage reserves and open space
 - avoid and minimise crossings of the conservation area and Kororoit Creek
 - include in PSP cross-sections.
- Confirm the waterways (alignment and width) required to deliver the relevant DSS.
- Confirm the location and layout of retention/detention assets, and any additional infrastructure (e.g. piped networks), required to deliver the DSS and support enhanced placemaking outcomes.
- Identify possible integrated water management/water sensitive urban design options to:
 - reduce the stormwater volume and mitigate adverse effects associated with runoff/flooding
 - consider opportunities for harvesting and/or re-use of stormwater.
- Identify any additional planning tools required to achieve the relevant targets identified under the PSP Guidelines.

Methods

These actions will be addressed through the following technical assessments, and in consultation with the relevant stakeholders and/or government agencies:

- Infrastructure costing assessment
- Land capability and utility servicing assessment
- Sodic soils assessment (if required)
- Melbourne Water DSS requirements.

Next steps

The VPA looks forward to working with all landowners and stakeholders on this project and appreciates the participation at the pitching sessions and vision and purpose workshop in preparing this PSP.

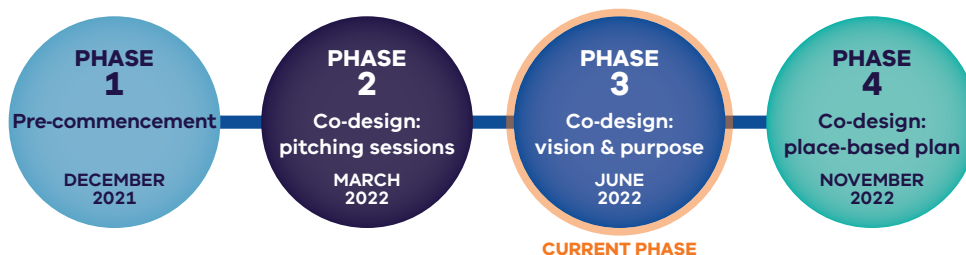
Project timeline

You can stay up to date with the project on the [VPA website](#). Information will be updated regularly to reflect the status of the project and any upcoming engagement events.

Timeframes for the co-design workshop have changed since the vision and purpose workshop. The revised dates reflect expected timeframes for key inputs such as cultural heritage and transport issues.

It is important that all relevant information is made available before a co-design workshop to ensure that the decisions made as a group do not change significantly due to new information being made available following the workshop. The overall timeframes for project completion has not changed, however key milestones within the broader program have changed.

The below timeline has been updated and provides a high-level overview of the broader Melton East PSP program.



Technical assessments

Additional studies need to be done to develop the draft place-based plan before the co-design workshop goes ahead in late 2022. Many of the technical assessments mentioned in this document have already been commissioned and are underway.

Co-design workshop

All landowners and stakeholders are invited to join the co-design workshop.

The vision and purpose framework articulated in this document will be used to inform the draft place-based plan to be discussed at the co-design workshop.

The purpose of the co-design workshop is to continue developing the vision for the precinct into actionable objectives that meet the emerging priority outcomes.

Information from the co-design workshop will be used to refine and develop the draft plan further and take it through to the agency validation phase.

Following validation from agencies, the PSP will undergo public consultation, expected in 2023.

Appendix 1 – Mural boards

1

ACTIVITY 1 - People & Places

This theme discusses the opportunities and challenges presented relating to neighbourhood character, community spaces, activity centres and cultural heritage within Melton East PSP

HOUSING	ESTIMATED 13,000 DWELLINGS	VARIOUS SIZES AND DIVERSE HOUSING TYPOLOGIES	HIGH QUALITY INNOVATIVE URBAN DESIGN OUTCOMES	WELLNESS AND SUSTAINABLE LIVING	ABOVE 20 DWELLINGS PER HECTARE	TWO HOUSING TYPOLOGIES FOR SOCIAL HOUSING
HERITAGE	INTEGRATE POST-CONTACT AND ABORIGINAL CULTURAL HERITAGE VALUES	CONTINUOUS ENGAGEMENT WITH THE INDIGENOUS PEOPLE	INCORPORATE HERITAGE BUILDINGS INTO THE CONSERVATION RESERVE	IMPLEMENT ADAPTIVE RE-USE STRATEGIES		
OPEN SPACE	36 HECTARES OF PASSIVE OPEN SPACE	CONNECTED OPEN SPACE AREAS	GREEN LINKS AND POCKET PARKS	OVER 50 HECTARES OF ACTIVE OPEN SPACE	RESPONSIVE LANDSCAPING	
COMMUNITY FACILITIES	LIVELY AND ENGAGED COMMUNITY	COUNCIL COMMUNITY CENTRES	NON-GOVERNMENT PRIMARY SCHOOLS	GOVERNMENT SECONDARY SCHOOLS	GOVERNMENT PRIMARY SCHOOLS	SPECIALIST SCHOOLS
ACTIVITY CENTRES	PROVIDE RETAIL AS A ONE-STOP SHOP FOR ALL MEMBERS OF COMMUNITY	ZONING FLEXIBILITY TO ADAPT TO THE MARKET	LARGER AND FLEXIBLE TO MAXIMISE JOBS IN NEIGHBOURHOOD AND LOCAL EMPLOYMENT	ACCESS TO PUBLIC TRANSPORT, LOCAL COMMUNITY RETAIL SERVICES AND OPEN SPACE	ADAPT TO MODERN LIVE, PLAY AND WORK LIFESTYLE	LOCATION OPTIONS: MOUNT COTTRELL ROAD, WESTERN PIKE AND PAYNES ROAD, LEAKES ROAD

2

ACTIVITY 2 - People & Places

HOUSING

3

OPEN SPACE AND HERITAGE

OPEN SPACE AND HERITAGE

4

COMMUNITY AND ACTIVITY CENTRES

COMMUNITY AND ACTIVITY CENTRES

5

ACTIVITY 3 - People & Places

OPPORTUNITIES	CHALLENGES
Integration/Connectivity with existing features	Urban Heat
Unique bi-form in the area - volcanic plains	Ensuring internal road network does not become a barrier
Accessible community infrastructure across the precinct	Making sure our community places are climate resilient
Connectivity to existing future green/blue infrastructure	Open space network
Density: Genuine Walkable Communities	Kororoit Creek Corridor
	Precinct-wide linkage to Kororoit Crk corridor
	early delivery of appropriate access to freeway to mitigate traffic congestion
	proximity to highway and freeway needs sound investigation
	staging of the PSP? may depends on utilities

6

ACTIVITY 1 - Access & Movement

This theme discusses the opportunities and challenges presented relating to the road network, public transport, active transport and movement connectivity from outside and within Melton East PSP

PRECINCT WIDE	EAST-WEST CONNECTIVITY	AVOID CONFLICTING ROAD PRIORITIES	WELL-CONNECTED ROAD NETWORK	NORTH-SOUTH CONNECTIVITY	BRIDGE LOCATIONS TO BE MAINTAINED IN CONSULTATION WITH INDIGENOUS PEOPLE
SPECIFIC FEATURES	RETAIN AND UPGRADE JUDO COURT	USE EXISTING ROAD RESERVES	RETAIN AND UPGRADE BEATTY'S ROAD		
ACTIVE & PUBLIC TRANSPORT	COMMUNITY BUS SERVICE	BUS - CAPABLE ROADS	SAFE ENVIRONMENT FOR PEDESTRIANS	QUALITY WALKING AND CYCLING NETWORK	

7

ACTIVITY 2 - Access & Movement

ACTIVITY 2 - Access & Movement

8

ACTIVITY 3 - Access & Movement

OPPORTUNITIES	CHALLENGES
Future maintenance connectivity	East-west connectivity (Taylors Road)
Early provision of public transport	Location of Creek Corridor Crossings
	Shared paths location and safety
	connection to existing features (e.g. cobblebank)
	Culvert Crossing of East West Connection
	car dependency vs PT opportunities

MELTON EAST PSP VISION AND PURPOSE WORKSHOP

GROUP 1

9

ACTIVITY 1 - Servicing & Utilities

This theme discusses the opportunities and challenges presented regarding sewerage, water drainage, gas, electricity and NBN within Melton East PSP

PRECINCT WIDE	USING EXISTING HEADWORKS	CONNECTING NEARBY INFRASTRUCTURE SERVICES	MINIMISE FREEWAY CROSSINGS	NATIONAL BROADBAND NETWORK (NBN) TO BE PROVIDED	DEVELOPMENT STAGING TO COMMENCE IN THE EAST OF THE PSP AND MOVE WEST
POTABLE WATER	CLASS 8 NOT AVAILABLE FOR RESIDENTIAL USE	CLASS 8 PROVIDED AS IRRIGATION			
SEWER	CATCHMENT TO DRAIN TO THE EAST	MAJOR SEWERAGE INFRASTRUCTURE PLANNED ALONG BEATTY'S ROAD			
STORMWATER & DRAINAGE	TWO WETLANDS AND GREEN BLUE NETWORKS WILL BE PROVIDED FOR DRAINAGE	PAYNES ROAD DSS REQUIRES AN OUTFALL WITHIN THE PSP			
ELECTRICITY	ALL EXISTING POWER LINES TO BE RETAINED	EXISTING INFRASTRUCTURE WILL REQUIRE EXTENSION AND AUGMENTATION	NEW UNDERGROUND ASSETS CAN BE INSTALLED AT EACH DEVELOPERS REQUEST		

10

ACTIVITY 2 - Servicing & Utilities

ACTIVITY 2 - Servicing & Utilities

11

ACTIVITY 3 - Servicing & Utilities

OPPORTUNITIES	CHALLENGES
Use existing landform	Flat site - drainage and sewerage considerations
Have authorities water challenges in existing sewerage system other than leaving developers to do so themselves (land owned)	Construction under overhead powerline additional costs
	Dealing with excavations through the PSP area
	Sewer gas emissions sometimes co-located with drainage reserves to be considered

12

ACTIVITY 1 - Environment & Sustainability

This theme discusses the opportunities and challenges presented regarding land, water, biodiversity, vegetation and sustainable practices within Melton East PSP

PRECINCT WIDE	MAXIMISING TREE CANOPIES	PRESERVING AND ENHANCING EXISTING NATURAL FEATURES	CONTRIBUTE TO THE COMMUNITY OPEN SPACE NETWORK	CENTRAL WETLAND CONSERVATION AREA
WETLANDS AND RETARDING BASINS	KOROROIT CREEK AND WATER FOCUS IN PSP	PROVIDE AND PROTECT GROWING GRASS PRAIRIE HABITAT AND BIODIVERSITY VALUES		
STORMWATER	GREEN HARVESTED STORMWATER SYSTEMS	INTEGRATED WATER MANAGEMENT STRATEGY (IWMS)	RECYCLED WATER	
HYDROGEN GAS	RENEWABLE HYDROGEN GAS TO PROVIDE CLEAN POWER			

13

ACTIVITY 2 - Environment & Sustainability

ACTIVITY 2 - Environment & Sustainability

14

ACTIVITY 3 - Environment & Sustainability

OPPORTUNITIES	CHALLENGES
Existing flood plains, can be used for formal flood mitigations.	Conservations area good opportunity for public amenity
Sustainability-consideration of Sustainable Subdivisions Framework	Can PSPs offer increased NDA for developments that implement sustainability initiatives - e.g. recycled water, use of hydrogen
	Large Conservation Area should not act as a barrier between each side of the PSP
	Catchments drain into conservations areas ensure criteria's are met
	Gaps in infrastructure can be an impediment to sustainability initiatives - e.g. recycled water, use of hydrogen

15

ACTIVITY 4 - VISIONING

ACTIVITY 4 - VISIONING

vibrancy

Density, usable land considerations, diversity to consider increasing affordability issues.

Local employment

Walkability & live-ability from early on

Connection to green/blue space at a human-scale design level

Affordability for home buyers

Connectivity to surrounding PSPs and existing infrastructures/ Businesses

1

ACTIVITY 1 - People & Places


This theme discusses the opportunities and challenges presented relating to neighbourhood character, community spaces, activity centres and cultural heritage within Melton East PSP

HOUSING	ESTIMATED 13,000 DWELLINGS	VARIOUS SIZES AND TYPES OF HOUSING	HIGH QUALITY INNOVATIVE URBAN DESIGN OUTCOMES	WELLNESS AND SUSTAINABLE LIVING	Average 20 DWELLINGS PER HECTARE	TWO HOUSING TYPOLOGIES FOR SOCIAL HOUSING
	SOCIAL DIVERSITY AND HOUSING AFFORDABILITY	DISTRIBUTE HIGHER INTENSITY DEVELOPMENT INTO THE PRECINCT	CONTINUOUS ENGAGEMENT WITH THE WILDERNESS PEOPLE	INCORPORATE HERITAGE BUILDINGS INTO THE CONSERVATION RESERVE	IMPLEMENT ADAPTIVE REUSE STRATEGIES	
HERITAGE	INTEGRATE POST-CONTACT AND ABORIGINAL CULTURAL HERITAGE VALUES					
OPEN SPACE	36 HECTARES OF PASSIVE OPEN SPACE	CONNECTED OPEN SPACE AREAS	GREEN LINKS AND POCKET PARKS	OVER 50 HECTARES OF ACTIVE OPEN SPACE	RESPONSIVE LANDSCAPING	INCORPORATE WATER THROUGHOUT THE PRECINCT
COMMUNITY FACILITIES	LIVELY AND ENGAGED COMMUNITY	COUNCIL COMMUNITY CENTRES	NON-GOVERNMENT CENTRES	GOVERNMENT SECONDARY SCHOOLS	GOVERNMENT PRIMARY SCHOOLS	SPECIALIST SCHOOLS
ACTIVITY CENTRES	PROVIDE RETAIL AS A ONE-STOP SHOP FOR ALL MEMBERS OF COMMUNITY	ZONING FLEXIBILITY TO ADAPT TO THE MARKET	LARGER AND FLEXIBLE TO MAXIMIZE JOINT NEIGHBOURHOOD AND LOCAL EMPLOYMENT	ACCESS TO PUBLIC TRANSPORT, LOCAL COMMUNITY RETAIL SERVICES AND OPEN SPACE	ADAPT TO MODERN LIVE, PLAY AND WORK LIFESTYLES	LOCATION OPTIONS: MOUNT COTTRELL ROAD, THORN HILL PARK AND PAYNES ROAD, LEAKES ROAD

2

ACTIVITY 2 - People & Places

HOUSING



3

OPEN SPACE AND HERITAGE



4

COMMUNITY AND ACTIVITY CENTRES



5

ACTIVITY 3 - People & Places

OPPORTUNITIES	CHALLENGES
Co-location of district/regional active open space	Affordable housing for low income families
Using active transport (walking/cycling links) as flexible linear open space	Early implementation of infrastructure and services to support the community
Infrastructure to support sustainability outcomes	Density done 'smarter' - well located and diversity of housing typologies
Ability to interface with large scale conservation areas	Early delivery of community facilities as well as transport facilities
	Links to transport corridors & rail
	Innovative cross-sections to enable better delivery of services, tree canopy and use of water

Incorporating biodiversity and green zones into the urban landscape	Density targets in an outer suburban context	Determining actual land inundated
Developing the community identity	Access to employment	Think about different ways to irrigate trees
Future bridge crossings of Kororoit Creek	Relationship with future Warrenbrook PSP	Access to public Transport particularly rail
		Delivering housing density - support with transport links and employment/activity centres
		appropriate landscaping outcomes that can be supported in a drier more and climate in the west

6


ACTIVITY 1 - Access & Movement

This theme discusses the opportunities and challenges presented relating to the road network, public transport, active transport and movement connectivity from outside and within Melton East PSP

PRECINCT WIDE	EAST-WEST CONNECTIVITY	AVOID CONFLICTING ROAD PRIORITIES	WELL-CONNECTED ROAD NETWORK	NORTH-SOUTH CONNECTIVITY	BRIDGE LOCATIONS TO BE MAINTAINED IN CONSULTATION WITH WILDERNESS PEOPLE
SPECIFIC FEATURES	RETAIN AND UPGRADE JUDO COURT	USE EXISTING ROAD RESERVES	RETAIN AND UPGRADE BEATTYS ROAD	MINIMISE IMPACTS TO MAPPED CONSERVATION AREAS	Timely delivery of pedestrian crossings near schools
ACTIVE & PUBLIC TRANSPORT	COMMUNITY BUS SERVICE	BUS STOP LOCATIONS	SAFE ENVIRONMENT FOR PEDESTRIANS	QUALITY WALKING AND CYCLING NETWORK	Pedestrian/cycling networks to double as linear open space

7

ACTIVITY 2 - Access & Movement



8

ACTIVITY 3 - Access & Movement

OPPORTUNITIES	CHALLENGES
Early Delivery of Key Transport Links to Acquiring Precincts	Interface of the arterial road network with the Conservation Areas
On demand transport link to nearby train stations	Balancing hard surfaces with greenery and density
Access to a shared path network to enable greater active transport usership	Access across Western Freeway
Planning for Mt Cottrell Road Interchange	Boulevard roads can result in loss of connection between both sides of the road due to width
PSP to consider mechanisms to constrain/influence the staging and sequencing of infrastructure and development	Prioritisation of Drainage versus Transport Network
Integration of public and private transport solutions	Planning for Bridge Crossings of Kororoit Creek
Rethinking structure of kerbs and nature strips regarding water	Planning for Thornhill Park Train Station
early engagement with authorities to align infrastructure and more efficient use of space	Links across Western freeway
Active transport/ routes - North-south links to rail corridor (to the south)	
Use existing Beattys Rd reserve for active transport corridor	
Use existing road alignments as much as possible for main roads	Viable tree canopy in cross-sections with multiple lanes/ shared paths, and below ground services
WIK for delivery of roads where appropriate	East-west connections
determining best use of existing wider road reserves	
Interchange at Mt Cottrell Rd - north-south connection near Western Freeway and Thornhill Park and onto Freeway	

MELTON EAST PSP VISION AND PURPOSE WORKSHOP GROUP 2

9

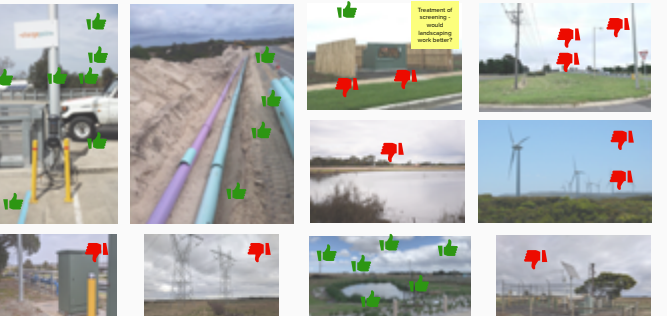
ACTIVITY 1 - Servicing & Utilities

This theme discusses the opportunities and challenges presented regarding sewerage, water drainage, gas, electricity and NBN within Melton East PSP

PRECINCT WIDE	USING EXISTING HEADWORKS	CONNECTING NEARBY INFRASTRUCTURE AND SERVICES	MINIMISE FREEWAY CROSSINGS	NATIONAL BROADBAND NETWORK (NBN) TO BE PROVIDED	DEVELOPMENT STATIONS TO COMMENCE IN THE EAST OF THE PSP AND MOVE WEST
POTABLE WATER	CLASS A NOT AVAILABLE FOR RESIDENTIAL USE	CLASS B PROVIDED AS IRRIIGAT			EARLY UNDERSTANDING OF CULTURAL HERITAGE VALUES IS ESSENTIAL
SEWER	CATCHMENT TO DRAIN TO THE EAST	MAJOR SEWERAGE PLANNED ALONG BEATTYS ROAD	Co-locate infrastructure within environmental land and open space/strategic for efficient use of land	No gas connection?	
STORMWATER & DRAINAGE	TWO WETLANDS AND GREEN BLUE NETWORKS WILL BE PROVIDED FOR DRAINAGE	PAYNES ROAD DSS REQUIRES AN OUTFALL WITHIN THE PSP	THIS PRECINCT CATCHES FOR A SIGNIFICANT AREA OF UPTOWN DEVELOPMENT - EARLY IDENTIFICATION OF KEY INFRASTRUCTURE IS ESSENTIAL	Co-locate infrastructure within environmental land and open space/strategic for efficient use of land	Smart water use - rooftop tank capture for irrigation
ELECTRICITY	ALL EXISTING POWER LINES TO BE RETAINED	EXISTING INFRASTRUCTURE WILL REQUIRE EXTENSION AND AUGMENTATION	NEW UNDERGROUND ASSETS CAN BE INSTALLED AT EACH DEVELOPER REQUEST	Planning for electric vehicles, charging stations, etc.	Integrating alternative power sources - renewables, water and hydrogen

10

ACTIVITY 2 - Servicing & Utilities



11

ACTIVITY 3 - Servicing & Utilities

OPPORTUNITIES	CHALLENGES
Co-location of infrastructure for efficient land use	Consideration of SG as the NBN solution, rather than underground fibre
Early implementation of trunk infrastructure	Ability to reconsider the inclusion natural gas
Adequate forecasting of future infrastructure requirements	Better visual treatment/location of services (along guidelines?)
Planning for regional water management objectives	Planning for additional water in road reserves for inclusion of infrastructure and water harvesting pipelines
reconsider the undergrounding of electricity infrastructure	Early and streamlined delivery of infrastructure to enable more affordable land
	Integration of hydrogen capability for future transition
	Collaboration between authorities to align infrastructure projects
	Planning for a distributed power network to better cater for power generation within the precinct
	Getting in early for infrastructure planning to ensure provision is available
	maintenance of existing and proposed drainage infrastructure
	Density of underground assets within road reserves
	co-ordination of timely delivery of utility services
	Getting timing right to understand additional land use of infrastructure harvesting infrastructure
	Innovative cross sections that enable provision of canopy trees and services

12

ACTIVITY 1 - Environment & Sustainability

This theme discusses the opportunities and challenges presented regarding land, water, biodiversity, vegetation and sustainable practices within Melton East PSP

PRECINCT WIDE	MAXIMISING TREE CANOPIES	PRESERVING AND ENHANCING EXISTING NATURAL FEATURES	Use pedestrian/cycling links to contribute to open space corridors and tree canopy	Traditional owner input into designing interfaces between urban and natural form	Housing design to require rainwater tanks. Consider smart meters.
WETLANDS AND RETAINING BASINS	KOROROIT CREEK AND WATER FOCUS	PROVIDE AND PROTECT GROWING GRASS FROM HABITAT AND BIODIVERSITY VALUES	CONTRIBUTE TO THE COMMUNITY OPEN SPACE NETWORK	CENTRAL WETLAND PRESERVATION AREA	Develop a plan to be implemented over a long period
STORMWATER	GREEN HARVESTED STORMWATER SYSTEMS	DEGRADED WATER MANAGEMENT CAPABILITY (PUMPS)	RECYCLED WATER	Enable effective stormwater capture and integrated water management along creek corridor	
HYDROGEN GAS	RENEWABLE HYDROGEN GAS TO PROVIDE CLEAN POWER	Exploration of alternative energy sources - not just solar due to reliance on batteries			require community and commercial buildings to be better than best practice for ESD

13

ACTIVITY 2 - Environment & Sustainability



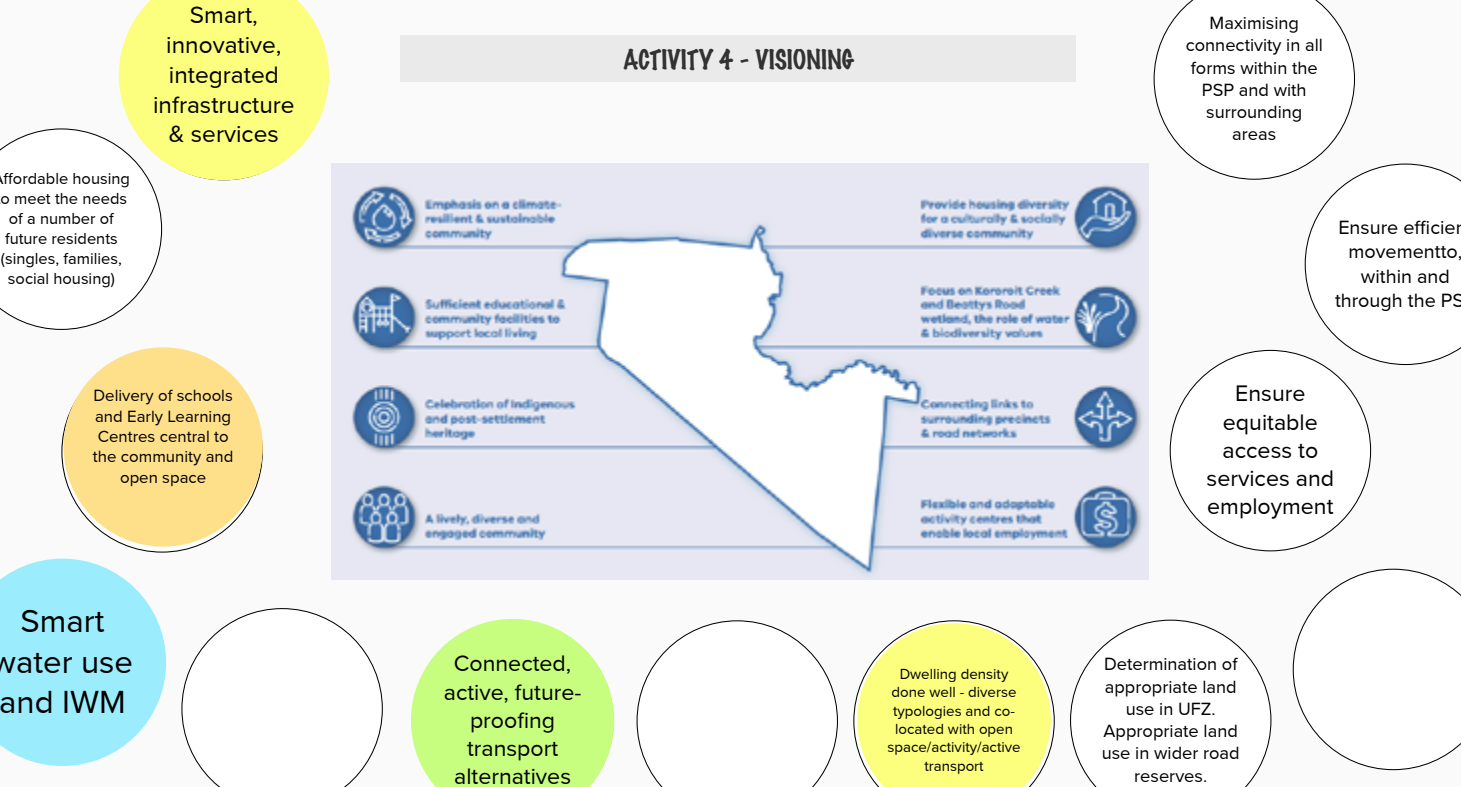
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ACTIVITY 3 - Environment & Sustainability

OPPORTUNITIES	CHALLENGES
Adequacy of public space and sling to maximise use	Fire Management practices considered early
promote excellent ESD outcomes to reduce on-going costs of the dwellings	Create a 'watermark' for the precinct - passive open space, active landscape and environment
Stormwater harvesting can contribute to regional water security	Green heat - interfacing with urban form, educational outcomes
Greenwater harvesting - smart water use	Opportunity to innovate as the first PSP 2.0
	Healthy Watersheds Strategy targets are challenging to meet, need a regional solution
	How can the investment in rainwater tanks ensure long term benefits?
	sustainable passive irrigation implementation
	Engaging with traditional owners considering resource availability
	Cost effective infrastructure underpinning sustainability
	Integration of public and private infrastructure for water use
	Ensuring tree canopy creates a priority of healthy and resilient infrastructure

15

ACTIVITY 4 - VISIONING



1

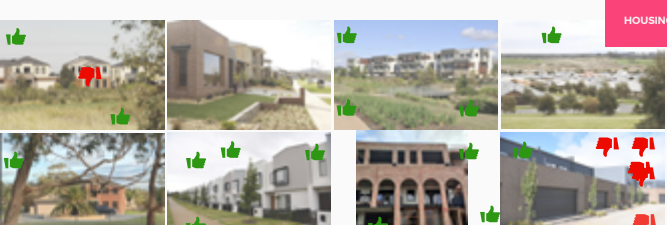
ACTIVITY 1 - People & Places

This theme discusses the opportunities and challenges presented relating to neighbourhood character, community spaces, activity centres and cultural heritage within Melton East PSP

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2

ACTIVITY 2 - People & Places



3

OPEN SPACE AND HERITAGE



4

COMMUNITY AND ACTIVITY CENTRES



5

ACTIVITY 3 - People & Places

OPPORTUNITIES	CHALLENGES
Housing production should be encouraged to ensure a diverse range of housing types and densities within the precinct	Major roads through PSP, buffering from development and ensuring cross connectivity
Interface area design with Melton Hwy	No paper road frontages to the conservation area
Build good community infrastructure	Strain on existing neighbouring infrastructure
connection to the Western Fwy	
households connected to the kororoit creek	

6

ACTIVITY 1 - Access & Movement

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ACTIVE & PUBLIC TRANSPORT	COMMUNITY BUS SERVICE	BUS-CAPABLE ROADS	SAFE ENVIRONMENT FOR PEDESTRIANS	QUALITY WALKING AND CYCLING NETWORK	

7

ACTIVITY 2 - Access & Movement



8

ACTIVITY 3 - Access & Movement

OPPORTUNITIES	CHALLENGES
2199 Melton Hwy location and alignment of the east-west arterial road	Strain on existing road networks
Provision of reliable public transport	Taylor's Rd alignment
Utilise the railway corridor and future alignment to provide access to the local job opportunities	Interface road requirements for conservation area
Provision of timely public transport	East-west connection from the road network to the Central Road
Access to closest railway station to the south	Alignment of Beattys Road - crossing conservation area would not be supported by DELWP MSA
Provision of cycling and electric scooter networks to enable transport throughout precinct	Bridge crossings of Kororoit Ck
Open span bridge designs (avoiding use of culverts)	Car dependency
	Conflict between transport modes
	Distance from railway stations

MELTON EAST PSP VISION AND PURPOSE WORKSHOP

GROUP 3

9

ACTIVITY 1 - Servicing & Utilities

This theme discusses the opportunities and challenges presented regarding sewerage, water drainage, gas, electricity and NBN within Melton East PSP

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10

ACTIVITY 2 - Servicing & Utilities




11

ACTIVITY 3 - Servicing & Utilities

OPPORTUNITIES	CHALLENGES
green energy options	PSP delivery timelines and synchronised delivery of water by water authorities
Underground services	Staging of development and sequencing to ensure delivery of infrastructure (including drainage)
Integration of stormwater with sewerage (GPF wetland water supply)	Access to water and sewerage utility infrastructure of the Conservation Area
app for all tasks, having water tanks, water from the water tanks, water from the water tanks, water from the water tanks	Need to avoid and minimise utility infrastructure of the Conservation Area
Electricity distribution network, water supply, water supply, water supply, water supply	Need to avoid and minimise utility infrastructure of the Conservation Area
app to provide solar panels and battery solutions (decentralised grid services)	Need to avoid and minimise utility infrastructure of the Conservation Area
Provision of community wide renewable energies (e.g. solar) would be built to community	Need to avoid and minimise utility infrastructure of the Conservation Area
app for service utility cross-sections to give priority to street trees	Need to avoid and minimise utility infrastructure of the Conservation Area

15

ACTIVITY 4 - VISIONING



- accessibility - more roads in and out. Walking track along Kororoit Creek. Unique and interesting streetscape
- Environmentally sustainable and affordable housing solutions.
- Assist with reduction of residential land supply challenges thru med to high density residential solutions
- Engages with significant landscape features and ecological function of Kororoit Creek and natural wetland(s) while supporting amenity, urban cooling and long term affordability of the precinct to residents.
- Enabling affordable and sustainable living for all
- Protects and responds to nationally significant species and ecological communities including GGF and SHW
- Green and leafy public domain promoting an active lifestyle
- active lifestyle
- green and leafy public domain
- strong local employment opportunities
- Build form typologies
 - Diverse
 - Integrating services with open space area
 - Open space
 - Cycling lanes
 - Public transport
 - Underground services
 - Protection of conservation area
 - Management of SHW
 - Kororoit Creek crossings
- Different built form typologies and densities and finding the balance across the precinct.

1

ACTIVITY 1 - People & Places

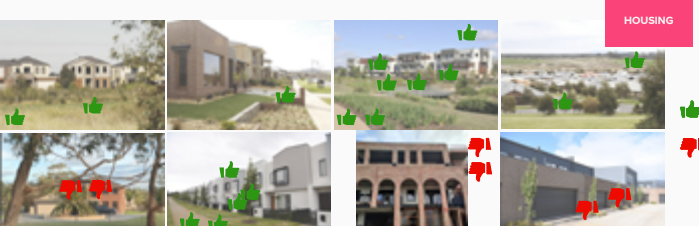
This theme discusses the opportunities and challenges presented relating to neighbourhood character, community spaces, activity centres and cultural heritage within Melton East PSP

HOUSING	ESTIMATED 13,000 DWELLINGS	VARIOUS SIZES AND DIVERSE HOUSING TYPES	HIGH QUALITY INNOVATIVE DESIGN OUTCOMES	WELLNESS AND SUSTAINABLE LIVES	ABOVE 20 DWELLINGS PER HECTARE	TWO HOUSING TYPOLOGIES FOR SOCIAL HOUSING
HERITAGE	INTEGRATE POST-CONTACT AND ABORIGINAL CULTURAL HERITAGE VALUES	DISTRIBUTE HIGHER INTENSITY DEVELOPMENT ACROSS THE PRECINCT	INCORPORATE HERITAGE BUILDINGS INTO THE CONSERVATION RESERVE	IMPLEMENT ADAPTIVE RE-USE STRATEGIES		
OPEN SPACE	36 HECTARES OF PASSIVE OPEN SPACE	CONNECTED OPEN SPACES	GREEN SPACES AND POCKET PARKS	OVER 50 HECTARES OF ACTIVE OPEN SPACE	RESPONSIVE LANDSCAPING	
COMMUNITY FACILITIES	LIVELY AND ENGAGED COMMUNITY	COUNCIL COMMUNITY CENTRES	NON-GOVERNMENT PRIMARY SCHOOLS	GOVERNMENT SECONDARY SCHOOLS	GOVERNMENT PRIMARY SCHOOLS	SPECIALIST SCHOOLS
ACTIVITY CENTRES	PROVIDE RETAIL AS A ONE-STOP SHOP FOR ALL MEMBERS OF COMMUNITY	ZONING FLEXIBILITY TO ADAPT TO MARKET	LARGER AND FLEXIBLE COMMERCIAL BUILDINGS TO ALLOW DIVERSE NEIGHBOURHOOD AND LOCAL EMPLOYMENT	ACCESS TO PUBLIC TRANSPORT, LOCAL SERVICES AND OPEN SPACE	ADAPT TO MODERN LIVE, PLAY AND WORK LIFESTYLE	LOCATION OPTIONS: MOUNT COTTRELL ROAD, CORROIT HWY AND LEAKES ROAD, LEAKES ROAD

2


ACTIVITY 2 - People & Places

HOUSING



3

OPEN SPACE AND HERITAGE



4

COMMUNITY AND ACTIVITY CENTRES



5

ACTIVITY 3 - People & Places

OPPORTUNITIES	CHALLENGES
blank canvas	Sequencing of development
Flat land	timely delivery of infrastructure
Edge of UGB - contrasting characters	recognizing and protecting cultural heritage
New PSP Guidelines can support live work play like never before	Nice places for future residents & 30% tree canopy cover
Koroit Creek amenity	meeting consumer demand vs PSP requirements
natural amenity	early activation of retail/commercial land
smart co-location of sports facilities	Achieving affordable living rather than just cheap housing
Avoid all rhod centres clustered in west or east only	
Prompt Koroit Creek wetland	Maintaining connections across the Creek
incorporating heritage buildings into the wetland reserve	diversity of housing including senior affordable housing density, open spaces and facilities allowing for variation of price points contribution to affordability
Need flexible approach to pipeline on Leakes Road (eg under fo	
Understanding and incorporation of cultural heritage values in the planning and design of the PSP	interfaces and servicing
network planning to promote active movement	timing of delivery
potential for tertiary institutions adjacent to existing employment land	
Develop housing with potential	

6


ACTIVITY 1 - Access & Movement

This theme discusses the opportunities and challenges presented relating to the road network, public transport, active transport and movement connectivity from outside and within Melton East PSP

PRECINCT WIDE	EAST WEST CONNECTIVITY	AVOID CONFLICTING ROAD PRIORITIES	WELL-CONNECTED ROAD NETWORK	NORTH SOUTH CONNECTIVITY	BRIDGE LOCATIONS TO BE MAINTAINED IN CONSULTATION WITH INDIGENOUS PEOPLE
SPECIFIC FEATURES	RETAIN AND UPGRADE JUDO COURT	USE EXISTING ROAD RESERVES	RETAIN AND UPGRADE BEATTY'S ROAD		
ACTIVE & PUBLIC TRANSPORT	COMMUNITY BUS SERVICE	BUS-CAPABLE ROADS	SAFE ENVIRONMENT FOR PEDESTRIANS	QUALITY WALKING AND CYCLING NETWORK	

7

ACTIVITY 2 - Access & Movement



8

ACTIVITY 3 - Access & Movement

OPPORTUNITIES	CHALLENGES
large existing rd reserves	turn up and go public transport
proximity to rail stations	Does traffic data support 6 lanes vs 4?
proximity to existing established roads which could be upgraded	Need to allow all road users safe access
Plan for active transport across precinct	Edge precinct roads leading development of roads within PSP area
Genuine opportunity to link walking and cycling infrastructure into open space areas	Delivery of infrastructure in open space areas
smart, innovative cross-sections	Delivery major road to cater for majority traffic
Trackless Tram YES	safe roads
creation of active transport links in linear environmental open spaces/roads corridor	delivery of infrastructure in open space areas
bring forward infrastructure early	Adequate connections across the Koroit Creek - particularly pedestrian
Build bus lanes into streets	timing of delivery and budgets
cobble bank PSP - local employment	Slow delivery of PT options
future proof cross sections to allow for change and tech in AV cars	context for where major roads need to be and not be
opportunities for trackless tram	Timely delivery of PT & bus priority
Develop community safe estate	careful analysis of number of bridge crossings required and cost implications

MELTON EAST PSP VISION AND PURPOSE WORKSHOP

GROUP 4

9

ACTIVITY 1 - Servicing & Utilities

This theme discusses the opportunities and challenges presented regarding sewerage, water drainage, gas, electricity and NBN within Melton East PSP

PRECINCT WIDE	USING EXISTING HEADWORKS	CONNECTING NEARBY INFRASTRUCTURE AND SERVICES	MINIMISE FREEWAY CROSSINGS	NATIONAL BROADBAND NETWORK (NBN) TO BE PROVIDED	DEVELOPMENT TO BE MAINTAINED IN CONSULTATION WITH INDIGENOUS PEOPLE
POTABLE WATER	CLASS A NOT AVAILABLE FOR RESIDENTIAL USE	CLASS B PROVIDED AS IRRIGATION			
SEWER	CATCHMENT TO DRAIN TO THE EAST	MAJOR SEWERAGE INFRASTRUCTURE PLANNED ALONG BEATTY'S ROAD			
STORMWATER & DRAINAGE	TWO WETLANDS AND GREEN BLUE NETWORKS WILL BE PROVIDED FOR DRAINAGE	PAYNE'S ROAD DISCHARGES AN OUTFALL WITHIN THE PSP			
ELECTRICITY	ALL EXISTING POWER LINES TO BE RETAINED	EXISTING INFRASTRUCTURE WILL REQUIRE EXTENSION AND AUGMENTATION	NEW UNDERGROUND CABLES CAN BE INSTALLED AT EACH DEVELOPER'S REQUEST		

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ACTIVITY 2 - Servicing & Utilities



11

ACTIVITY 3 - Servicing & Utilities

OPPORTUNITIES	CHALLENGES
Co-location of services. Flexibility to Leakes Road (positive leg under footpath)	cost to delivery
using water smarter	tree pits - better way to water lots
Provide capacity for residents to connect to EV chargers	Future-proofing infrastructure to allow for renewables
bring forward head services early - plan NOW	at scale renewable power
effective planning use current resource	old way of thinking
Incorporation of recycled water	Service authorities willing to go on new PSP/UN SDG journey?
can spread water treatments across the PSP and use as amenity	capture water when available for use when needed
class b recycled water	Linear connection of parks, walking and cycling
infrastructure solutions to allow for early land release/delivery	Providing educational facilities on things such as cultural heritage, GPS, River Red Gum, etc.
early planning to avoid retrofitting	Preserving and enhancing existing environmental and cultural heritage values present across the precinct
alternative energy inc Hydrogen gas as well as solar etc	Cost effective rollout
irrigation from the private space - capture water on lot to service street trees	timings
better location of utilities ie substation in parks and hide them	

15

ACTIVITY 4 - VISIONING

sustainable and connected community

PSP that delivers timely infrastructure for residents

environmentally sensitive and adaptive to all needs

smart and diverse housing

Affordable living not just affordable to purchase

Incorporating and celebrating existing values.

Creating a sense of place and a good place to live

better planned, sustainable transport and new cross-sections to future proof

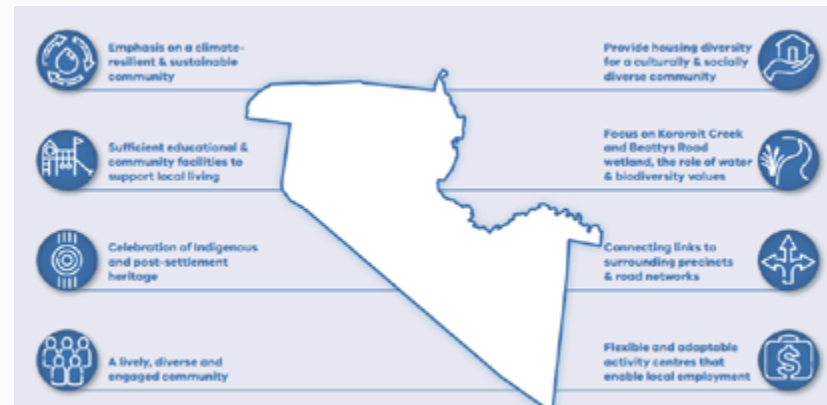
family based community

a neighbourhood designed from the ground up to truly support live, work and play in the future

connected to water and using water better

a new psp which has learnt from what hasn't worked in the past

Promote Koroit Creek and wetlands



12


ACTIVITY 1 - Environment & Sustainability

This theme discusses the opportunities and challenges presented regarding land, water, biodiversity, vegetation and sustainable practices within Melton East PSP

PRECINCT WIDE	MAXIMISING TREE CANOPIES	PRESERVING AND ENHANCING EXISTING NATURAL FEATURES	PROVIDE AND PROTECT GROWING GRASS PASTURE HABITAT AND BIODIVERSITY VALUES	CONTRIBUTE TO THE COMMUNITY OPEN SPACE NETWORK	CENTRAL WETLAND 'CONSERVATION' AREA 1
WETLANDS AND RETARDING BASINS	KOROIT CREEK AND WATER FOCUS IN PSP				
STORMWATER	GREEN HARVESTED STORMWATER SYSTEMS	INTEGRATED WATER MANAGEMENT STRATEGIES	RECYCLED WATER		
HYDROGEN GAS	RENEWABLE HYDROGEN GAS TO PROVIDE CLEAN POWER				

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ACTIVITY 2 - Environment & Sustainability



14

ACTIVITY 3 - Environment & Sustainability

OPPORTUNITIES	CHALLENGES
provision of a 'green heart' at the centre of the wetlands - opportunities for a discovery education centre	Cost of delivering high level tree canopy coverage
green links	Delivering street trees
re-think how we do our cross sections and street trees	weeds management
use of both private and public realm for tree canopy	Retain values in Koroit Ck, including the Frog
protect and enhance the BCS along the creek	managing permeability across landscaping surfaces
seeing water as the 'lifeflood' of the PSP	focus on using tree pits
Everyone can share in better open spaces	fear of ongoing costs to maintain limiting what can be done
passive recreation opportunities along creek corridor (like trails, wetland boardwalks)	lack of constant water supply
capture water when available for use when needed	park size standards
Linear connection of parks, walking and cycling	
Providing educational facilities on things such as cultural heritage, GPS, River Red Gum, etc.	
Preserving and enhancing existing environmental and cultural heritage values present across the precinct	
Develop wetland around Koroit creek	
irrigation - smart irrigation - use recycled water	
Water reuse and tree canopy cover	

1

ACTIVITY 1 - People & Places

This theme discusses the opportunities and challenges presented relating to neighbourhood character, community spaces, activity centres and cultural heritage within Melton East PSP

HOUSING	ESTIMATED 13,000 DWELLINGS	VARIOUS SIZES AND DIVERSE HOUSING TYPOLOGIES	HIGH QUALITY INNOVATIVE DESIGN OUTCOMES	WELLNESS AND SUSTAINABLE LIVING	ABORIGINAL CULTURAL HERITAGE	TWO HOUSING TYPOLOGIES FOR SOCIAL HOUSING
	SOCIAL DIVERSITY AND HOUSING AFFORDABILITY	DISTRIBUTE HIGHER INTENSITY DEVELOPMENT ACROSS THE PRECINCT	INCORPORATE HERITAGE BUILDINGS INTO THE WILDLIFE RESERVE	IMPLEMENT ADAPTIVE RE-USE STRATEGIES		
HERITAGE	INTEGRATE POST-CONTACT AND ABORIGINAL CULTURAL HERITAGE VALUES	CONTINUOUS ENGAGEMENT WITH THE WILDLIFE RESERVE PEOPLE	INCORPORATE HERITAGE BUILDINGS INTO THE CONSERVATION RESERVE			
OPEN SPACE	36 HECTARES OF PASSIVE OPEN SPACE	CONNECTED OPEN SPACE AREAS	GREEN LINKS AND POCKET PARKS	OVER 100 HECTARES OF ACTIVE OPEN SPACE	RESPONSIVE LANDSCAPING	
COMMUNITY FACILITIES	LIVELY AND ENGAGED COMMUNITY	COUNCIL COMMUNITY CENTRES	NON-GOVERNMENT PRIMARY SCHOOLS	GOVERNMENT SECONDARY SCHOOLS	GOVERNMENT PRIMARY SCHOOLS	SPECIALIST SCHOOLS
ACTIVITY CENTRES	PROVIDE RETAIL AS A ONE-STOP SHOP FOR ALL MEMBERS OF COMMUNITY	ZONING FLEXIBILITY TO ADAPT TO THE MARKET	LARGER AND FLEXIBLE TO MAINTAIN JOINT NEIGHBOURHOOD AND LOCAL EMPLOYMENT	ACCESS TO PUBLIC TRANSPORT, LOCAL COMMUNITY RETAIL SERVICES AND OPEN SPACE	ADAPT TO MODERN LIVE, PLAY AND WORK LIFESTYLE	LOCATION OPTIONS: MOUNT COTTRELL ROAD, WESTERN HWY AND PAYNES ROAD, LEAKES ROAD

2

ACTIVITY 2 - People & Places

3

OPEN SPACE AND HERITAGE

4

COMMUNITY AND ACTIVITY CENTRES

5

ACTIVITY 3 - People & Places

OPPORTUNITIES	CHALLENGES
Utilising MtCottrell and Beattys Junction to the best use.	Providing safe and efficient movement across Melton East, particularly at Mt Cottrell & Beattys Rd intersection
Good connections between schools and residential areas	early delivery of infrastructure in particular drainage and sewer
Strong connectivity with Aintree and Melton Township	reduction of driveways to enable trees
Affordable living	Equity of delivery in fragmented ownership
Use of Natural drainage areas as focal nodes for education, recreation and environment	Poor investment in delivering public transport early for new estates
connection & bridges between new Beattys and Melton Township and employment precinct.	Ensuring schools have suitable and sustainable outdoor spaces for play and other schools
Integrated community facilities	Reducing water on Leakes Road area and ensuring water is not lost to the street
alternative water at lot, precinct and regional	Roads running 45 degrees to lot boundaries
Demonstration of high quality high density housing along suitable road cross sections	Delivering 20dwha with the current EDCM
Public transport within walking distance of all households	
Activity Centres within walking distance of all households	

6

ACTIVITY 1 - Access & Movement

This theme discusses the opportunities and challenges presented relating to the road network, public transport, active transport and movement connectivity from outside and within Melton East PSP

PRECINCT WIDE	EAST-WEST CONNECTIVITY	AVOID CONFLICTING ROAD PRIORITIES	CONNECT ROAD NETWORK	NORTH-SOUTH CONNECTIVITY	BRIDGE LOCATIONS TO BE MAINTAINED IN CONSULTATION WITH WILDLIFE RESERVE PEOPLE
SPECIFIC FEATURES	RETAIN AND UPGRADE JUDO COURT	USE EXISTING ROAD RESERVES	RETAIN AND UPGRADE BEATTYS ROAD		
ACTIVE & PUBLIC TRANSPORT	COMMUNITY BUS SERVICE	BUS-CAPABLE ROADS	SAFE ENVIRONMENT FOR PEDESTRIANS	QUALITY WALKING AND CYCLING NETWORK	

7

ACTIVITY 2 - Access & Movement

8

ACTIVITY 3 - Access & Movement

OPPORTUNITIES	CHALLENGES
Well connected pedestrian and bicycle networks across active, passive and drainage reserves	Reduced car dependence across the precinct
Connections to Melton Township and existing Town Centre, employment precincts	Use Beattys Road as a high quality active transport network
utilise existing road reserves	More rear loaded product
Create green leafy streets that are pleasant to walk in	Use Karoroit Creek as a high quality walking and cycling environment
Focus on active and public transport	Infrastructure that encourages walking and cycling
connecting pedestrian links via green links	Green leafy streets that encourage an active lifestyle
	Well connected to Aintree, Cobblebank and Melton Township
	Infrastructure that encourages walking and cycling
	Freeway is a strong barrier to the south
	Melton Highway is a strong barrier to Melton Township
	Lack of investment in buses by State Government

MELTON EAST PSP VISION AND PURPOSE WORKSHOP GROUP 5

9

ACTIVITY 1 - Servicing & Utilities

This theme discusses the opportunities and challenges presented regarding sewerage, water drainage, gas, electricity and NBN within Melton East PSP

PRECINCT WIDE	USING EXISTING HEADWORKS	CONNECT EXISTING INFRASTRUCTURE AND SERVICES	MINIMISE FREEWAY CROSSINGS	NATIONAL BROADBAND NETWORK (NBN) TO BE PROVIDED	DEVELOPMENT STAGING IN THE EAST AND WEST
POTABLE WATER	CLASS A NOT AVAILABLE FOR RESIDENTIAL USE	CLASS B PROVIDED AS IRRIGATION			
SEWER	CATCHMENT TO DRAIN TO THE EAST	MAJOR SEWERAGE INFRASTRUCTURE PLANNED ALONG BEATTYS ROAD			
STORMWATER & DRAINAGE	TWO WETLANDS AND GREEN BLUE NETWORKS WILL BE PROVIDED FOR DRAINAGE	PAYNES ROAD DSS REQUIRES AN OUTFALL WITHIN THE PSP			
ELECTRICITY	ALL EXISTING POWER LINES TO BE RETAINED	EXISTING INFRASTRUCTURE WILL REQUIRE EXTENSION AND AUGMENTATION	NEW UNDERGROUND ASSETS CAN BE INSTALLED AT EACH DEVELOPMENT REQUEST		

10

ACTIVITY 2 - Servicing & Utilities

11

ACTIVITY 3 - Servicing & Utilities

OPPORTUNITIES	CHALLENGES
Opportunity for smart technology at lot to enable better customer outcomes	enable connection to sewer either through woodies or an alternate
Smart location of services to facilitate tree canopy within roads	timely servicing of infrastructure to avoid storms
Utilising stormwater harvesting as likely to have good locations throughout PSP	This precinct also deals with stormwater from the south
wetlands as infiltration (heavy wetlands). The potential for all nothing in the key development areas	if early establishment of infrastructure is not thought through the PSP will not be able to be delivered in a timely manner
School locations are appropriate distance from site a high transmission line high pressure gas line	Ensure school sites have appropriate utility and service connections on time for school opening
All houses should have water tanks for domestic use	Sewer in lots under 300sqm
Increased use of solar panels	Service offsets for narrow lots
Undergrounding of electricity transmission lines under 66kV	

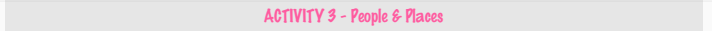
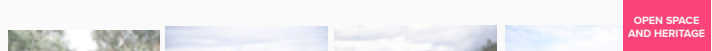
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ACTIVITY 4 - VISIONING

ACTIVITY 1 - People & Places

This theme discusses the opportunities and challenges presented relating to neighbourhood character, community spaces, activity centres and cultural heritage within Melton East PSP

ACTIVITY 2 - People & Places



ACTIVITY 1 - Access & Movement

This theme discusses the opportunities and challenges presented relating to the road network, public transport, active transport and movement connectivity from outside and within Melton East PSP

7 ACTIVITY 2 - Access & Movement



**MELTON EAST PSP
VISION AND PURPOSE
WORKSHOP**

GROUP 6

ACTIVITY 1 - Servicing & Utilities

This theme discusses the opportunities and challenges presented regarding sewerage, water drainage, gas, electricity and NBN within Melton East PSP

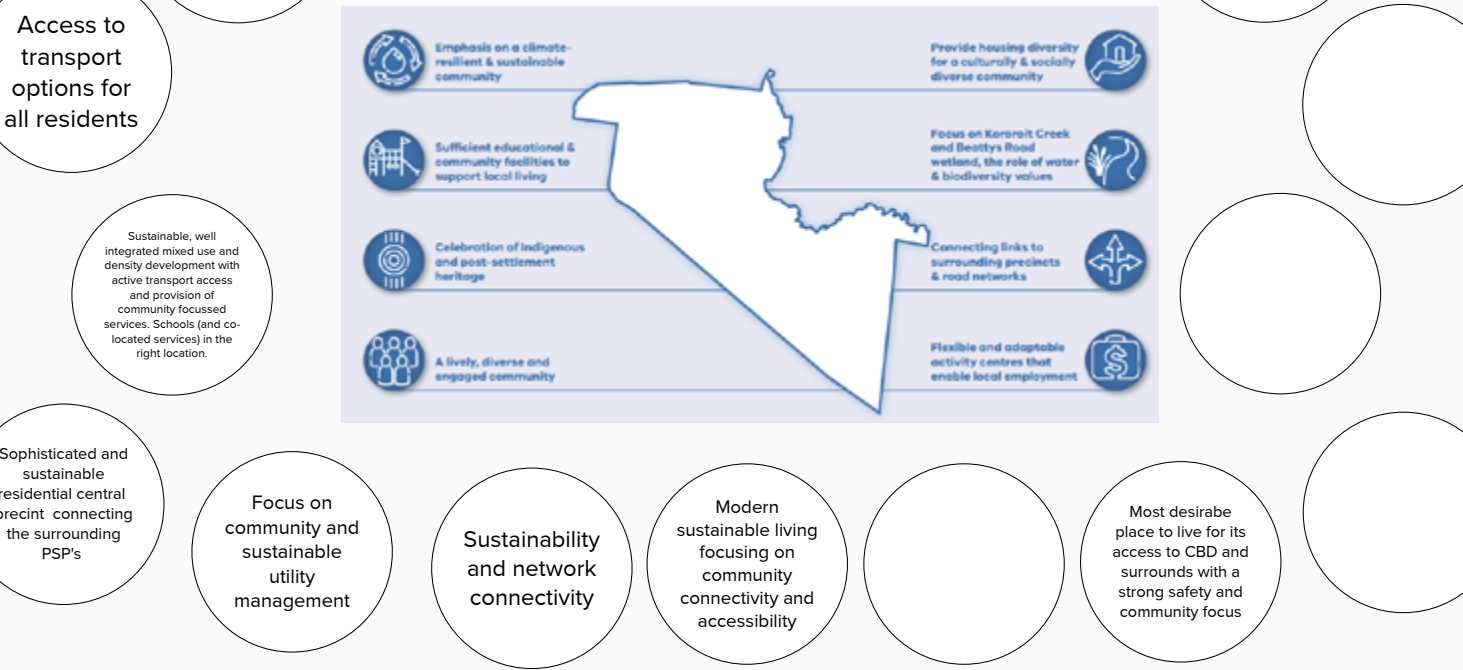
ACTIVITY 2 - Servicing & Utilities



12 **ACTIVITY 1 - Environment & Sustainability**
This theme discusses the opportunities and challenges presented regarding land, water, biodiversity, vegetation and sustainable practices within Melton East PSP

13 **ACTIVITY 2 - Environment & Sustainability**

OPPORTUNITIES	CHALLENGES
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PSP 2.0

VICTORIA
State
Government

N I C H E
— PLANNING —
S T U D I O

vpa
Victorian Planning Authority